

1 PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, _____ Legal Owner _____

Descriptions attached

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-4 Zone to a Special Exception Zone and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Office Buildings

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the Zoning Regulations and Restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Greater Towsen Development Corp.

Bruce E. Embell VP.

Legal Owner

Address

6/25/56

10:00 A.M.

Signed 6/7/56

All these two parcels of land lying in the Ninth District of Baltimore County and described as follows:

PARCEL NO. 1 - Beginning for the same at a point situated, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being on the West right-of-way line of York Road, 66 feet wide, and being the end of the eleventh line by a Deed dated October 27, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2807, folio 12, was conveyed by Howard O. Piror, widow, to the Greater Towsen Development Corporation. Thence leaving said point of beginning and running with and binding on the West right-of-way line of York Road, 66 feet wide, North 12 degrees 15 minutes 40 seconds East, 783.99 feet to the end of the twelfth line of the heretofore mentioned Deed. Thence leaving said right-of-way line and running North 65 degrees 13 minutes 20 seconds East, 760.24 feet to the end of the thirteenth line of the heretofore mentioned Deed. Thence running North 62 degrees 18 minutes 35 seconds East to a point on the fourteenth line of the heretofore mentioned Deed. Thence leaving said point, far lines of division now made, the three following courses and distances viz: South 27 degrees 42 minutes West 235.00 feet; South 50 degrees 33 minutes East, 600.00 feet; North 13 degrees 07 minutes 40 seconds East 335.00 feet to an intersection with the end of the fifth line of the heretofore mentioned Deed. Thence leaving said point and running with and binding on the six following courses and distances viz: South 73 degrees 41 minutes 30 seconds East, 230.00 feet; South 18 degrees 03 minutes 30 seconds East, 39.00 feet; South 7 degrees 30 minutes East, 30.00 feet; South 22 degrees 24 minutes 20 seconds East 30.00 feet, South 01 degrees 51 minutes West 80.00 feet; South 73 degrees 40 minutes 30 seconds East, 351.54 feet to the place of beginning. The six courses and distances being the sixth, seventh, eighth, ninth, tenth and eleventh lines of the Deed dated October 27, 1955, and recorded in Liber G.L.B. No. 2807, of the Land Records of Baltimore County which was conveyed by Howard O. Piror, widow, to the Greater Towsen Development Corporation. Containing 5.0 acres of land more or less.

PARCEL NO. 2 - Beginning for the same at a point situated, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line which by a Deed dated October 27, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2807, folio 12, was conveyed by Howard O. Piror, widow, to the Greater Towsen Development Corporation. Thence leaving said point of beginning and running with and binding on the third, fourth, and fifth lines of the heretofore mentioned Deed by the three following courses and distances viz: South 65 degrees 21 minutes 30 seconds East, 217.65 feet; South 52 degrees 15 minutes East, 208.40 feet; North 13 degrees 07 minutes 40 seconds East, 365.42 feet. Thence leaving for the end of the fifth line far lines of division now made, the four following courses and distances viz: North 13 degrees 07 minutes 40 seconds East 105.00 feet; North 76 degrees 25 minutes 20 seconds West, 428.00 feet; South 33 degrees 52 minutes 40 seconds West, 230.00 feet; South 74 degrees 37 minutes 10 seconds West, 215.00 feet to the place of beginning. Containing 5.0 acres of land more or less.

IN THE MATTER OF THE APPLICATION OF THE GREATER TOWSEN DEVELOPMENT CORPORATION FOR A CHANGE OR RECLASSIFICATION OF A CERTAIN PARCEL OF LAND AND FOR A SPECIAL EXCEPTION FOR CERTAIN PARCELS OF LAND LOCATED IN THE 9TH ELECTION DISTRICT OF BALTIMORE COUNTY

BEFORE THE ZONING COMMISSIONERS OF BALTIMORE COUNTY

PETITION

The Petition of the Greater Towsen Development Corporation, by John Grason Turnbull, its attorney, respectfully shows:

1. That the above entitled proceeding is one for a change of reclassification of one parcel of land containing 5.0 acres of land from "R-4" to "B-M" zone, and for a special permit for parking of one parcel of land, all described in the proceeding above.

2. That, although the description attempted to said application correctly refers to parcel No. 1 as a parcel for which a special exception was requested for use as an office building, and correctly describes parcel No. 2 as that parcel desired to be reclassified to a "B-M" zone, through clerical error and inadvertence said two parcels were, in the advertisement of the hearing, reversed, so that in the said advertisement the description of parcel No. 1 was actually the description of parcel No. 2, and the description of parcel No. 2 was actually the description of parcel No. 1; that such reversing of the descriptions might have misled the public as to which precise piece of land was requested to be reclassified, and as to the location of one of the

6/25/56

10:00 A.M.

2 signs

Filed 6/7/56

parcels of land for which a special exception for office buildings was requested.

3. That in order that proper notice be given to the public, through the press, as well as by posting and through the original application, it is necessary and desirable that said two parcels should be properly described.

WHEREFORE your Petitioner prays that it be permitted to withdraw its said application, insofar as parcels No. 1 and No. 2 are concerned, and to let said application remain in full force and effect insofar as the remaining parcels are concerned.

John Grason Turnbull
Attorney for the
Greater Towsen Development Corporation

ORDER

Upon the foregoing Petition, it is ORDERED that the applicant herein be and it is hereby permitted to withdraw the above application insofar as parcels No. 1 and No. 2 are concerned, without prejudice, and the right to refile said applications in such form as will correct the clerical error or inadvertence referred to in said Petition.

Zoning Commissioner

The applicant hereby withdraws the above application, insofar as parcels No. 1 and No. 2 are concerned, said application to remain in full effect as to the remaining parcels described in said application.

John Grason Turnbull
John Grason Turnbull

BAUMGARTNER & CAHR

JOSEPH E. BAUMGARTNER JR.
ATTORNEY AT LAW
EDMONDSON SQUARE
BALTIMORE 12, MARYLAND
VALLEY 4-8743

7307 York Road
Towson 4, Md.
VA 5-0559

July 7, 1956

FROM R-A-13

TO

9-B-M-2

ZONE

PARCEL

NO. 2.

Mr. Wile H. Adams
Zoning Commissioner
Buildings and Zoning Department
of Baltimore County
303 Washington Ave.
Towson 4, Maryland

Dear Mr. Adams:

This letter is to inform you that we the undersigned Attorneys are representing Mr. O. Mark Strohecker in his appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner in the matter of reclassification and special exception for certain parcels of land in the 9th District, Greater Towsen Development Corporation, petitioner.

Will you be kind enough to let us know the date and time set for the above hearing.

Thank you.

Very truly yours,

Joseph E. Baumgartner Jr.
Joseph E. Baumgartner Jr.

c.c. Mr. O. Mark Strohecker
York Road & Cedar Ave.
Towson 4, Maryland

George Robert Carr
George Robert Carr

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 6-13-56
Posted for Greater Towsen Development Corporation
Petitioner: Greater Towsen Development Corporation
Location of property: See map for description & location
Location of Signs: On signs 50 ft. front of property by 4th from front which divides property from State Line Ave. North
Remarks: _____
Posted by George R. Carr Date of return: 6-14-56

IN THE MATTER OF THE APPLICATION OF THE GREATER TOWSEN DEVELOPMENT CORPORATION FOR A CHANGE OR RECLASSIFICATION OF A CERTAIN PARCEL OF LAND AND FOR A SPECIAL EXCEPTION, AND ANOTHER SPECIAL EXCEPTION FOR A CERTAIN PARCEL OF LAND LOCATED IN THE 9th ELECTION DISTRICT OF BALTIMORE COUNTY

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER

Pursuant to the advertising, posting of property, and public hearing in the above matter, and for the reasons given in the attached opinion, it is this 25th day of June, 1956, by the Zoning Commissioner of Baltimore County, ORDERED, as follows:

- That as to parcel one, described in this proceeding, a special exception be granted for the use of said parcel for the purpose of an office building;
- That as to parcel two described in this proceeding, the same be and it is hereby reclassified from an RA zone to a BM zone; and
- That as to parcel two described in this proceeding, a special exception be and the same is hereby granted for the use of said parcel as a hotel or inn.

Approved:
County Commissioners of Baltimore County
By Robert B. Hamill
Date: June 25, 1956

Wile H. Adams
Wile H. Adams
Zoning Commissioner for Baltimore County

- Tend to create congestion in roads, streets or alleys therein;
 - Create a potential hazard from fire, panic or other dangers;
 - Tend to overcrowd land and cause undue concentration of population;
 - Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
 - Interfere with adequate light and air.
- For the reasons given in this opinion I have prepared the order hereto attached.

Wile H. Adams
Wile H. Adams
Zoning Commissioner for Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 1956.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the day of June 19, 1956, the first publication appearing on the day of June 19, 1956.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

IN THE MATTER OF THE APPLICATION OF THE GREATER TOWSON DEVELOPMENT CORPORATION FOR A CHANGE OR RECLASSIFICATION OF A CERTAIN PARCEL OF LAND AND FOR A SPECIAL EXCEPTION, AND ANOTHER SPECIAL EXCEPTION FOR A CERTAIN PARCEL OF LAND LOCATED IN THE 9TH ELECTION DISTRICT OF BALTIMORE COUNTY

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

This application is for reclassification of a parcel of land containing approximately 5 acres from a classification of RA to a classification of BM, together with a special exception to permit the use of the land as a hotel; and for a special exception covering approximately 14.3 acres of land, presently zoned RA, to permit the erection of an office building on said tract.

The parcels covered by the application are a part of a large tract of land containing altogether approximately 41.9 acres of land, located on the westerly side of York Road, immediately south of the property of the State Teachers College, and generally north and east of the property of the Sheppard and Enoch Pratt Hospital. The westerly line of the tract mentioned is at or near the right-of-way of the Maryland and Pennsylvania Railroad Company.

I have heretofore passed an order dated June 15th, 1956, granting a special exception for approximately 16.2 acres of the entire tract to permit elevator type apartment buildings, and on approximately 4.2 acres of said tract a special exception to permit the erection of an office building.

At the hearing before me the testimony disclosed that entire tract adapts itself to an integrated development. It is the purpose and intent of the developers to erect an Inn type of hotel on the 5 acres

parcel, and to have the same type and character of architecture for the buildings to be erected on the property. The testimony also showed that there is an acute need for office space and hotel accommodations in the Towson area. The testimony also showed that across the said tract of land, running from the York Road, westerly and intended eventually to meet Charles Street Avenue, the County Highway and Planning authorities are planning a modern highway, which will have a right-of-way width of 100 feet, which, it was testified, will be of great service in handling any additional traffic which may be brought to the area by the proposed development.

The Director of Planning has reviewed the plans for said development and testified that, although the area here sought to be rezoned had not been zoned BM on the recently adopted 9th District map, he would have recommended the same if the development plan had been submitted at the time of the adoption of the 9th District map.

In view of the above recited facts, the Zoning Commissioner hereby finds:

1. That the granting on June 15th, 1956 of the special exception for an office building together with the proposed construction of the highway mentioned from York Road to Charles Street Avenue constitutes a change in the area involved since the adoption of the 9th District map;
2. That, insofar as the parcel sought to be reclassified from RA to BM is concerned, there was error in the 9th District Zoning map because no provision was made as to that parcel of land for its use commercially as an Inn or Hotel;
3. That the development of the entire tract of land as proposed will not:
 - a. Be detrimental to the health, safety, or general welfare of the locality involved;

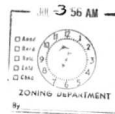
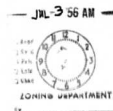
IN THE MATTER OF: Petition for Reclassification and Special Exception for certain parcels of land located in the 9th District of Baltimore County - Greater Towson Development Corp., Petitioner.

Before William H. Adams, Zoning Commissioner of Baltimore County.

Mr. Commissioner:

Please enter an appeal to the Board of Zoning Appeals of Baltimore County from your Order dated 25th day of June, 1956, passed in the above entitled matter, granting the reclassification and special exception, entered this 3rd day of July, 1956.

G. Mark Strohecker
York Road & Cedar Avenue
Towson 4, Maryland.



Filed July 23, 1956

IN THE MATTER OF THE APPLICATION OF THE GREATER TOWSON DEVELOPMENT CORPORATION, for a change or reclassification of a certain parcel of land and for a special exception for a certain parcel of land located in the 9th Election District of Baltimore County

BEFORE THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

Now come G. Mark Strohecker and Virginia F. Strohecker, his wife, and DISMISS the appeal heretofore entered by them to the Board of Zoning Appeals of Baltimore County from the order of the Zoning Commissioner in the above entitled matter.

Joseph B. Baumgartner, Attorney for G. Mark Strohecker and wife
Virginia F. Strohecker

July 6, 1956

Received of G. Mark Strohecker the sum of Fifty (\$50.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner in the matter of reclassification and special exception for certain parcels of land in the 9th District, Greater Towson Development Corporation, Petitioner.

Zoning Commissioner

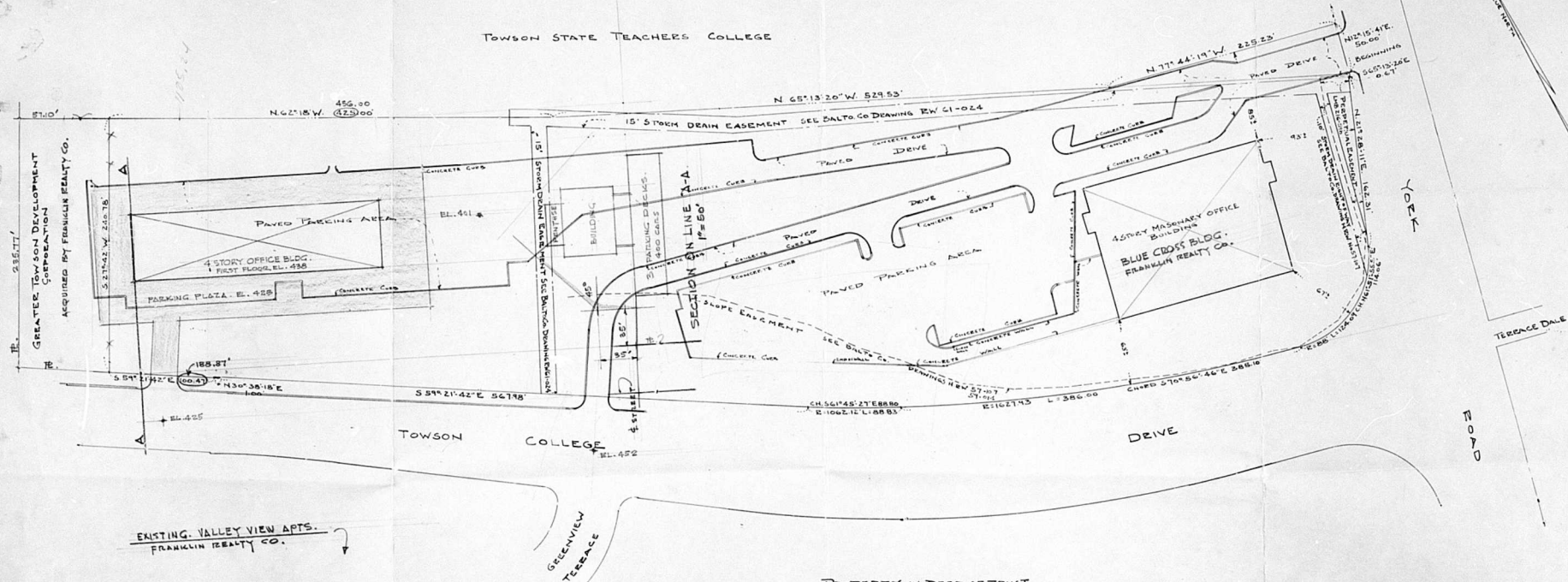
OL:62 - Zoning Service Charges

RECEIVED
JUL 19 1956
COMPTROLLER OF THE CITY

MICROFILM SYSTEMS 3M

THE

TOWSON STATE TEACHERS COLLEGE



EXISTING. VALLEY VIEW APTS.
FRANKLIN REALTY CO.

I CERTIFY THAT I HAVE SURVEYED THE ABOVE
PLATTED PROPERTY FOR THE PURPOSE OF LOCATING THE
IMPROVEMENTS AS SHOWN HEREON

SIGNED: Carl L. Gerhold 12/28/61
REGISTERED SURVEYOR No 2880

NOTE - THIS PLAT IS NOT TO BE USED TO ESTABLISH
PROPERTY LINES

PROPERTY IN DEED OF TRUST
FROM
GREATER TOWSON DEVELOPMENT CORPORATION
TO
FRANK T. GEAY ET AL TRUSTEES
RECORDED IN W.J.E. No 3119 FOLD 208
LOCATED IN
9TH DISTRICT - BALTIMORE COUNTY MD.
7.455 ACRES

SCALE $\div 1"=50'$ DECEMBER 28, 1961
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD.