

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Garden Construction Corp., legal owner of the property situate at 2405 Greenmount Avenue, in Woodlawn, First Election District, an described in the attached descriptions, and totaling about 186 acres.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6, B-2 zone to an R-6, B-2, B-3, M-1 zone.

Reasons for Re-Classification: To provide for an orderly, planned business and industrial development.

Size and height of building: front.....feet; depth.....feet; height.....feet.
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 reclassification, 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.

Garden Construction Corporation
2405 Greenmount Avenue
Baltimore 18, Md.
Contract Purchasers & Legal Owners

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of December, 1957, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County in the Record Building, in Towson, Baltimore County, on the 2nd day of December, 1957, at 10 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
ZONING RESOLUTION NO. 86

RESOLVED by the County Council of Baltimore County, Maryland, that Zoning Re-Classification No. 4316, dated 27th of December, 1957, reclassifying the property described from a "R-6 Residential" and "Business Local" Zones to "Business Major", "Business Roadside" and "Manufacturing Light" Zones of Garden Construction Corporation, is hereby approved.

Zoning Resolution No. 86 adopted by the County Council of Baltimore County at its 4th Legislative Meeting held April 15, 1958

Wm. F. Munn
Secretary

RE: PETITION FOR RECLASSIFICATION
FROM "R-6" and "B-2" ZONES to
"B-3", "M-1" and "M-2" ZONES
Security Boulevard, Woodlawn,
First District - Garden
Construction Corp., Petitioner

BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4316

The Garden Construction Corporation has petitioned for reclassification of approximately 186 acres from "R-6" and "B-2" Zones to "B-3", "M-1" and "M-2" Zones. The petition states that an orderly, planned business and industrial development is the reason for the zoning request.

Testimony revealed that discussions relative to the use of this site between the Garden Construction Corporation and various departments of Baltimore County and the Board of Education of Baltimore County, has been in progress for a period in excess of one year.

In a letter dated December 16, 1957, Charles M. Held, Jr., Assistant Solicitor for Baltimore County, informed the Garden Construction Corporation that a proposed change of land to visit 186,000 acres for 56,000 had been approved by the Board of Education for Baltimore County.

The school property as proposed and the Social Security site as it now exists creates a major change in the use of land in the vicinity now being considered for reclassification.

The petitioner presented sound business reasons why the change would be beneficial to the petitioner and to Baltimore County. The petitioner requested efforts made to get Baltimore County approval for various plans submitted and cited these plans failed to get approval.

Further, the petitioner described proposed uses and methods of control, some of which are more stringent than the County requires.

Also, there was evidence that the petitioner had gone to considerable effort to acquire the residents of the area surrounding the land to be classified with the proposed uses.

The testimony of the Office of Planning indicated a thorough study had been made of the problem. Testimony was both written and verbal. The requested zoning was approved in part by the Office of Planning.

Planning particularly recommended "M-1" zoning along street frontage in lieu of "B-3", however, the petitioner did not ask for "M-1" zoning in the petition and an imposition of "M-1" in this order could well make the land unusable at the present time.

BALTIMORE COUNTY LAW DEPARTMENT

December 10, 1957

Mr. Charles A. Knott, President
Garden Construction Corporation
2405 Greenmount Avenue
Baltimore 18, Maryland

Dear Mr. Knott:

In reference to your recent correspondence with the Board of Education of Baltimore County pertaining to the exchange of land purchased by the Board in the neighborhood of the Social Security Building, containing 186,000 acres of land more or less, I wish to advise that I have discussed the matter with the Secretary, Treasurer of the Board.

It is the intention of the Board to exchange this land for the 56,000 acres shown on the plat of Chapman and Tracy Survey, entitled, Senior High School, Woodlawn, dated November 23, 1957.

This exchange, of course, is subject to certain conditions and adjustments, to be determined at a later date. Such as will be to meet the cost of constructing the converts, roads, topographical survey, etc.

Very truly yours,

Charles A. Held, Jr.
Assistant Solicitor

CHL:mas

The Office of Planning recommended the following:

"This office does not believe that it would be good land use planning to permit industrial zoning of the tracts lying north of Security Boulevard, on both sides of Green Oak Avenue, (referred to by petitioner as M-1, M-2). This property has residential development adjoining on the east, and the senior high school site to the north and west. We believe that R-6 zoning would be proper, permitting apartments, or office buildings, which would be allowed by a Special Exception. In R-6 zone would permit a more desirable transition than an R-6 zone in which inappropriate uses are permitted."

Testimony indicated at least two large traffic arterials and a large interchange would be built in or near that tract. This situation coupled with the general industrial nature of the area would indicate that well constructed industrial uses properly landscaped could look as attractive as apartment houses or offices in apartment houses. Zoning cannot control the physical appearance of either.

The Office of Planning suggests that the New Security Boulevard should be a limited access highway and for that reason certain "M-2" zones should be considered. If a highway is not planned and laid out as a limited access highway by the process of the County acquiring the necessary right-of-way, zoning is not the means of so doing.

The requested reclassification is not unreasonable. Zoning restricts and guides but the same is on the developer and builder to create something attractive as well as utilitarian.

For the above reasons the petition is granted.

It is this 27th day of December, 1957, by the Deputy Zoning Commissioner of Baltimore County, GRANTED that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from "R-6" and "B-2" zones to "B-3", "M-1" and "M-2" zones.

James T. L. Anderson
Deputy Zoning Commissioner
of Baltimore County

December 27, 1957

\$326.00

RECEIVED of the Garden Construction Corporation, petitioner, the sum of Three Hundred and twenty-six Dollars (\$326.00) to cover cost of petition, advertising and posting property signs on the North side of Security Boulevard and Baltimore Beltway, First District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

td

William Harrison, II,
Lexington Road,
Baltimore 7, Md.

Deputy Zoning Commissioner

RECEIVED
JAN 6 - 1958
CONTROLLER'S OFFICE

MAY 10 1976

RE: PETITION FOR RECLASSIFICATION
FROM "R-6" and "R-1" ZONES to
"R-4", "R-3" and "R-1" ZONES
Security Boulevard, Woodlawn,
First District - Garden
Construction Corporation, Petitioner

EXHIBIT NO. 28
CASE NO. 10133-C-1011
ADMITTED IN EVIDENCE 10/19/62
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4316

Please enter the appeal in the above entitled case "Dismissed".

James C. L. Anderson,
ATTORNEY FOR PROTESTANTS.

RE: PETITION FOR RECLASSIFICATION
FROM "R-6" and "R-1" ZONES to
"R-4", "R-3" and "R-1" ZONES
Security Boulevard, Woodlawn,
First District - Garden Construction Corp., Petitioner
BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4316

Please enter an Appeal to the County Board of Appeals
from your decision and order of the Deputy Zoning Commissioner in the
above entitled case.

James C. L. Anderson
ATTORNEY FOR PROTESTANTS



Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Garden Construction Corp., legal owner of the property situate
in Woodlawn, First Election District, as described in
the attached descriptions, and totaling about 180 acres.

10133-C-1011
10/19/62
12/2/67

I hereby petition that the zoning status of the above described property be re-evaluated, pursuant to the
Zoning Law of Baltimore County, from an R-5, R-2-L zone to an R-4, R-3, R-1 zone.
Reasons for Re-Classification: To provide for a more orderly, planned business
and industrial development.

Size and height of building, front.....feet, depth.....feet, height.....feet
Front and side setbacks of building from street lines: front.....feet, side.....feet
Property to be parcel 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
Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Garden Construction Corporation
Contract Purchasers & Legal Owners
Address: 2406 Greenmount Avenue
Baltimore 16, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd.....day of
December.....1957, that the subject matter of this petition be advertised, as required
by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore
County, that property be posted, and that the public hearing herein be had in the office of the Zoning
Commissioner of Baltimore County, in the Richard Building, in Towson, Baltimore County, on the
23rd.....day of.....December.....1957, at 10 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

EXHIBIT NO. 26
CASE NO. 10133-C-1011
ADMITTED IN EVIDENCE 10/19/62

January 6, 1958

5376.00

RECEIVED of William Harrison, II, the sum of Three
Hundred and Seventy Six (\$376.00) Dollars, being cost of appeal
to the County Board of Appeals from the decision of the Deputy
Zoning Commissioner granting reclassification of property, Security
Boulevard and Baltimore County Railway, Garden Construction Company,
petitioner.

Deputy Zoning Commissioner

William Harrison, II,
Lexington Road,
Baltimore 7, Md.

EXHIBIT NO. 28
CASE NO. 10133-C-1011
ADMITTED IN EVIDENCE 10/19/62
BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4316

The Garden Construction Corporation has petitioned for reclassification
of approximately 180 acres from "R-6" and "R-1" zones to "R-4", "R-3" and
"R-1" zones. The petition states that an orderly, planned business and
industrial development is the reason for the zoning request.

Testimony revealed that dimensions relative to the use of this site
between the Garden Construction Corporation and various departments of
Baltimore County and the Board of Education of Baltimore County, has been
in progress for a period in excess of one year.

In a letter dated December 18, 1957, Charles U. Held, Jr., Assistant
Solicitor for Baltimore County, informed the Garden Construction Corporation
that a proposed change of land to 180 acres for 56.61 had been
approved by the Board of Education for Baltimore County.

The school property as proposed and the Social Security site as
now exists creates a major change in the use of land in the vicinity now
being considered for reclassification.

The petitioner presented sound business reasons why the change would
be beneficial to the petitioner and to Baltimore County. The petitioner
recounted efforts made to get Baltimore County approval for various plans
submitted and cited these plans failed to get approval.

Further, the petitioner described proposed uses and methods of control,
some of which are more stringent than the County requires.

Also, there was evidence that the petitioner had gone to considerable
effort to acquiesce the residents of the area surrounding the land to be
classified with the proposed uses.

The testimony of the Office of Planning indicated a thorough study
had been made of the problem. Testimony was both written and verbal.
The requested zoning was approved in part by the Office of Planning.

Planning particularly recommended "R-4" zoning along street frontage
in lieu of "R-1", however, the petitioner did not ask for "R-4" zoning in
the petition and an imposition of "R-4" in this order could well make the
land unusable at the present time.

The Office of Planning recommended the following:

While office does not believe that it would be good land use planning
to permit industrial zoning of the tracks lying north of Security Boulevard
on both sides of Ocean Gas Avenue, (referred to by petitioner as R-1, R-2).
This property has residential development adjoining on the east, and the
center high rise site to the north and west. We believe that industrial zoning
would be proper, providing apartments, or office buildings, which would
be allowed by a Special Exception. As R-4 zone would permit a more desirable
transition than an R-6 zone in which inappropriate uses are permitted.

Testimony indicated at least two large traffic arteries and a large
interchange would be built in or near that tract. This situation coupled
with the general industrial nature of the area would indicate that well
constructed industrial uses properly landscaped could look as attractive
as apartment houses or offices in apartment houses. Zoning cannot control
the physical appearance of either.

The Office of Planning suggests that the new Security Boulevard
should be a limited access highway and for that reason certain "R-4" zones
should be denied. If a highway is not planned and laid out as a limited
access highway by the process of the County acquiring the necessary rights-
of-way, zoning is not the means of so doing.

The requested reclassification is not unreasonable. Zoning restrictions
not midway but the ones in on the developer and builder to create some-
thing attractive as well as utilitarian.

For the above reasons the petition is granted.

It is this 23 day of December, 1957, by the Deputy Zoning
Commissioner of Baltimore County, ORDERED that the above described
property or area should be and the same is hereby reclassified, from and
after the date of this Order, from "R-6" and "R-1" zones to "R-4", "R-3"
and "R-1" zones.

John G. Rose
Deputy Zoning Commissioner
of Baltimore County

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON & MARYLAND

VALLEY 3-BARS
Parcel 1
B-R-1 ZONING

VH-5-4998
Billman

BEGINNING for the same on the Northernmost side of Security Boulevard (200.00 feet wide) at station 110400 as shown on State Roads Commission Plat No. 16480 thence running with and binding on the Northernmost side of Security Boulevard and the Easternmost side of the Baltimore Beltway as shown on said plat the three following courses and distances North 81 degrees 56 minutes 53 seconds West 300.00 feet, North 30 degrees 31 minutes 31 seconds West 160.26 feet and North 4 degrees 14 minutes 21 seconds West 236.75 feet, thence running for lines of division the three following courses and distances North 85 degrees 16 minutes 41 seconds East 461.70 feet Southerly by a line curving to the West with a radius of 700.00 feet for a distance of 353.20 feet and South 5 degrees 27 minutes 21 seconds West 221.54 feet to the center of proposed Security Boulevard thence running with and binding on the center of proposed Security Boulevard Westerly by a line curving to the North with a radius of 3200.00 feet for a distance of 112.51 feet, thence North 8 degrees 03 minutes 07 seconds East 99.83 feet to the place of beginning.

CONTAINING 4.853 acres of land more or less.

11-30-97

2-SIGNS

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON & MARYLAND

VALLEY 3-BARS
Parcel 2
B-R-1 ZONING

BEGINNING for the same on the Southernmost side of Security Boulevard (200.00 feet wide) at station 110400 as shown on State Roads Commission plat No. 16480 thence running with and binding on the Southernmost side of Security Boulevard and the Easternmost side of the Baltimore Beltway the five following courses and distances North 81 degrees 56 minutes 53 seconds West 300.00 feet Westerly by a line curving to the North with a radius of 5629.50 feet for a distance of 98.25 feet, South 65 degrees 00 minutes 43 seconds West 201.33 feet, South 42 degrees 10 minutes 42 seconds West 140.34 feet and South 30 degrees 41 minutes 54 seconds West 128.99 feet, thence running for lines of division the three following courses and distances, South 81 degrees 56 minutes 53 seconds East 882.47 feet North 82 degrees 19 minutes 46 seconds East 125.00 feet and North 2 degrees 51 minutes 35 seconds East 420.95 feet to the center of said Security Boulevard thence running with and binding on the center of said Security Boulevard Westerly by a line curving to the North with a radius of 3200.00 feet for a distance of 257.50 feet thence leaving the center of said Security Boulevard and running with and binding on said State Roads Commission plat No. 16480, South 8 degrees 03 minutes 07 seconds West 170.17 feet to the place of beginning.

CONTAINING 7.391 acres of land more or less.

11-30-97

2-SIGNS

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON & MARYLAND

VALLEY 3-BARS
Parcel 3
B-M-1 ZONING

BEGINNING for the same at the center line intersection of Security Boulevard proposed and Clarke Avenue proposed thence running with and binding on the center of Security Boulevard proposed the three following courses and distances Westerly by a line curving to the South with a radius of 2460.00 feet for a distance of 213.37 feet, South 82 degrees 19 minutes 46 seconds West 651.17 feet and Westerly by a line curving to the North with a radius of 3200.00 feet for a distance of 733.11 feet, thence running for lines of division the six following courses and distances North 5 degrees 27 minutes 21 seconds East 221.54 feet, Northerly by a line curving to the West with a radius of 790.00 feet for a distance of 634.01 feet, Northerly by a line curving to the East with a radius of 700.00 feet for a distance of 1463.29 feet, North 73 degrees 20 minutes 00 seconds East 372.69 feet Easterly by a line curving to the South with a radius of 1200.00 feet for a distance of 349.07 feet and due East 109.52 feet to the center of said Clarke Avenue proposed thence running with and binding on said center of Clarke Avenue proposed the four following courses and distances Southerly by a line curving to the East with a radius of 844.33 feet for a distance of 375.57 feet, South 25 degrees 27 minutes 34 seconds East 1161.71 feet Southerly by a line curving to the West with a radius of 1100.00 feet for a distance of 475.13 feet and South 0 degrees 31 minutes 38 seconds East 133.93 feet to the place of beginning.

CONTAINING 69.222 acres of land more or less.

11-30-97

2-SIGNS

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON & MARYLAND

VALLEY 3-BARS
Parcel 4
M-L-1 ZONING

BEGINNING for the same in the center of Security Boulevard at Station 1844 71.61 as shown on Baltimore County Bureau of Rights-of-Way drawing No. HRW 56-074 thence running with and binding on said drawing and drawings No. HRW 56-073 and HRW 56-075 the twelve following courses and distances North 8 degrees 50 minutes 44 seconds East 60.00 feet, South 81 degrees 09 minutes 16 seconds East 348.51 feet, South 86 degrees 20 minutes 43 seconds East 110.44 feet, South 81 degrees 09 minutes 16 seconds East 116.54 feet, North 54 degrees 38 minutes 07 seconds East 103.25 feet, North 8 degrees 50 minutes 44 seconds East 155.53 feet, Northerly by a line curving to the West with a radius of 1330.00 feet for a distance of 279.41 feet, North 3 degrees 11 minutes 29 seconds West 295.70 feet, South 86 degrees 48 minutes 31 seconds West 10.00 feet, North 3 degrees 11 minutes 29 seconds West 60.00 feet, North 86 degrees 48 minutes 31 seconds East 10.00 feet, and North 3 degrees 11 minutes 29 seconds West 35.34 feet, thence running for lines of division the two following courses and distances South 57 degrees 49 minutes 36 seconds West 855.47 feet and North 81 degrees 09 minutes 16 seconds East 853.24 feet thence running with and binding on the center of Clarke Avenue proposed the two following courses and distances Southerly by a line curving to the West with a radius of 1100.00 feet for a distance of 346.79 feet and South 0 degrees 31 minutes 38 seconds East 133.93 feet, thence running with and binding on the center of Security Boulevard proposed and the two following courses and distances Easterly by a line curving to the South with a radius of 2460.00 feet for a distance of 495.45 feet and South 81 degrees 09 minutes 16 seconds East 260.93 feet to the place of beginning.

CONTAINING 18.066 acres of land more or less.
11-30-97

2-SIGNS
(B-L-1-C)

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON & MARYLAND

VALLEY 3-BARS
Parcel 5
M-L-2 ZONING

BEGINNING for the same on the North side of Security Boulevard at Sta. 168+34.46 as shown on Baltimore County Bureau of Rights-of-Way Drawing No. HRW 56-073 thence running with and binding on the North side of Security Boulevard and the East side of Gwynn Oak Avenue as shown on said drawing and drawing No. HRW 56-075 the sixteen following courses and distances, North 81 degrees 09 minutes 16 seconds West 230.31 feet, North 36 degrees 09 minutes 16 seconds West 35.36 feet, North 81 degrees 09 minutes 16 seconds West 60.00 feet, South 53 degrees 50 minutes 44 seconds West 35.36 feet, North 81 degrees 09 minutes 16 seconds West 153.23 feet, North 75 degrees 56 minutes 51 seconds West 110.46 feet, North 81 degrees 09 minutes 16 seconds West 178.46 feet, North 36 degrees 56 minutes 11 seconds West 103.24 feet, North 8 degrees 50 minutes 44 seconds East 155.53 feet, Northerly by a line curving to the West with a radius of 1400.00 feet for a distance of 294.12 feet, North 3 degrees 11 minutes 29 seconds West 345.70 feet, North 86 degrees 48 minutes 31 seconds East 10.00 feet, North 3 degrees 11 minutes 29 seconds West 60.00 feet, South 86 degrees 48 minutes 31 seconds West 10.00 feet North 3 degrees 11 minutes 29 seconds West 11.37 feet, and Northerly by a line curving to the East with a radius of 600.00 feet for a distance of 34.74 feet, thence running for lines of division the two following courses and distances, North 51 degrees 51 minutes 29 seconds East 296.28 feet and South 33 degrees 15 minutes 07 seconds East 120.44 feet thence running with and binding on the outlines of section "B" and section "A" the Meadows the five following courses and distances South 1 degree 49 minutes 01 seconds East 677.43 feet, South 63

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON & MARYLAND

VALLEY 3-BARS
(Cont.) - Parcel 6

degrees 54 minutes 15 seconds East 275.45 feet, South 48 degrees 20 minutes 59 seconds East 148.29 feet, South 41 degrees 39 minutes 01 seconds West 29.74 feet, and South 54 degrees 20 minutes 59 seconds East 120.66 feet, thence running for lines of division the two following courses and distances South 81 degrees 31 minutes 26 seconds East 159.70 feet and South 0 degrees 32 minutes 01 seconds East 192.00 feet, thence running with and binding on the said North side of Security Boulevard Westerly by a line curving to the North with a radius of 2740.00 feet for a distance of 98.00 feet to the place of beginning.

CONTAINING 11.692 acres of land more or less.

11-30-97

2-SIGNS

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON & MARYLAND

VALLEY 3-BARS
Parcel 6
M-L-3 ZONING

BEGINNING for the same on the Easternmost side of Baltimore Beltway at the intersection with the Southern outline of the entire tract as shown on State Roads Commission plat No. 16480 thence running with and binding on said Southern outline the seven following courses and distances South 47 degrees 31 minutes 30 seconds East 152.05 feet, South 46 degrees 07 minutes 12 seconds East 492.35 feet, North 33 degrees 21 minutes 26 seconds East 533.55 feet, South 51 degrees 49 minutes 17 seconds East 438.41 feet, South 49 degrees 12 minutes 30 seconds East 932.89 feet, South 54 degrees 50 minutes 30 seconds East 321.38 feet and South 67 degrees 43 minutes 47 seconds East 837.87 feet to the Easternmost side of Clarke Avenue proposed thence running with and binding on the Easternmost side of Clarke Avenue the four following courses and distances Northerly by a line curving to the West with a radius of 840.00 feet for a distance of 534.87 feet North 75 degrees 39 minutes 16 seconds West 250.00 feet, Northerly by a line curving to the East with a radius of 718.50 feet for a distance of 337.64 feet and North 0 degrees 31 minutes 38 seconds West 385.68 feet thence leaving the Easternmost side of said Clarke Avenue proposed South 82 degrees 19 minutes 46 seconds West 40.32 feet to the center of said Clarke Avenue thence running with and binding on the center of said Clarke Avenue proposed and the center of Security Boulevard proposed the four following courses and distances North 0 degrees 31 minutes 38 seconds West 353.36 feet, Westerly by a line curving to the South with a radius of 2460.00 feet for a distance of 213.67 feet South 82 degrees 19 minutes 46 seconds West 651.17 feet and Westerly by a line curving to the North with a radius of 3200.00 feet for a distance of

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON & MARYLAND

VALLEY 3-BARS
Parcel 6

598.12 feet thence leaving said Security Boulevard proposed and running for lines of division the three following courses and distances South 2 degrees 51 minutes 35 seconds West 420.99 feet, South 82 degrees 19 minutes 46 seconds West 125.00 feet and North 81 degrees 56 minutes 53 seconds West 882.47 feet to the Easternmost side of said Baltimore Beltway thence running with and binding on the Easternmost side of said Baltimore Beltway South 36 degrees 41 minutes 54 seconds West 33.01 feet to the place of beginning.

CONTAINING 35.624 acres of land more or less.

11-30-97

2-SIGNS

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
121 ALLEGANY AVENUE
TOWSON & MARYLAND
VALLEY SPRING
CLARK D. GRACE
P.L.L.C.
B-M-1 ZONING
ADMITTED IN EVIDENCE 10/21/9-96

BEGINNING for the same on the Northernmost side of Security Boulevard
(200.00 feet wide) at station 110400 as shown on State Roads Commission Plat No. 16480
thence running with and binding on the Northernmost side of Security Boulevard and the
Easternmost side of the Baltimore Railway as shown on said plat the three following courses
and distances North 81 degrees 56 minutes 53 seconds West 300.00 feet, North 30 degrees
31 minutes 31 seconds West 150.26 feet and North 4 degrees 14 minutes 21 seconds West
236.75 feet, thence running for lines of division the three following courses and distances
North 85 degrees 16 minutes 41 seconds East 461.70 feet Southerly by a line curving to the
West with a radius of 320.00 feet for a distance of 355.20 feet and South 5 degrees 27 minutes
21 seconds West 221.54 feet to the center of proposed Security Boulevard thence running
with and binding on the center of proposed Security Boulevard Westerly by a line curving to
the North with a radius of 3200.00 feet for a distance of 112.51 feet, thence North 8 degrees
03 minutes 07 seconds East 79.93 feet to the place of beginning.

CONTAINING 4.853 acres of land more or less.

11-30-57

2-51-1965

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
121 ALLEGANY AVENUE
TOWSON & MARYLAND
VALLEY SPRING
CLARK D. GRACE
P.L.L.C.
M-L-2 ZONING

BEGINNING for the same on the North side of Security Boulevard at Sta.
15644.46 as shown on Baltimore County Bureau of Rights-of-Way Drawing No. HRW
56-073 thence running with and binding on the North side of Security Boulevard and the
East side of Gwynn Oak Avenue as shown on said drawing and drawing No. HRW 56-075 the
sixteen following courses and distances, North 81 degrees 09 minutes 16 seconds West
230.31 feet, North 16 degrees 09 minutes 16 seconds West 35.36 feet, North 81 degrees
09 minutes 16 seconds West 60.90 feet, South 53 degrees 50 minutes 44 seconds East 35.36
feet, North 81 degrees 09 minutes 16 seconds East 153.23 feet, North 75 degrees 56
minutes 51 seconds West 110.46 feet, North 81 degrees 09 minutes 16 seconds West 178.46
feet, North 36 degrees 56 minutes 11 seconds West 103.24 feet, North 8 degrees 50
minutes 44 seconds East 155.53 feet, Northerly by a line curving to the West with a radius
of 1400.00 feet for a distance of 294.12 feet, North 3 degrees 11 minutes 29 seconds West
345.70 feet, North 85 degrees 48 minutes 31 seconds East 10.00 feet, North 3 degrees 11
minutes 29 seconds West 60.00 feet, South 86 degrees 48 minutes 31 seconds West 10.00
feet North 3 degrees 11 minutes 29 seconds West 11.37 feet, and Northerly by a line curving
to the East with a radius of 600.00 feet for a distance of 34.74 feet, thence running for lines
of division the two following courses and distances, North 51 degrees 51 minutes 29 seconds
East 296.28 feet and South 33 degrees 15 minutes 07 seconds East 120.44 feet thence running
with and binding on the outlines of section "B" and Section "A" the Meadows the five following
courses and distances South 1 degree 49 minutes 01 seconds East 577.43 feet, South 63

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
121 ALLEGANY AVENUE
TOWSON & MARYLAND
VALLEY SPRING
CLARK D. GRACE
P.L.L.C.
B-R-2 ZONING

BEGINNING for the same on the Southernmost side of Security Boulevard
(200.00 feet wide) at station 110400 as shown on State Roads Commission plat No. 16480
thence running with and binding on the Southernmost side of Security Boulevard and the
Easternmost side of the Baltimore Railway the five following courses and distances North
81 degrees 56 minutes 53 seconds West 300.00 feet Westerly by a line curving to the North
with a radius of 5629.58 feet for a distance of 98.26 feet, South 65 degrees 00 minutes 43
seconds West 201.33 feet, South 42 degrees 10 minutes 42 seconds West 140.34 feet and
South 36 degrees 41 minutes 54 seconds West 128.99 feet, thence running for lines of
division the three following courses and distances, South 81 degree 56 minutes 53 seconds
East 882.47 feet North 82 degrees 19 minutes 46 seconds East 329.00 feet and North 2 de-
grees 51 minutes 35 seconds East 420.99 feet to the center of said Security Boulevard
thence running with and binding on the center of said Security Boulevard Westerly by a line
curving to the North with a radius of 3200.00 feet for a distance of 297.50 feet thence leaving
the center of said Security Boulevard and running with and binding on said State Roads
Commission plat No. 16480, South 8 degrees 03 minutes 07 seconds West 100.17 feet to
the place of beginning.

CONTAINING 7.391 acres of land more or less.

11-30-57

2-51-1965

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
121 ALLEGANY AVENUE
TOWSON & MARYLAND
VALLEY SPRING
CLARK D. GRACE
P.L.L.C.
(Cont.)

degrees 34 minutes 15 seconds East 375.45 feet, South 48 degrees 20 minutes 59 seconds
East 148.29 feet, South 41 degrees 39 minutes 01 seconds West 29.74 feet, and South 54
degrees 20 minutes 59 seconds East 120.66 feet, thence running for lines of division the
two following courses and distances South 81 degrees 31 minutes 26 seconds East 199.70
feet and South 0 degrees 32 minutes 01 seconds East 192.00 feet, thence running with and
binding on the said North side of Security Boulevard Westerly by a line curving to the North
with a radius of 2740.00 feet for a distance of 98.00 feet to the place of beginning.

CONTAINING 11.692 acres of land more or less.

11-30-57

2-51-1965

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
121 ALLEGANY AVENUE
TOWSON & MARYLAND
VALLEY SPRING
CLARK D. GRACE
P.L.L.C.
B-M-1 ZONING

BEGINNING for the same at the center line intersection of Security Boulevard
proposed and Clarke Avenue proposed thence running with and binding on the center of
Security Boulevard proposed the three following courses and distances Westerly by a line
curving to the South with a radius of 2460.00 feet for a distance of 213.67 feet, South 82 de-
grees 19 minutes 46 seconds West 651.17 feet and Westerly by a line curving to the North
with a radius of 3200.00 feet for a distance of 733.11 feet, thence running for lines of division
the six following courses and distances North 5 degrees 27 minutes 21 seconds East 221.54
feet, Northerly by a line curving to the West with a radius of 700.00 feet for a distance of
634.01 feet, Northerly by a line curving to the East with a radius of 700.00 feet for a
distance of 1463.29 feet, North 73 degrees 20 minutes 00 seconds East 372.69 feet Easterly
by a line curving to the South with a radius of 1200.00 feet for a distance of 349.07 feet and
due East 109.31 feet to the center of said Clarke Avenue proposed thence running with and
binding on said center of Clarke Avenue proposed the four following courses and distances
Southerly by a line curving to the East with a radius of 844.33 feet for a distance of 375.67
feet, South 25 degrees 29 minutes 34 seconds East 1181.71 feet, Southerly by a line curving
to the West with a radius of 1100.00 feet for a distance of 475.15 feet and South 0 degrees
31 minutes 38 seconds East 133.75 feet to the place of beginning.

CONTAINING 69.222 acres of land more or less.

11-30-57

2-51-1965

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
121 ALLEGANY AVENUE
TOWSON & MARYLAND
VALLEY SPRING
CLARK D. GRACE
P.L.L.C.
M-L-1 ZONING

BEGINNING for the same on the Easternmost side of Baltimore Highway at
the intersection with the Southern outline of the entire tract as shown on State Roads
Commission plat No. 16480 thence running with and binding on said Southern outline the
seven following courses and distances South 47 degrees 31 minutes 30 seconds East 152.05
feet, South 46 degrees 07 minutes 12 seconds East 492.36 feet, North 39 degrees 21 minutes
26 seconds East 358.65 feet, South 51 degrees 45 minutes 17 seconds East 438.41 feet, South
49 degrees 12 minutes 13 seconds East 932.27 feet, South 54 degrees 50 minutes 30 seconds
East 321.38 feet and South 47 degrees 43 minutes 47 seconds East 837.87 feet to the Eastern-
most side of Clarke Avenue proposed thence running with and binding on the Easternmost side
of Clarke Avenue the four following courses and distances Northerly by a line curving to the
West with a radius of 840.00 feet for a distance of 514.87 feet North 26 degrees 33 minutes
16 seconds West 250.99 feet, Northerly by a line curving to the East with a radius of 718.50
feet for a distance of 327.54 feet and North 0 degrees 31 minutes 38 seconds West 585.68
feet thence leaving the Easternmost side of said Clarke Avenue proposed South 82 degrees
19 minutes 46 seconds West 40.32 feet to the center of said Clarke Avenue thence running
with and binding on the center of said Clarke Avenue proposed and the center of Security
Boulevard proposed the four following courses and distances North 0 degrees 31 minutes 38
seconds West 353.36 feet, Westerly by a line curving to the South with a radius of 2460.00
feet for a distance of 213.67 feet South 82 degrees 19 minutes 46 seconds West 651.17 feet
and Westerly by a line curving to the North with a radius of 3200.00 feet for a distance of

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
121 ALLEGANY AVENUE
TOWSON & MARYLAND
VALLEY SPRING
CLARK D. GRACE
P.L.L.C.
M-L-1 ZONING

BEGINNING for the same in the center of Security Boulevard at Station 1846
71.61 as shown on Baltimore County Bureau of Rights-of-Way drawing No. HRW 56-074
thence running with and binding on said drawing and drawing No. HRW 56-075 and HRW
56-073 the twelve following courses and distances North 8 degrees 50 minutes 44 seconds
East 60.00 feet, South 81 degrees 09 minutes 16 seconds East 348.61 feet, South 86 degrees
20 minutes 45 seconds East 110.44 feet, South 81 degrees 09 minutes 16 seconds East 178.54
feet, North 54 degrees 38 minutes 07 seconds East 103.25 feet, North 8 degrees 50 minutes
44 seconds East 152.53 feet, Northerly by a line curving to the West with a radius of 1330.00
feet for a distance of 279.41 feet, North 3 degrees 11 minutes 29 seconds West 295.70 feet,
South 86 degrees 48 minutes 31 seconds West 10.00 feet, North 3 degrees 11 minutes 29
seconds West 50.00 feet, North 86 degrees 48 minutes 31 seconds East 10.00 feet, and North
3 degrees 11 minutes 29 seconds West 36.34 feet, thence running for lines of division the
two following courses and distances South 57 degrees 49 minutes 36 seconds West 835.47
feet and North 81 degrees 09 minutes 16 seconds East 853.24 feet thence running with and
binding on the center of Clarke Avenue proposed the two following courses and distances
Southerly by a line curving to the West with a radius of 1100.00 feet for a distance of 346.79
feet and South 0 degrees 31 minutes 38 seconds East 133.93 feet, thence running with and
binding on the center of Security Boulevard proposed and the two following courses and
distances Easterly by a line curving to the South with a radius of 2460.00 feet for a distance
of 475.45 feet and South 81 degrees 09 minutes 16 seconds East 260.53 feet to the place of
beginning.

CONTAINING 18.360 acres of land more or less.

11-30-57

2-51-1965

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
121 ALLEGANY AVENUE
TOWSON & MARYLAND
VALLEY SPRING
CLARK D. GRACE
P.L.L.C.
(4)

586.12 feet thence leaving said Security Boulevard proposed and running for lines of division
the three following courses and distances South 2 degrees 51 minutes 35 seconds West
420.99 feet, South 82 degrees 19 minutes 46 seconds West 125.00 feet and North 81 degrees
56 minutes 53 seconds West 882.47 feet to the Easternmost side of said Baltimore Highway South 36
degrees 41 minutes 54 seconds West 33.01 feet to the place of beginning.

CONTAINING 55.644 acres of land more or less.

11-30-57

2-51-1965

THOMPSON & GRACE
ENGINEERS & SURVEYORS
121 ALLEY HART AVENUE
FOWERS & MARYLAND

VALLEY 3 SH

M-L-4

BEGINNING for the same on the Easternmost side of Baltimore Beltway radial to station 65+50 as shown on State Roads Commission Plat No. 16480 thence running with and binding on the Easternmost side of said Beltway as shown on said plat and plat No. 16481 the five following courses and distances North 47 degrees 19 minutes 01 seconds West 491.51 feet, North 13 degrees 37 minutes 46 seconds West 106.18 feet, North 19 degrees 41 minutes 31 seconds West 215.10 feet, North 7 degrees 03 minutes 52 seconds West 379.64 feet and North 0 degrees 07 minutes 17 seconds East 414.50 feet, thence running for lines of division the ten following courses and distances South 75 degrees 34 minutes 23 seconds East 345.19 feet Easterly by a line curving to the North with a radius of 380.00 feet for a distance of 363.74 feet, North 49 degrees 34 minutes 57 seconds East 57.36 feet, Easterly by a line curving to the South with a radius of 300.00 feet for a distance of 276.27 feet, Easterly by a line curving to the North with a radius of 247.40 feet for a distance of 135.10 feet, South 38 degrees 48 minutes 57 seconds East 104.89 feet, Southerly by a line curving to the East with a radius of 700.00 feet for a distance of 1463.29 feet Southerly by a line curving to the West with a radius of 700.00 feet for a distance of 280.32 feet and South 85 degrees 16 minutes 41 seconds West 461.70 feet to the place of beginning.

CONTAINING 20,975 acres of land more or less.

11-30-57

2

THOMPSON & GRACE
ENGINEERS & SURVEYS
121 ALLEGHANY AVENUE
TOWSON A, MARYLAND

—
VALLEY 3-9845

Parcel 7
M-L-4

RE: PETITION FOR RECLASSIFICATION FROM "R-6" and "B-1" ZONES TO "B-1", "B-R" and "M-L" ZONES
Security Boulevard, Woodlawn,
First District - garden Con-
struction Corp., Petitioner

BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4316

Zoning Petition No. _____

QUESTIONNAIRE TO BE SUBMITTED WITH ZONING PETITION

Note: Please answer all questions that apply

Dec. 2, 1957 Election District Number: 2

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning
To Wilsie H. Adams
Subject Zoning Petition #
as described in p

BEGINNING for the same on the Eastermost side of Baltimore Beltway radial

Please enter an Appeal to the County Board of Appeals

from your decision and order of the Deputy Zoning Commissioner in the above entitled case.

to station 65450 as shown on State Roads Commission Plat No. 16480 then running with and blinding on the Eastermost side of said Bellway as shown on said plat and plat No. 16481 the five following courses and distances North 47 degrees 19 minutes 01 seconds West 491.31 feet, North 18 degrees 37 minutes 46 seconds West 105.18 feet, North 17 degrees 41 minutes 31 seconds West 215.10 feet, North 7 degrees 03 minutes 52 seconds West 399.64 feet and North 9 degrees 07 minutes 17 seconds East 414.50 feet, then running for lines of division the ten following courses and distances South 75 degrees 34 minutes 23 seconds East 345.19 feet Easterly by a line curving to the North with a radius of 380.00 feet for a distance of 363.74 feet, North 49 degrees 34 minutes 57 seconds East 57.36 feet, Easterly by a line curving to the South with a radius of 300.00 feet for a distance of 276.27 feet, Easterly by a line curving to the North with a radius of 247.40 feet for a distance of 136.10 feet, South 38 degrees 48 minutes 57 seconds East 104.89 feet, Southerly by a line curving to the East with a radius of 700.00 feet for a distance of 1452.29 feet Southerly by a line curving to the West with a radius of 700.00 feet for a distance of 280.82 feet and South 85 degrees 16 minutes 41 seconds West 461.70 feet to the place of beginning.

CONTAINING 20,975 acres of land more or less.

11-30-57

NOTICE OF ZONING PETITION FOR
RECLASSIFICATION - 1st DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from R-6 and B-1 Zones to L-1, B-1, and M-1 Zones of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Monday, December 23, 1957

at 10:00 A. M.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Business Major, Business Roadside and Manufacturing Light to wit:

All parcels of land lying and being in the First District of Baltimore County.

[illegible]

CONTAINING 4.853 acres of land more or less.

PARCELS 2 - From a R/L zone to a B/L zone - BEGINNING for the same on the South-east side of Security Boulevard (200.00 feet wide) at station 110490 is shown on State roads Commission plat No. 15469; thence south and with and binding on the South side of Security Boulevard and the East-west side of the Baltimore & Annapolis River the following courses and distances: north 61 degrees 56 minutes 5 seconds West 300.00 feet; then curving to the North with a radius of 5629.58 feet for a distance of 76.96 feet; south 65 degrees 00 minutes 18 seconds West 201.33 feet; South 12 degrees 10 minutes 12 seconds West 110.14 feet and

South 36 degrees 41 minutes 54 seconds West 128.69 feet; thence running for lines of Division the line follows courses and distances: South 81 degrees 56 minutes 30 seconds East 128.69 feet; South 88.17 feet; North 82 degrees 19 minutes 46 seconds East 125.00 feet; North 82 degrees 51 minutes 35 seconds East 120.99 feet to the center of said Security Boulevard; thence running with and binding on the center of said Security Boulevard westerly by a line curving to the North with a radius of 3200.00 feet to a distance of 257.50 feet; thence leaving the center of said Security Boulevard and running with and binding on said State Roads Commission plat No. 14950, South

CONTAINING 7.191 acres of land more or less.

[illegible]

CONTAINING 69.222 acres of land more or less.

[illegible]

by a line curving to the South with a radius of 2460.00 feet for a distance of 495.15 feet and South 61 degrees 09 minutes 16 seconds East 260.53 feet to the place of beginning.

CONTAINING 18,060 acres of land more or less.

[illegible]

CONTAINING 11.692 acres of land more or less

[illegible]

Wade of said Clarksville was proposed, South 82 degrees 19 minutes 16 seconds west 140.32 feet to the center of said Clark Avenue thence running with the center of said Clark Avenue 100 feet to the center of said Clark Avenue thence bearing 33 degrees 30 minutes 30 seconds west 353.36 feet, westerly by a line curving to the south by a circular arc of 100 feet radius to the center of said Clark Avenue thence bearing 19 minutes 16 seconds west 521.17 feet and westerly by a line curving to the north by a circular arc of 3000.00 feet radius for a distance of 5904.12 feet thence bearing 19 minutes 16 seconds west 521.17 feet to the center of said Clark Avenue following courses and distances: South 2 degrees 51 minutes 35 seconds west 100.99 feet, South 82 degrees 19 minutes 16 seconds west 125.00 feet and North 82 degrees 19 minutes 16 seconds east 125.00 feet to the center of said Baltimore Beltway thence running with said beltline on the outermost side of said Baltimore Beltway, South 36 degrees 16 minutes 51 seconds west 27.01 feet to the center of said Clark Avenue.

CONTAINING 55.624 acres of land more or less.

[illegible]

CONTAINING 20.975 acres of land more or less.

All parcels of land shown on plat plan filed with the Zoning Commission being property of Gardex Construction Corp.

By Order of
Wilsie H. Adams
Zoning Commissioner
of Baltimore County

December 22, 1957

Messrs. Turnbull & Brewster,
21 West Chesapeake Avenue,
Towson 4, Maryland

Att. John G. Turnbull, Esq.

Re: Petition for Reclassification
from "M-1" and "M-2" Zones to
"M-1A", "M-1B" and "M-1C" Zones -
Security Boulevard, Woodlawn,
First District - Garden Construction Corp., Petitioner

Dear Mr. Turnbull:

I have today passed my Order granting the reclassification, in the above matter, from "M-1" and "M-2" Zones to "M-1A", "M-1B" and "M-1C" Zones.

Attached hereto is copy of said Order.

Very truly yours,

Deputy Zoning Commissioner

December 27, 1957

Mr. John Powers,
1923 Hillcrest Road,
Baltimore 7, Maryland

Re: Petition for Reclassification
from "M-1" and "M-2" Zones to
"M-1A", "M-1B" and "M-1C" Zones -
Security Boulevard, Woodlawn,
First District - Garden Construction Corp., Petitioner

Dear Mr. Powers:

I have today passed my Order granting the reclassification, in the above matter, from "M-1" and "M-2" Zones to "M-1A", "M-1B" and "M-1C" Zones, for reasons stated in the attached copy of said Order.

You may take an appeal from this decision to the County Board of Appeals within ten days from the above date. The cost of appeal is based on the acreage involved, which is 1.88 acres, therefore, the cost of appeal is \$376.00.

Very truly yours,

Deputy Zoning Commissioner

cc: Mr. Frank Wesley,
1714 Little Creek Drive,
Baltimore 7, Md.

Mr. William Harrison,
Landon & Colonial Roads,
Baltimore 7, Maryland

Mr. Joe, Paper
6601 Richardson Road,
Baltimore 7, Md.

Mr. Malcolm Humes,
6503 Inwood Road,
Baltimore 7, Md.

cc: Mr. John Stansbury,
Wendover Hill Road,
Baltimore 7, Md.

Mr. Mark Regan,
6011 Gwyn Oak Ave.,
Baltimore 7.

Mr. B. C. Auer,
2114 Southland Road,
Baltimore 7, Md.

April 1, 1958

James C. L. Anderson, Esq.,
Hansen Building,
Towson 4, Maryland

Dear Mr. Anderson:

Attached hereto is check in the amount of \$376.00, being refund in the matter of dismissal of the appeal filed in the Garden Construction Corp. matter.

Very truly yours,

Zoning Commissioner

March 17, 1958

Mr. Norman S. Wood, Director,
Office of Planning,
County Office Bldg.,
Towson 4, Md.

Dear Mr. Wood:

On January 6, 1958 we forwarded a credit to your office of \$376.00 being cost of appeal to the County Board of Appeals from the decision of the Deputy Zoning Commissioner granting reclassification of property, Security Boulevard and Baltimore County Railway, Garden Construction Corp., petitioner.

The appeal has been withdrawn and there is a refund due of \$376.00.

Will you kindly forward check to this office payable to James C. L. Anderson, Attorney.

Very truly yours,

Zoning Commissioner

HOPKINS 7-4372

GARDEN CONSTRUCTION CORPORATION

2406 GREENMOUNT AVENUE BALTIMORE 18, MARYLAND



OWNER AND DEVELOPER
OF THE MEADOWS

CHARLES A. KNOTT
PRESIDENT

March 23, 1962

Mr. John G. Rose
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson 4, Maryland

Re: Meadows Industrial Park

Dear Mr. Rose:

Under date of August 10, 1960 Garden Construction Corporation recorded a plat for the sub-division of the Meadows Industrial Park. In recording this plat, Parcel "A", which is adjacent to residential land east of Gwyn Oak Avenue, was approved with approximate depths of 290 feet. This lot depth allows, under normal Manufacturing-Light set-backs, proper construction and suitable use of this property for its intended purpose.

Under date of May 25, 1961 Bill No. 56, passed by the Baltimore County Council, amended the Manufacturing-Light zoning requirements as noted in Section 255.1 of the zoning regulations. This section of the zoning code requires M-L zoning adjacent to residentially zoned property be set-back as required under Sections 248.1, 242 and 243 of the zoning regulations. These requirements of set-back set forth in Bill No. 56 enacted May 25, 1961 would not allow the proper use of the land zoned as Parcel "A" in the plat of Meadows Industrial Park.

Due to the length of time between the date that this plat was recorded and the date that Bill No. 56 was enacted, it is deemed unfair that Garden Construction Corporation would have to conform to new regulations for M-L land.

Mr. John G. Rose

- 2 -

March 23, 1962

It is requested that the Office of Planning and Zoning give a written decision as to whether this property must conform to the requirements set forth in Bill No. 56.

Very truly yours,

GARDEN CONSTRUCTION CORPORATION

Charles A. Knott
President

CAR:hm

cc: Mr. Malcolm Dill, Director of Planning
Mr. George Lewis, Bureau of Public Services

April 2, 1962

Garden Construction Company
2406 Greenmount Avenue,
Baltimore 18, Maryland

Att. Mr. Charles A. Knott,
Pres.

Re: Petition for Reclassification
from "M-1" and "M-2" Zones to
"M-1A", "M-1B" and "M-1C" Zones,
Security Boulevard, Woodlawn,
First District - Garden Construction Corp., Petitioner -
Case No. 1316

Dear Mr. Knott:

I have received your letter of March 23, 1962, re "The Meadows Industrial Park" petition No. 1316.

Your zoning was made final by the Zoning Resolution No. 66, dated April 15, 1958, of the Baltimore County Council, therefore, this zoning would come under Section 103.1 of the Baltimore County Zoning Regulations and my interpretation of this section is that you need not conform to the requirements set forth in Bill No. 56 dated May 25, 1961.

Very truly yours

Zoning Commissioner

18

ROBERT G. THOMSEN
JUNIOR DISTRICT JUDGE

UNITED STATES DISTRICT COURT
FOR THE
DISTRICT OF MARYLAND
BALTIMORE, MARYLAND 21202

April 22, 1976

Baltimore County Zoning Office
Room 121
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attention: Mr. DiNenna

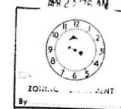
Gentlemen:

In accordance with my secretary's conversation with your office this morning, I am returning herewith one of your files labeled "Garden Const. Corp., Security Blvd. & Baltimore Beltway, 1st Dist., #4316". I believe this file was handed to me at the bench many years ago when I tried the condemnation case of the Woodlawn property where the Social Security Administration building is now located.

Very truly yours,

U. S. District Judge

ENC
Enclosure



MAY 10 1976

We, the undersigned residents of the Meadows protest the proposed change in zoning of the adjoining area from residential to light manufacturing.

John H. Blecker Jr. 1743 Little Creek Drive
Mr Mrs Fred P. Gutz. 6103 Sunny Lane.

Ed Hammon 6107 Sunny Lane Dr.
W. H. Nichols 6109 Sunny Lane
William T. Sexton 6111 Sunny Lane
Mr & Mrs R. Morrow 6117 Sunny Lane
Mr & Mrs L. Weaver 6121 Sunny Lane
Mr & Mrs W. R. Cunningham
6110 Sunny Lane.

Margaret & Kenneth Hammond
6104 Sunny Lane.

We, the undersigned, residents of the Meadows, protest the proposed change in zoning of the adjoining area from residential to light manufacturing.

Richard Hewitt 6114 Sunny Lane
Bonnie Hewitt 6114 Sunny Lane
William J. Barnes 6119 Sunny Lane
Loris B. Barnes " " "
Mrs James M. Burn Jr. 6108 Sunny Lane
James M. Burn Jr. 6108 Sunny Lane

We, the undersigned residents of the Meadows protest the proposed change in zoning of the adjoining area from residential to light manufacturing.

Mrs Mrs Robinson 1705 Sunny Ct
Mr & Mrs John Dymowski 1703 Sunny Ct
Mr & Mrs Ray L. Keener 1701 Sunny Ct.
Mr & Mrs J. M. Baker
Mr & Mrs J. M. Baker 1702 Meadow Ct.
(1702 Meadow Ct.)

Mrs Mrs William J. Thompson Jr. - 1703 Meadows Ct.
Mr & Mrs J. E. Sullivan - 6101 Meadow Ave
Mr & Mrs Wm. Collins - 6100 Meadow Ave.
Mr & Mrs Butler A. Spaulding 6102 Meadow Ave
Mr & Mrs Howard C. Houshman 6104 Meadow Ave
Mr & Mrs Marion M. Hedrick Jr. 1701 Meadow Ct.
Mr. & Mrs Lester V. Helgen 5913 Dogwood Rd.

We the undersigned, residents of the Meadows, protest the proposed change in zoning of the adjoining area from residential to light manufacturing.

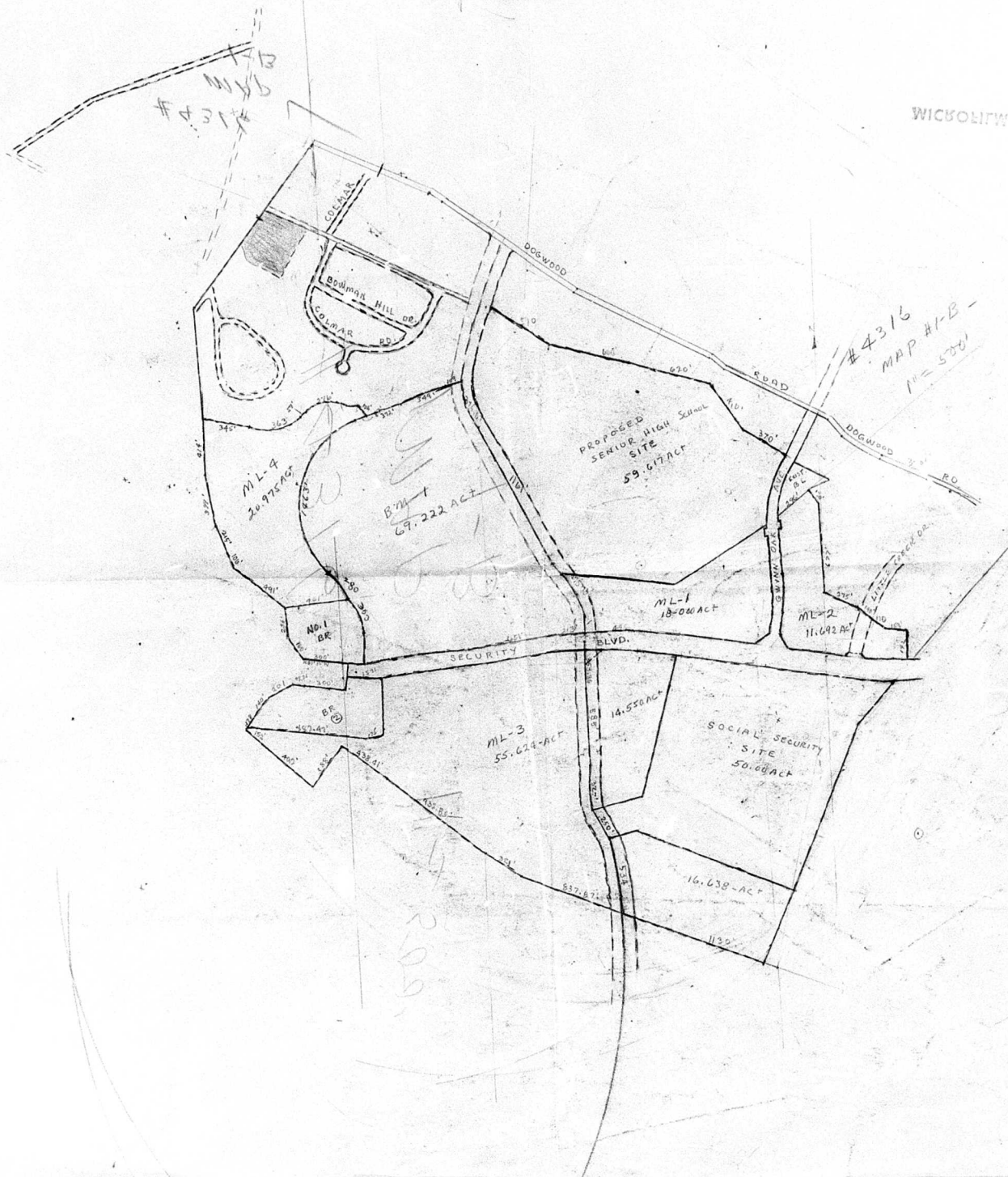
Mr & Mrs M. F. Clark Jr. 1702 Sunny Court
Mr & Mrs R. J. Smith 1706 Sunny Court
Mr. & Mrs. P. E. Smith 6122 Meadow Ave
Mr & Mrs. James F. Pyman 6115 Meadow Ave
Mr & Mrs. Calvin C. Patterson 6116 Meadow Ave
Mr & Mrs. Frank C. Cassidy 6114 Meadow Ave
Mr. Mrs. Robert Baighman 6116 Meadow Ave
Mr & Mrs. Rick Miller 6108 Meadow Ave
Mr & Mrs. Wallace & Davis 6102 Sunny Lane
Mr & Mrs. John F. Schmidt 6100 Sunny Lane
Miss Betty Robbette 6100 Sunny Lane

We, the undersigned, residents of the Meadows, protest the proposed change in zoning of the adjoining area from residential to light manufacturing.

Mr & Mrs. Frank M. Weedy 1744 Little Creek Drive
Mr & Mrs. Frank Ryan 1748 Little Creek Drive
Mr & Mrs. James H. Smith 1750 Little Creek Drive
Mrs. Albert Paul - 1759 Little Creek Dr.
Mr & Mrs. Owen L. Nelson 1747 Little Creek Drive

Figure 1 shows a vertical strip of film with frames numbered 1 to 30. The frames depict a dark, textured surface with various light-colored spots and patterns. The text "MICROFILM" is visible in the center of the strip.

#4316
MAP #1-B-
1" = 500'



THE MEADOWS ZONING PLAT

GARDEN CONSTRUCTION CORPORATION
2406 GREENMONT AVENUE
BALTIMORE 14, MARYLAND
1ST ELECTION DISTRICT BALTIMORE COUNTY MD
SCALE 1"=100' DECEMBER 20, 1957

THOMPSON & GRACE
SURVEYORS & ENGINEERS
1111 GUYTON AVENUE
BALTIMORE 14, MD

ML-4
20.975 AC±

BM-1
69.222 AC±

BR-1
4853 AC±

STATE ROADS COMMISSION
PLAT NO. 16480

BR-2
1.321 AC±

ML-3
55.624 AC±

EXTENSION

PROPOSED
R-250000 A-12811
R-120000 A-12812

BOULEVARD
R-250000 A-12811
R-120000 A-12812

SECTION
R-250000 A-12811
R-120000 A-12812

SECTION
R-250000 A-12811
R-120000 A-12812

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R-250000 A-12811
R-120000 A-12812

R-250000 A-12811
R-120000 A-12812

GREENMONT AVENUE

STATE ROADS COMMISSION
PLAT NO. 16480

BALTIMORE COUNTY BELTWAY

N 32° 30' E 44.30'

S 75° 34' 23" E 54.10'

R-250000 A-12811
R-120000 A-12812

R-250000 A-12811
R-120000 A-12812

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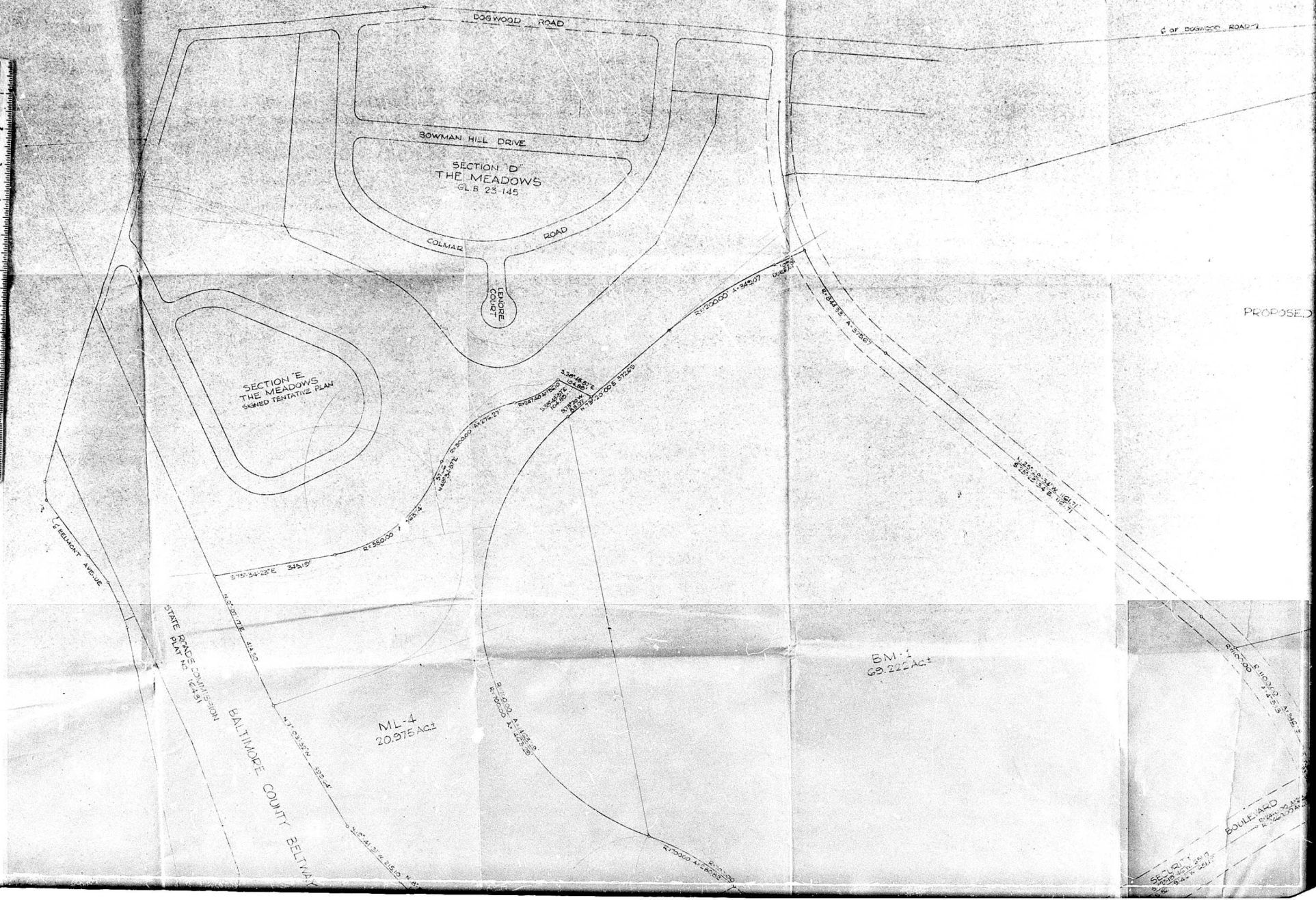
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DOGWOOD ROAD

BOWMAN HILL DRIVE

SECTION D
THE MEADOWS
GLB 23-145

COLMAR ROAD

LENOX
ROAD

SECTION E
THE MEADOWS
SIGNED TENTATIVE PLAN

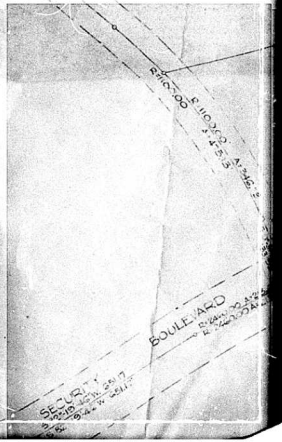
GREENHART AVENUE

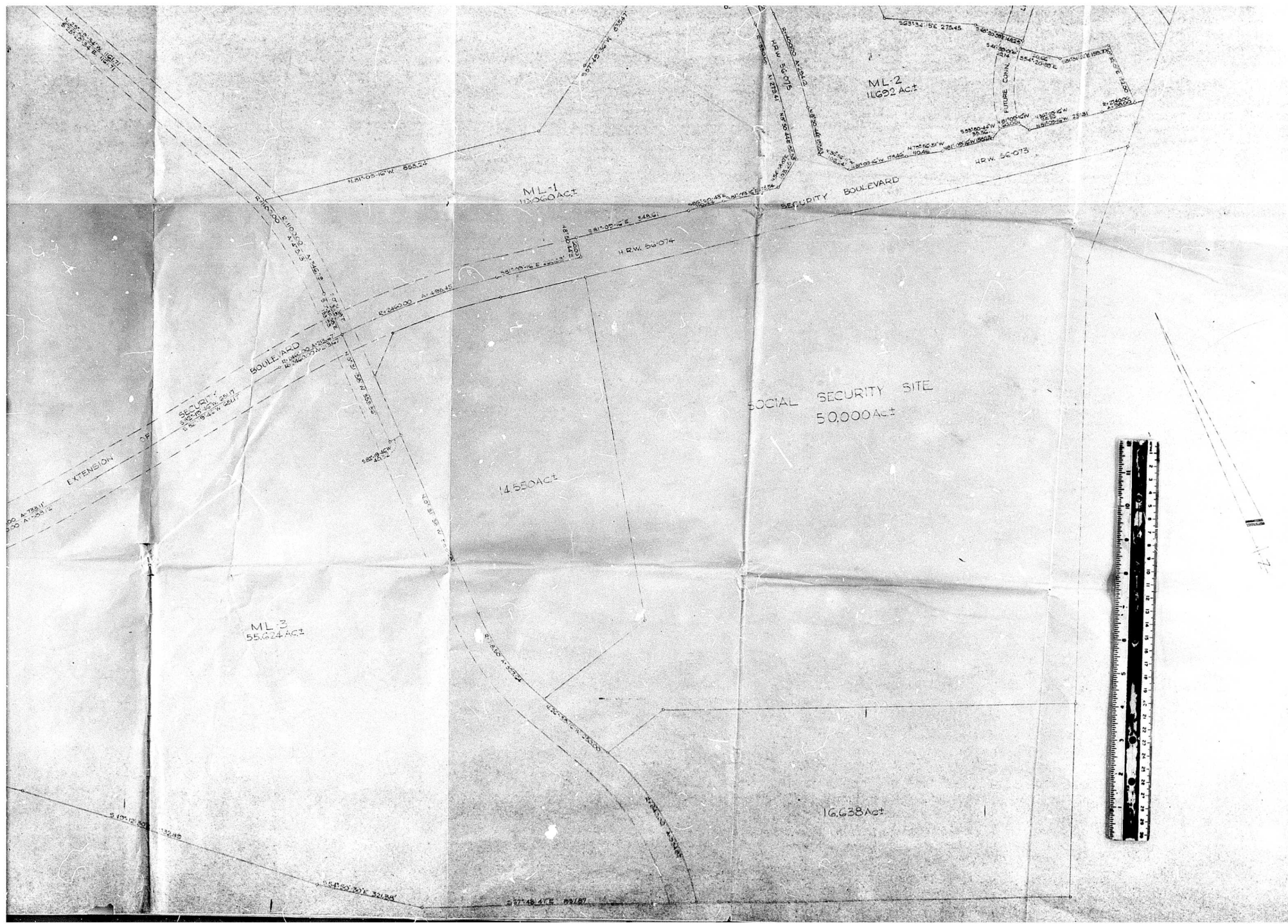
STATE ROAD COMMISSION
BALTIMORE COUNTY BELTWAY

ML-4
20.975 AC±

BM-1
69.22 AC±

PROPOSED





ML-1
10060 Act

ML-2
11682 Act

ML-3
55624 Act

SOCIAL SECURITY SITE
50,000 Act

H.R.W. 561074

H.R.W. 561073

14550 Act

16,638 Act



C of DOGWOOD ROAD-1

DOGWOOD ROAD

ROAD

EXISTING BL

SUNNY COURT

MEADOW COURT

LANE

DRIVE

CREEK

SECTION 'B'
THE MEADOWS
SUB 21-3

LANE

PROPOSED SENIOR HIGH SCHOOL SITE
59.617 AC±

SHANN OAK AVENUE

ML-2
11692 AC±

ML-1
13060 AC±

SECURITY BOULEVARD

SOCIAL SECURITY SITE
50.000 AC±

BOULEVARD

SECURITY
SCHOOL SITE
50.000 AC±