ORDER OF THE BOARD OF ZONTHG APPEALS OF BALTIMORE

anneals of Maryland for further hearing and the production of additional ev-

Director of Baltimore County, it is thereupon, and for the reasons set forth

in the original Opinion of this Board and the Supplemental Opinion filed

Appeals of Baltimore County that the Order of the Zoning Commissioner of

Baltimore County granting the reclassification from an "A" Residence Zone

to an "E" Commercial Zone be and the same is hereby ratified and affirmed,

That no signs other than the signs on the stores be displayed in the area:

2. That no meon signs or floodlights be employed in the area;

3. That no amplifying system of any kind be used.

subject to the following restrictions and conditions:

Baltinore County Hamill MAY 15 1956

VK-3-0464

idence: said hearing having been had and such additional testimony having

The above entitled case having been remanded by the Court of

ced, including the verbal testimony of Malcoln H. Dill, Planning

correspon this 6th day of May, 1955, by the Board of Zoning

This Order is a reaffirmation of the original Order of this

Tolela.

# SUPPLEMENTAL OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMERS COUNTY

The additional testimony produced before us in this case confirmed and strengthened our original view. The large increase in population of this area since the original Moning Map was adopted, and the certainty of additional residential development resulting from the completion of sanitary sewer facilities, requires that we make provision for a commercial area to serve the needs of this now substantial community.

We reaffirm our Opinion that the property involved in this case is the logical location for this community commercial center. It is sted at the intersection of two heavily travelled highways which not only makes it a desirable location for commercial purposes, but also results in the land becoming increasingly less attractive for residential purposes.

We think this is a clear case of changed conditions requiring a change in zoning and will pass an Order affirming the decision of the Zoning Commissioner and reclassifying the property as "E" Commercial. Under the provisions of the new Zoning Regulations adopted March 30, 1955, the prowill be designated as a "B.L." (Business Local) Zone.

SOARD OF MONING AFFEALS OF BALTIMORE

THE DAILY RECORD, BALTIMORE.

Court of Appeals of Maryland

No. 20, October Term, 1956-Filed January 13, 2002 WILLIAM M. TEMMINK, BT AL.

10.

BOARD OF ZONING APPEARS OF BALTIMORE COUNTY
BY AL.

Appeal from the Circuit Court for Statitmore County. John H. Goatrum, Chief Judge.

Argued by W. Lee Harrison, (Richard C. Murray on the brief); both of Townes, Mal., for appellants. Argord by John J. Brennen, (Cherica W. Held, Jr., both of Tursun, Md., and John N. Magnere, Passex, Md. on the brief), for appellers.

Argued before BRUNE, C. J.; COLLINS, HENDERSON,

Resing Board had resound three score from residential to con-mercial to allow for a stooping center. The discrete of Finning testifed that access is able was not proceedly adequate and he did not

for children and adults to walk slong it. Adjacent to Edmender Bills Intro

And Ho

SENAT

S. R. 28 -No.

LEASEHOLE 1756 MONT

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY vs Jong BA.

Trial Date May 3, 1957 action of Bread 10

A Board 10 AM

GEORGE L. BYERLY, Clerk

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on the 4th day of December, 1952, granting the reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the granting of the reclassification would not be detrimental to the health, safety, and general welfare of the community,

It is this 10th day of Pobruary, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner of Baltimore County granting the reclassification from an "A" Residence Zone to an "E" Commercial Zone be and the same is hereby ratified and affirmed, subject to the following restrictions and conditions:

1. That no signs other than the signs on the stores be displayed in the area.

2. That no neon signs or flood lights be employed in the area.

3. That no amplifying system of any kind be used.

oard of Zoning Appeals of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by the protestants from an Order of the Zoning Commissioner of Baltimore County dated July 21, 1952, granting the reclassification from an "A" Residence Zone to an "E" Commercial Zone said portions of that tract of land located West of Rolling Road and North of Edmondson Avenue in the First District of Beltimore County in Catonsville.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The property which is the subject of this reclassification is located on the Northeast side of Edmondson Avenue and Lee Drive, having a frontage on said Avenue of 478.16 feet

The Board is of the opinion that commercial areas frequently follow in the paths of densely populated residential developments; and that sometimes the location for stores and other cormercial enterprises is not situated in the best and most desirable and satisfactory sites due to the fact that coatly houses and homes are created thereon, and it would be prohibitive from an economic standpoint to demolish and remove the houses and build a comprehensive shopping center.

In order to take some corrective steps along this line the Board is of the opinion that it should carefully consider an application such as this on the basis of future development where it is almost certain that continued and substantial growth of conulation is inevitable in a given area that provisions be made for the establishment of proper shopping areas. It is contended by the protestants that there is no need for such shopping center. The report of the Planning Commission is as follows:

(a) "The proposed location is at the center of a neighborhood area that contains about 6000 people. Completion of the senitary sewer facilities will attract additional development to the area. A neighborhood of this size should have a commercial center. This need is independent from that of a community center or regional center, as it should not be necessary to leave the neighborhood for food, drugs, baked goods or similar services."

(b) "Edmondeon Avenue is the main or primary thoroughfare through this part of Catonsville. The north-south street called Lee Drive will become a secondary thoroughfare similar to Rolling Road. The intersection of these two streets. Edmondson Avenue and Lee Drive, will be a focal point for traffic movement and this appears to be a logical place for a local shopping

The Board is of the opinion that there is need now for such local shopping center, and that the location set out in the petition is a proper and just one, being situate on Edmondson Avenue at the intersection of Lee Drive; and, therefore, the Board will pass its Order grenting the reclassification from an"A" Residence Zone to an "E" Commercial Zone subject to the following provisions and restrictions:

1. That no signs other than the signs on the stores be displayed in the area.

2. That no meon signs or flood lights be employed in

3. That no amplifying system of any kind be used.

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMERCIAL ZONE, N. S. Edmondson Ave., lst District - Colonial Gardens, Inc., Potitioner

FILED JUL 30 1962

Augustine J. Muller, Esq. Zoning Commissioner of Baltis Towson 4, Maryland

Please enter an appeal to the Board of Zoning Appeals of Baltimore ounty from the Order of the Zoning Commissioner dated July 21, 1952 in the above application for soning reclassification from an "A" Residence Zone to an "E" Commercial Zone, and forward transcript of record to the Board of Zoning Appeals for Baltimore County.

Dated July 30, 1952

12 4 pm.

Petition for Zoning Re-Classification

0

1, or we Cloud Banks In legal owners, of the property situate see attached surveyor's hosingtin and refer to Plat a of Colomial Earline flet homewith.

the petition that the roding status of the above described property be re-classified, pursuant to the Reasons for No Classification: To construct serve between homes as part 10 signalls out himsim and to provide morbiote cout howing Front and side set backs of building from street lines; front.... Property to be posted as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon fills of this petition, and further agree to and are to be bound by the soning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Address 620 n. Calent Street

ORDERED By The Zoning Commissioner of Beltimore County, this. 24 May 1952, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general elrentation throughout Baltimore County, that property be posted, and that the public hearing hereen be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bidg., in Towson, Baltimore County, on the ..... day of June 19.57 at 11. o'clock A - M.

Zoning Commissioner of Baltimore County

Not POTITION NON REGILARIFICATION -First and second Farcels from m "A" Pendence Come to a "B" Residence Zene; third parcel from an "A" Pendence Zene to a "D" Residence Zene and fourth parcel from an "A" Residence Zene to a "D" "Come, 121 District The Come to a "D" Come, 121 District Colorial Unriene, Inc., Petitioner

The property which is the embject of this patition is for the wollseaffication from an AF Northerno Sone to a TP Residence None; from an AF Northerno Sone to a TP Northerno Form the TP Northerno Sone to a TP Northerno Form and TP Northerno Formation for the Northerno Controlled Part of Reliang Northerno Formation for the constructed thirty cottens on the adjoining land. The plan constructed thirty cottens on the adjoining land. The plan president plant with Sone of group homes, a preplacy of resid-databel houses and a conserval area on the south edge of the property fronting on Kendeson Avenue. The variestiff-cetter of the preparty fronting on Kendeson Avenue. The variestiff-cetter of the preparty fronting on Kendeson Avenue. The variestiff-cetter of the preparty fronting on Kendeson Avenue. The variestiff-cetter of the preparty for the property of the property for the property of the property for the property of the property of

and the section tothe west is classified "A" which allows the construction of cottages. The closest rrup house land is located at the northwest corner of Edmondson and Ingleside Avenues, a distance of a mile and a quarter.

An inspection of the area in question discipsor the feat that the Rolling Root, Schenden Areans and Cd Twelrath Root meetin he been inspected by the Root and R

The petitions did not prove that the reclassification of a this property to allow the assistant of multiple type hearing was justified by the hearing was justified by the property of the property of the property of the season and the charge have taken place in the type of residential convolpent. The only charge that has taken place intoo the skeption of the Regulations and heart-distant in 10% has been the installation of reserves resulting. That is itself once not pastly a charge in the classification of presidential types of pastly a charge in the classification of presidential types.

In view of the foregoing it is the opinion of the Zening Commissioner of Baltimore County that the relaasification of the proporties described in the petition to allow the construction of semi-detached and group houses should be denied.

The final portion of the patition had to do with the reclassification of an area on the north side of Edmonison Areaus for a shopping center. It is the contention of the residents of the area that there is no med for additional shopping facilities. It

Description of Area B Residential Zoned (Semi-Detached #2) Colonial Dardens Plat 2

EEGLENING for the same on the north side of Edmondson Avenue 100 feet wide

and in the first line of the second parcel of the deed from Howard J. Ring, stal to

Colonial Gardens, Inc. and duly recorded among the Land Records of Baltimore County,

at a point situate, referring all courses to the true meridian as established by the

Matropolitan District of Baltimore County, North 78 degrees 20 minutes West 120.34

feet along said line from the beginning thereof; said point also being at the inter-

section of the east side of a proposed 50 foot street with the above mentioned first said point also being situate 534.34 feet along and Avenue from the northwest side of the control of the proposed side of the control of the contr

and along the north side of Edmondson Avenue, South 78 degrees 20 minutes East 120.34

feet to the beginning of the above mentioned first line; thence leaving Edmondson

Avenue and binding along the easternment outline of the whole tract the mine follow-

ing courses and distances, viz: North 15 degrees 59 minutes 40 seconds East 486.08

feet, South 72 degrees 45 minutes 30 seconds East 117.96 feet, North 17 degrees 50

minutes East 203.34 feet to the south side of Rockwell Avenue; thence crossing Rock-

well avenue and continuing the same course in all North 17 degrees 15 minutes East

2404 feet to the north side of Rockwell Avenue (said point being situate North 72

degrees 10 minutes West 307 feet along the north side of Rockwell from the northwest

side of Rolling Road); thence North 17 degrees 36 minutes East 400 feet to the south

side of a proposed street to be known as Beverly Road; thence crossing Beverly Road

and continuing the same course in all, North 17 degrees 36 minutes East 40 feet to

the north side of Reverly Road (said point being situate North 72 degrees 10 minutes A

lines thence leaving said place of beginning and binding reversely along sai

City Planning & Building Operation.

April 3, 1952

200 ELSRODE AVENUE

ATATE REGISTRATION

VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER

Town, Street and Roadway Supervision. a Topo-graphical Work, a Surveying and Mapping

was testified that the stores at the "junction" located at Edmondson Avenue and Dutton Avenue supply the neighborhood and together with the commercial area in Catonsville proper, their shopping needs are taken

The Baltimore County Planning Commission in considering this petition stated in part as follows:

"The proposed location is at the senter of a neighborhood rear bits one-that shows 1000 people. Conjustion of the satisfactory sever facilities will attract additional development to the sreak neighborhood of this size should have a commercial control. This is a six of the several control of the s

Education series in the sain or primary thoroughfare through this part of Catomerita. Be markle-such insert called the Drive will be a such as the saint of the saint series of the saint will be a food point for traffic novement and this uppears to be a logical place for a local chopying conter.

It would appear from the foregoing that a local shopping center with adequate off-street parting fuellities until the con-density of the street of the street of the street of the center at the "junction" has no printing neutlines. The main street center in Gitconville is directly one-recoved and lite all other communities in Buttherne Country of a Like nature, has its share of parking problems.

It would expect that the lend within is the subject of this position would head their to the overlapment of a shopping center by properly planed. The pottiment has submitted a plan which seem to most the requirements. The subtidings and the parking lab, and the property is also as the property is not to be a substituted of the parking lab, as the property is not being constructed in this nature and properly landscaped should not be obtained so the controller properly.

In view of the feregoing it is the opinion of the Sening emissions of Balthorn Scouly that a read of Law and set selection of the Company of

Consist on To is this of they of they have commond by the Sening of the first of the first of the first of the first of the first, seemed and third precale to allow the construction of reside them of group because be denied and the same in hereby continued as on AT Teachers Senior.

STATE REGISTRATION VERNON C. LUTZ SURVEYOR AND CIVIL ENGINEER

Town, Street and Roadway Supervision. . Topo-graphical Work, . Surveying and Mapping

Area B-Seni-Detached #2

City Planning a Building Operation.
4200 ELSRODE AVENUE
TELEPHONI, HANTITON 2144
BALTIMORE 14. MARYLAND April 3, 1952

West 307 feet along said side from the northwest side of Relling Road); thence North 17 degrees 50 minutes East 200 feet; thence North 72 degrees 10 minutes West 261.50 feet and North 4 degrees 19 minutes West 50 feet; thence leaving the outline of the whole tract and running for a new line of division, South 89 degrees 30 minutes West 430 feet; thence South 5 degrees 45 minutes West 97 feet to the north side of Beverly Road; thence binding along the north side of Beverly Road by a curve to the left with a radius of 1350 feet in a northwesterly direction for a distance of 125 feet to the east side of a proposed street to be known as Lee Drive; thence binding along the easternmost side of Lee Drive by a curve to the right with a radius of 800 feet in a southerly direction for a distance of 150 feet; thence leaving Lee Drive and running South 77 degrees 30 minutes East 297 feet to the west side of a proposed street to be known as Colonial Gardens Road; thence binding thereon North 29 degrees East 120 feet to the south side of Beverly Road; thence binding along Beverly Road by a curve to the right with a radius of 1300 feet in an easterly direction for a distance of 233 feet to a point of reverse curve; thence by a curve to the left with a redius of 1000 feet in an easterly direction for a distance of 86 feet to the southeast corner of Boverly Road and another proposed 50 foot street; thence along the east side of caid street, South 25 degrees 10 minutes West 147 feet to a point of curve; thence by a curve to the right with a radius of 1050 feet in a southerly direction for a distance of 252 feet to the north side of Rockwell Avenue; thence crossing Rockwell Avenue, South 41 degrees West 55 feet to the south mide of Rockwell Avenue; thence by a curve to the loft with a radius of 400 feet in a southerly direction for a distance of 135 feet to the end of maid curve; thence still binding along the cast side of said proposed street South 15 degrees 59 minutes West 573 feet to the place of beginning.

It is further CHESTED that the fourth parcel described in the petition be and the same is hereby reclassified, from an "A" Besidence Zone to an "B" Commercial Zone, subject to the following provisions and restrictions

- That no signs other than the signs on the stores be displayed in the area.
- 2. That no neon signs or flood lights be employed in the
- 3. That no amplifying system of any kind be used.



Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-I, or we, Colornal Gardine Lie legal owners, of the property situate

All attacked accompais description and refer to Clar 2 of Colonial Gardene filed howards

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Reasons for Re-Classification; To Constand spini detucted for pat I a sixeable subobining and to provide workerte cost homing

Size and beight of huilding : front ...... feet; depth ..... feet; height Front and side set backs of building from street lines: front feet; side feet Property to be posted as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above re-classification, advertising, pesting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

Beltimore County adopted pursuant to the Zoning Law for Beltimore County.

Address 620 2. Calmit SK

ORDERED By The Zoning Commissioner of Baltimore County, this ... 24 th May 1953, that the subject matter of this polition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County that property he nosted and that the public hearing hereon he had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Haltimore County, on the day of June 1957 at 10 o'clock A M

Zoning Commissioner of Baltimore County

John J. Benn act (2-51GNS) (1)

## STATE EXCISTRATION VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER Town, Street and Roadway Supervision. a Topo-orabbical Work a Surveying and Mapping City Planning . Building Operation. TELEPHONE, HAWILTON 2144 BALTIMORE 14, MARYLAND Auril 3, 1952

Description of Area B Residential Zoned (Semi-Detached #1)

REGINNING for the same on the north side of Edmondson Avenue, 200 feet wide in the first line of the second percel of the deed from Howard J. Ring, etal to Colonial Gardens, Inc. duly recorded among the Land Records of Baltimore County, at a point situate, referring all courses to the true meridian as established by the Metropolitan District of Baltimore County, North 78 degrees 20 minutes West 718.65 feet along said line from the beginning thereof; thence leaving said place of beginning and running reversely along said line and along the north side of Edmondson Avenue, South 78 degrees 20 minutes East 120.15 feet to the west side of a proposed street to be known as lee Drive; thence binding along said proposed street. North 8 degrees 50 minutes 40 seconds East 328.52 feet to a point of curve; thence by a curve to the right with a radius of 1682.14 feet in a northerly direction for a distance of 170.44 feet to the end of said curve; thence still binding along the west side of Lee Drive, North 14 degrees 39 minutes East 319.01 feet to the north side of a proposed street to be known as Rockvell Avenue: thence binding thereon North 71 degrees 11 minutes West 120.32 feet; thence leaving Rockwell Avenue and running and crossing the same South 14 decrees 30 minutes West 327.75 feet to a noint of curve; thence by a curve to the left with a radius of 1802.14 feet in a southerly direction for a distance of 182.6 feet to the end of said curve; thence running South 8 degrees 50 minutes 40 seconds West 322.6 feet to the place of beginning.

## ..... ........ VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER Area D - Group

City Planning a Building Operations 4200 ELSRODE AVENUE THEFFORE, HAMILTON 2144 BALTIMORE 14. MARYLAND April 3, 1952

Rockwell Avenue; thence crossing Rockwell Avenue North 41 degrees East 55 feet to the north side of Rockwell Avenue; thence by a curve to the left with a radius of 1050 feet in a northerly direction for a distance of -254 feet; thence still binding along the east side of said street, North 25 degrees 10 minutes East 147 feet to the south side of a proposed street to be known as Feverly Road; thence binding along the south side of Reverly Road by a curve to the right with a radius of 1000 feet in a northwesterly direction for a distance of 86 feet to a point of reverse curve; thence by a curve to the left with a radius of 1300 feet in a northwesterly direction for a distance of 233 feet to the west side of a proposed 50 foot street to be known as Colonial oad; thence binding along said side, South 29 degrees West 120 feet; thence leaving said street and running North 77 degrees 30 minutes West 297 feet to the east side of Lee Drive; thence binding thereon by a curve to the left with a radius of 800 feet in a northerly direction for a distance of 150 feet to the northeast corner of Beverly Road and Lee Drive; thence crossing Lee Drive, South 79 degrees 30 minutes West 51 feet to the west side of Lee Drive; thence leaving Lee Drive and running for new lines of division, South 83 degrees 30 minutes West 98 feet, South 47 degrees 10 minutes West 26 feet and South 7 degrees 20 minutes West 120 feet to a point of curve; thence by a curve to the right with a radius of 1400 feet in a southerly direction for a distance of 200 feet to the place of beginning.

#### Petition for Zoning Re-Classification

I, or we, Colonial Barrana Auc see attacked surveyor's description and refer to Olat a f Colomed Garden feel howered.

	A zone to an B zo
Reasons for Re-Classification To Con	estant some detached house a
part of a smile out division	and to provide moderate cost house
	.feet; depthfeet; heightfe
Front and side set backs of building from stre	ret lines: front
Property to be posted as prescribed by Zonin	g Regulations.
I, or we, agree to pay expenses of abo	we re-classification, advertising, posting, etc., upon \$1
of this petition, and further agree to and are	to be bound by the zoning regulations and restrictions
Baltimore County adopted pursuant to the Ze	Quitus Emecine
	Address 620 M. Calant St.
May 195 2 that the si	er of Baltimore County, this 24 th day while the matter of this polition be advertised, as required a new spaper of general circulation throughout Baltim
County, that property be posted, and that the	public hearing hereon be had in the office of the Zon
	ckord Bildg., in Towson, Baltimore County, on the
hey Cremen, aty.	Zoning Commissioner of Baltimore County (over)

## Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County :--I or we, Colonial Strollers, Inc legal owners, of the property situate

see attacked surveyor's description and refer to Clat 2 of Colonel Gardine filed herewith.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Rossing Law at Baltimore County, from an A zone to an E zone.  Reasons for Br-Classification: To provide a shopping creater fort.  residente J. Colonial Gardine.
Size and height of building: frontfeet; depthfeet; heightfeet.
Front and side set backs of building from street lines: frontfeet; sidefeet.
Property to be posted as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing
of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimere County adopted puremant to the Zening Law for Baltimere County.
Legal Owner

ORDERED By The Zoning Commissioner of Baltimore County, this 24 th day of Muy 19.5 4that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towsen, Baltimore County, on the. 18th day of Jonne 1002 to 10 o'clock A. M.

Zoning Commissioner of Baltimore County

some 6204. Calvet Steat

### Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

see attached surgegois description and refer to Plat 2. A Claims that so filed beseints.

hereby peti	tion that the zoning	g status of the ab	ove described pro	perty be re-class	ified, pursuan
	of Baltimore Con for Re-Classificat Rod - Reconstruction				
ayear.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-14-12-0			7
Size and he	ight of building: f	ront	eet; depth	feet; heig	cht
Front and	side set backs of bu	ailding from stree	lines: front	feet; :	ide
Property to	be posted as pres	eribed by Zoning	Regulations.		
	wa serves to nev a				

of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of of this petition, and retired agree to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Address 620 4 Calut Stout

ORDERED By The Zoning Commissioner of Baltimore County, this 24 19.5.2 that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the ... 18th day of June 1952, at 10 o'clock A. M.

Zoning Commissioner of Baltimore County

John J. Brema , ally

STATE SECURTATION . VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER Town, Street and Roadway Supervision. a Topo-graphical Work, a Surveying and Mapping

City Planning . Building Operation. BALTIMORE 14, MARYLAND April 3, 1952

Description of Area C Commercial Zoned No. 1

SEGINAING for the same on the north side of Edmondson Avenue, 100 feet wide and in the first line of the second parcel of the deed from Howard J. Ring, etal to Colonial Gardens. Inc. duly recorded among the Baltimore County Land Records. said point being situate, referring all courses to the true meridian as established by the Metropolitan District of Baltimore County, North 78 degrees 20 minutes West 120.34 feet along said line from the beginning thereof, said point also being situate 534.34 feet, more or less from Rolling Road; thence leaving said place of beginning and binding along the north side of Edmondson Avenue. North 78 degrees 20 minutes West 478.16 feet to a point in line with the west side of a proposed street to be known as Lee Drive; thence leaving Edmondson Avenue and binding along said side, North 8 degrees 50 minutes 40 seconds East 328.52 feet to a point of curve; themce by a curve to the right with a redius of 1682.14 feet in a northerly direction for a distance of 170.44 feet; thence crossing Lee Drive and running South 83 degrees 30 minutes East 50.50 feet to the northeast corner of Lee Drive and another proposed street; thence by a curve to the right with a radius of 1400 feet in a southeasterly direction for a distance of 486 feet to the east side of another proposed street; thence binding along the east side of said last mentioned proposed street, South 15 degrees 59 minutes 40 seconds West 395 feet to the place of beginning.

## -VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER Town, Street and Roadway Supervision. a Topographical Work, a Surveying and Mapping

City Planning a Building Operation, 4200 ELSRODE AVENUE 1147 HONE, HAMILTON 2144 BALTIMORE 14, MARYLAND April 3, 1952

Description of Area D Residential Zoned (Group)
Colonial Gardens Plat 2

BEGINNING for the same on the prolongation of the north side of Rochvell as shown on Flat No. 1 of Colonial Gardens and recorded among the Land Records more County in Flat Book 17, folio 79, said point being situate, referring all courses to the true meridian as established by the Netropolitan District of Baltimore County, South 71 degrees 11 minutes East 120,32 feet along said line from the corner formed by the intersection of the morth side of Rockwell Avenue with the east side of Waveland Road as shown on said plat; thence leaving said place of beginning and binding along the proposed north side of Rockwell Avenue, South 71 degrees 11 minutes East 120,32 feet to the northwest corner of said proposed Rockwell Avenue and the vesternmost side of a proposed street to be known as Lee Drive; thence crossing Rockwell Avenue and binding alang the west side of proposed Lee Drive, South 11 degrees 39 minutes West 319.01 feet to a point of curve; thence crossing Lee Drive and running South 83 degrees 30 minutes East 50.50 feet to the northeast corner of Lee Drive and another proposed 50 foot street; thence by a curve to the right and binding along the north side of said proposed 50 foot street with a radius of 1400 feet in a southeasterly direction for a distance of 426 feet to the east side of another proposed 50 foot street running northerly from Edmondson Avenue; thence binding along the east side of said last tioned proposed street North 15 degrees 59 minutes 40 seconds East 178 feet to a point of curve; thence by a curve to the right with a radius of 400 feet in a northerly direction for a distance of 115 feet to the south side of a proposed street known as

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

ist		#2281
District On A" ton	PADARA	
Petitioner Colonial	Anders Porce	<u>~</u>
exation of property M.S. &	B+D+& Zone Gardens Inc Sandens Inc	. Olit
		or gran
cration of Signs : Swp agn	ratald Frederick Rott Ro	charelfones foll included det
was you at Kalling Roy	Joshup Ref outh restail	of tolling At, were 425 Clanto 675

Posted by Leonge A. Humani Date of return 6-5-52

June 2, 1952

\$86.00

MEGHIPD of John J. Brennam, Atternay for Colonial Gerdens, Inc., patitionar, the sum of Righty Six (266,00) Dollars being cost of petition for reclassification, advertising and posting property, Managing Avenue and Rockell Avenue, let District of Ratinova County.

Zoning Consissions

Hearingt Wednesday, June 18, 1952 at 10 a.m. Inscend Building Towers, Mt.



March 31, 1953

\$16,20

RECUIVED of Mesers. Smith & Smith, Attornays, the sum of Sixteen Dellars and Twenty Cente (Sd. 20) being cost of cortified copies of petition and other papers filed in the Circuit Court for reclassification of property on Edmonison Avenue, int District, Colonial Cardens, Inc., Petitioner.

Zoning Commissioner



July 31, 1952

\$22.00

RECEIVED of Hicheal Fanl Smith, Attorney for Protestants, the sum of Twenty Two (822.00) Bollurs, being cost of appeal to the Board of Zening Appeals of Haltimore County from the decision of the Zening Commissioner granting reclassification of property on north side of Edmondoon Avenue, from an "A" Residence Zene to an "E" Commercial Zene, Colonial Gardens, Incorporated, Pointidenry.

Zoning Consissions



