## Petition for Zoning Re-Classification

missioner of Baltimore County:-

I, or we. Garden Construction Corps legal owners, of the property situate # 1in Woodlewn, Pirst Election District, as described in the attacked lescriptions, and totaling about 188 acres.

mL 12/24/57

MAPY

hereby petition that the zoning status of the above described property be re-classified, purusant to the Zoning Law of Baltimore County, from an R-6, R-L zone to an B-N, B-R, M-L zone Reasons for Re-Classification: To provide for an orderly, planned business and industrial development.

Size and height of building front feet doub feet height feet Pront 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, 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 One- 6 me tadde Vice Per Contract Purchasers & Legal Owners Address 2406 Greenmount Avenue Baltimore 18, Md.

ORDERED By The Zoning Commissioner of Raltimore County, this 2rd December 19.57, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throug' cat Baltimore County, that property be posted, and that the public hearing bereon be had in the office of the Zoning Commissioner of Baltimere County, in the Reckord Building, in Towson, Baltimere County, on the 

19/23/21/W.

Zoning Commissioner of Baltimore County

#4316 MAP#1-B BR-V BM-/

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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND TOWING BESOLUTION NO. 86

RESOLVED by the County Council of Baltimore County, Maryland, that Zoning Reclassification 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

Um F. Money

# 4316 MAP

EE: FETTICEN FOR REGLALSIFICATION:
RRG1 98-6" and "8-1" ZOES to
98-8", "8-1" and "91-1" ZOES
Security Boulevard, Woodlawn,
First District - Garden Construction Corp., Fettitioner

papers:

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

In a latter dated December 18, 1957, Charles W. Hild, Jr., Assistant Solitater for Baltimore Geoupty, informed the Garden Construction Corporation that a proposed change of land to with 16,50% acros for 56.6th had been approved by the Nourd of Education for Baltimore Geometry.

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

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

Planning particularly recommended "M-R" soning along street frontage in lieu of "M-L", bosever, the politioner did not ask for "M-R" soning in the patition and an impaction of "M-R" in this order could well make the land unusuable at the present time.

The Office of Planning recommended the following:

planting to print interface on the large which we do not be the space of the print interface on the large that the space of the space of the print interface on the space of t

Testiacoy initiated at least two large traffic arteries and a large interchange scale to built in or mar that truet. This attestine control of the control of the control of control operators of other.

Boulovard should be a limited access highery and for that the Pav Security belower should be a limited access highery and for that reason certain "8-P" Zones should be donied. If a highesy is not planned and laid out as a limited access highesy by the process of the County acquiring the moscessary rights—of-way, sounds is not the sense of so doing.

The requested reclassification is not unreasonable. Loning restricts and guides; but the onus is on the developer and builder to create constiting attractive as well as utilitarian.

For the above reasons the petition is granted.

Do not have reasoned to political a granter.

10 in this 27th day of Decembry, 1957, by the Deputy Zening Commissioner of Saithners County, COMENTO that the above described proporty or area should be and the same in barely reclassified, from and after the date of this Order, from "Hof" and "N-1" Zones to "Hof", "D-4" and "N-4" Zones to "Hof", "D-4" and "Hof", "D-4" Zones to "Hof", "D-4" and "Hof", "D-4"

Filed 3/17/5-8

RE: FETITION FOR RECLASSIFICATION FROM "R-6 and "B-L" ZONES to "B-R", "B-R" and "M-1" ZONES Security Boulevard, Woodlawn, First District - Garden Construction Corporation, Petitioner

命命

DEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY No. 1326

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

James C. L. Anderson, ATTORNEY FOR PROTESTANTS.

January 6, 1958

# #3/6

MESSIVED of William Harrison, II, the sum of Three Sundred 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 Sculevard and Baltimore County Beltway, Garden Construction Convany, petitioner.

Deputy Zoning Comissioner

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

61.622

COMPTROLLER'S CHICE

December 27, 1957

MECHINED 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 situate on the Borth side of Security Boulevard and Baltimore Beltway, First District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

01.600-8306.00

MAY 1 0 1976

#1-13 DEPUTY ZONING COOKISSIONER OF BALTIMON: COUNTY No. 4316 ............

reclassification of construction Corporation has putitioned for reclassification of approximately 185 eares from "R-6" shi "R-17 force to "R-6", "R-6" and "N-17 forces. The potition tates that an orderly, planned business and industrial development is the reason for the reasoning request.

The potitioner 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 some of which are more stringent than the Conaty requires.

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

BALTIMORE COUNTY LAW DEPARTMENT TOWBON 4. MARY AND

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December In 1987

Dear Mr. Spott

in reference to four recent correspondence with the sound of obtacles of faithour county, pertaining to the exchange of land purchased on the Social Security Stutisting, containing of the median county of the Social Security Stutisting, containing the Security Stutisting, containing the Security Stutisting county in the Security Freedings of the Security

It is the intention of the Board to exchange this land for the 59,61m scress shown on the plat of Thompson and Trace Survey, antitled, Senior High School, woodlawn, mated November 20, 1957.

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

Very 'ruly yours,

the Mixed Charles w. Held, Jr.

CWH. Jrish

Dx 28 06 Faled 3/17/3 8 200 28 CAN NO. 28 CAN NO. 10/33-CW/ ADMITTED IN EVIDENCE APRIL 9/962

RE: FETITION FOR RECLASSIFICATION FROM "R-6 and "B-L" ZONES to "B-R", "B-R" and "M-1" ZONES Security Boulevard, Woodlawn, First District - Garden Construction Corporation, Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY No. 4316

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

James C. L. Anderson, AFTORNET FOR PROTESTAMES.

Choiners 101 - Civil

Petition for Zoning Re-Classification
The Zening Grammatone of Baltimer George

To The Zoning Commissioner of Baltimure County:-

I, or we. Garden Construction Corps. legal owner A. of the property minate # in Woodlawn, First Slection District, as described in the attached descriptions, and totaling about 188 acres.

BR. BA mL 12/245

hereby petition that the roning status of the above described property be re-classified, purusant to the Zoning Law of Baltimore County, from an R-6, B-L zone to an B-N, b-5, N-L rone. Reasons for Re-Classification. To provide for an orderly, planned business and industrial development.

Size and beight of building: front.\_\_\_\_\_feet; depth.\_\_\_\_\_feet; beight \_\_\_\_\_feet. Property to be peaked as presembed by Zoning Regulations.

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

Garden Construction Corporation One - 6 m. Tadde time des Contract Purchasers & Legal Conerg Addres 2406 Greenmount Avenue

Baltimore 18, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this. 2nd. ... Docember 19 27, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Building, in Towson, Haltimore County, on the 13/3/57 AM. 

Zoning Commissioner of Baltimore County

ADMITTED IN EVIDENCE PREIL 9.1462

CASE NO. 10/33-CIL

RE: PETITION FOR RECLASSIFICATION : 700m \*R-6\* and \*B-L\* ZOMES to \*B-H\*\*, \*b-R\* and \*H-L\* ZOMES : Security Boulsvard, Woodlaam, First District - Garden Construction Corp., Petitione

-- JAN 6 FR

Office A ZUNING VERNIMENT

y yn.

10 P

THEFTET ZONTING COMMUNICATIONS

OF BALLTIMORE COUNTY No. 1116

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

DX 25

CASS 10. 10133-CIVIT ADMITTED IN EVIDENCE 4/6/1962

RE: PATITION FOR REGILESSIFICATION FROM "E-O" and "B-D" ZOHES to "B-D", "B-B" and "B-L" ZOHES to "B-D", "B-B" and "B-L" ZOHES Security Rouleward, woodlessm, First District - Garden Con-struction Corp., Petitioner

20YORK DEPUTY ZCHING COMMISSIONER OF BALTINGRE COUNTY

No. h316

The Garden Construction Corporatio: has patitioned for replacefficated approximately 185 acres from "B-6" and "B-5" Zones to "R-6", "B-1" and "B-5" Zones. The patition wastes that an orderly, planned business and industrial development is the reason for the reason request.

Testimony revealed that discussions relative to the use of this site between the Garden Construction Conporation 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 Sulfatter for Mailtance County, informed the Garden Construction Corporation that a proposed change of land to with 16,50% acres for 56,61% had been approved by the Seard of Rucestion for Baltimore County.

The school property as prejosed and the Social Security site as now exists creates a major change in the use of land in the vicinity 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 effects 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 acquaint 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 workal. The requested soming was approved in part by the Office of Planning.

Flanning particularly recommended "M-N" soming along street frontage in lieu of "M-D", however, the petitionar did not ask for "M-N" moning in the petition and an imposition of "M-N" in this order could well make the land conseable at the present time.

The Office of Planning recommended the followings

This affice does not believe that it would be good limit use planning to permit industrial sening of the tracks lying north of heavyly bodieves for permit industrial sening of the tracks lying north of heavyly bodieves from the property has reveal out tracks, (wed-ye to be predictions are Marijan-Dalam and the permit of the property has reveal to the permit of the bodieve the find sening sould be properly predicting approximate, or of the buildings, which would not be the senior of the senior and the permit a more destructed by the senior of the property of the property is not destructed to the senior of the tracks of the prediction o

Testimony indicated at least two large traffic arteries and a large internance would be built in or man that transt. This attaction complete the complete transtance in the state of the contraction in the

The requested reclassification is not unreal rable. Zening restricts and guides; but the ones is on the developer and builder to create nomething attractive as well as utilitarian.

For the shows reasons the petition is granted.

It is this 2 day of December, 1957, by the Deputy Jening Caratisticars of Hallimore County, OUDERD that the above described properly or area should be and the case is hereby reclassified, from and after the date of this Order, from \*h\_0\*\* and \*h\_1\*\* Jenne to \*h\_0\*\*, h\_0\*\* and \*h\_0\*\*.

Sohn G. Rose puty Zoning Commissions of Baltimore County

CASE NO. 10/33-CASE ADMITTED IN EVIDENC OPE 190, 1962

January 6, 1968

\*176 m

ECRIVED of William Marrison, II, the sum of Turse Sundred and Seventy Six (\$375.00) Pollars, being cost of appeal to the County Board of Appeals from the decision of the Deputy Zoning Commissioner granting reclassification of property, Security Scalevard and Baltimore County Beltmay, Garden Computerion Company,

Deputy Zoning Commissioner

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

30. 6. 15g THE THE CITY

THOMPSON & GRACE VALLEY 2-1045 B-R-1 ZONING

VA-5- 4998

BEGINNING for the same on the Northernmost side of Security Bouleard (200.00 feet wide) at station 110460 as shown on State Roads Commission Plat No. 16480 thence running with and binding on the Northernmost side of Security Boulevard and the Easteramost 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 35 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.

11-30-57

2-5/6/15

THOMPSON & GRACE ENGINEERS & SURVEYORS
121 ALLEGHANY AVENUE
TOWSON 4, MARYLAND

VALLEY 9-3045 B-R-2 ZONING

BEGINNING for the same on the Southernmost side of Security Boulevard (200.00 feet wide) at station 110+00 is 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, 58 feet for a distance of 98, 25 feet, South 55 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 123, 99 feet, thence running for lines of division the three following courses and distances. South \$1 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 420.99 feet to the center of said Security Boulevard thence running with and binding on the center of said Security Houlevard 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 run: ag with and binding on said State Roads Commission plat No. -- 16480. South 8 degrees 03 minutes 07 seconds West 190.17 feet to the place of besinning.

CONTAINING 7. 391 acres of land more or less.

11-30-57

2-5/6/15

THOMPSON & GRACE TOWSON 4. MARYLAND B-M-L ZONING

BEGINNING for the same at the center line intersection of Security Bouleard 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 213.57 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 709,00 feet for a distance of 634.01 feet, Northerly by a line curving to the East wi " 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.

2-5/61/5

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THOMPSON & GRACE 21 ALLEGHANY AVENUE

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 Cak Avenue as shown on said drawing and drawing No. 24RW 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 \$1 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 193, 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 fets, 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 500.00 feet for a distance of 34.74 feet, thence running for lines of division the two following courses and distances, North 51 degrees 51 minuss 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

60 THOMPSON & GRACE 121 ALLEGHANY AVENUE TOWSON 4. MARYLAND VALLEY 3-2042

(Cont.) - Parels

degrees 34 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 degress 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 ac of land more or less

11-30-57

Z -SIGNS

- E . L. S THOMPSON & GRACE 121 ALLE ALLEGHANY AVENUE 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 suconds East 492. 36 feet, North 33 degrees 21 minutes 26 seconds East 333.65 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 25 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 327.64 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 9 degrees 31 minutes 38 seconds West 353.36 feet, Westerly by a line cur ing 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 121 ALLEGHANY AVENUE TOWSON & MARYLAND Parcel 4 M-L-1 20NING

BEGINNING for the same in the center of Security Boulevard at Station 184+ 71.01 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 348,61 feet, South 86 degrees 20 minutes 43 seconds East 110.44 feet, South 81 degrees 09 minutes 16 seconds East 176.55 feet, North 54 degrees 38 minutes 07 seconds East 103.25 feet, North 8 degrees 50 minutes 44 seconds East 155,53 (eet, 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 dogrees 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 West 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, 53 feet to the place of begianing.

> CONTAINING 18,060 acres of land more or less. 11-30-57

THOMPSON & GRACE 121 ALLEGHANY AVENUE TOWSON 4 MARYLAND VALLEY PORAS

(2) Parcel 6

598.12 feet thence leaving said Security Boulevard proposed and running for lines of division the three following courses at t 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 Beliway 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 55.624 acres of land more ore less.

11-30-57

THOMPSON & GRACE TOWSON & MARYLAND CASE NO. 10/33- Civil B-R-I ZONING ADMITTED IN EVIDENCE APRIL 9-196 BECONNING for the same on the Northernmost side of Security Bouleard (200, 00 feet wide) at station 110400 as shown on State Roads Commission Plat No. 16480

thence raming with and binding on the Northernmost side of Security Boulevard and the Easteramost 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 150, 26 feet and North 4 degrees 14 minutes 21 seconds West 236.75 feet, thence running for lines of division the three following sources 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 100,00 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 blading 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, 33 feet to the place of beginning

CONTAINING 4, 353 acres of land more or less.

11-30-57

THOMPSON & GRACE

M-L-2 ZONING

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

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 31 degrees

East side of Gwynn Cak Avenue as shown on said drawing and drawing No. HRW 56-075 the

BEG!NNING for the same on the North side of Security Boulevard at Sta.

2-51/20

THOMPSON & GRACE ENGINEERS & SURVEYORS TOWING A N'SETLAND VALLEY - 2045 weel & B-R-2 ZONING BEGINNING for the same on the Southernmest side of Security Boulevard

(200, 00 feet wide) at station 110+00 is 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 Beliway the five following courses and distances Morth \$1 degrees 56 minutes 53 seconds West 100.00 feet Westerly by a line curving to the North with a radius of 5629, 52 feet for a distance of 98, 26 feet, South 65 degrees 00 minutes 43 seconds West 201. 33 (set, 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 degrees 56 minutes 53 seconds East 882, 47 feet North 82 degrees 19 minutes 46 seconds East 125, 30 feet and North 2 degrees 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 Boulovard and running with and binding on said State Roads Commission plat No. -- 16480 , South 5 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

2-5/91/5

ungrees 34 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 divison the two following courses and distances South \$1 degrees 31 minutes 26 seconds East 159.70 (set 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 carring in the North with a radius of 2740,00 fest for a distance of 98,00 feet to the place of beginning. CONTAINING 11.692 acres of land more or less.

THOMPSON & GRACE

(Cont.) - 17

11-30-57

- SIENS

THOMPSON & GRACE ENGINEERS & SURVEYORS
121 ALLEGHANY AVENUE
TOWSON & MARYLAND -B-M-L ZONING

BEGINNING for the same at the center line intersection of Security Bouleard proposed and Clarke Avenue proposed theace running with and binding on the center of Security Eculeward 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 \$2 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 Kurth 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, 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 375,67 fest, outh 25 degrees 29 minutes 34 seconds East 1161, 71 feet Southerly by a lies curving to the west with a radius of 1100, 30 feet for a distance of 475, 13 feet and South 0 degrees 31 minutes 38 seconds East 133, 33 feet to the place of beginning.

CONTAINING 69, 222 acres of land more or less.

11-30-57 7-8-615

THOMPSON & GRACE

of ALLEGRANY AVENUE

M-1. 3 ZUNING

BEGBINING for the same on the Eleteramont side of Batt more believey at

Towson & Marriani VALLEY 3-1845

CONTAINING 18,060 acres of land more or less. -----THOMPSON & GRACE 121 ALLEGHANY AVENUE 

THOMPSON & GRACE

121 ALLEGHANY AVENUE

M-L-1 ZONING

71.61 as shown on Baltimore Coun. Bureau of Rights-of-Way drawing No. HRW 36-074

thence running with and binding on said drawing and drawings No. MRW 56-073 and HRW

56-075 the twelve following courses and distances North 8 degrees 50 minutes 44 seconds

Kast 60,00 (est, South 81 degrees 09 minutes 16 seconds East 148.6; (est, South 86 degrees

20 minutes 45 seconds East 110.44 feat, South 81 degrees 09 minutes 16 seconds East 178.54

feet, North 54 degrees 36 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

seconds West 60,00 feet, North 86 degrees 48 minutes 31 seconds East 10,00 feet, and North

feet for a distance of 279, 41 feet, North 3 degrees 11 minutes 29 seconds West 295, 70 feet,

outh \$5 degrees 45 minutes 31 seconds West 10,00 feet, North 3 degrees 11 minutes 29

3 degrees :1 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 \$35.47

feet and North 81 degrees 09 minutes 16 seconds West 853, 24 feet thence running with and

binding on the center of Clarke Avenue proposed the two following courses and distances

feet and south 0 degrees 31 minutes 38 seconds East 133, 93 feet, thence running with and

of 475, 45 feet and South 81 degrees 09 minutes 16 seconds East 260, 53 feet to the place of

binding on the conter 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

Southerly by a line curving to the West with a radius of 1100,00 feet for a distance of 346.79

BEGINNING for the same in the center of Security Boulevard at Station 1844

588, 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 \$2 degrees 19 minutes 46 seconds West 125.00 feet and North \$1 degrees 56 minutes 53 seconds West 832, 47 feet to the Kasteran pet 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.

(4) Jenela 6

CONTAINING 55, 624 scres of land more ore less.

11-30-57

7-51600

the intersection with the Southern outline of the entire tract as shown on State Roads Commission plat No. 16489 thence running with and binding on said Southern outline the seven following courses and fistances South 47 degrees 31 minutes 30 seconds East 152.05 feet, South 46 degrans 07 minutes 12 seconds East 492. 36 feet, North 39 degrees 21 minutes 26 seconds East 358,65 feet, South 51 degrees 49 minutes 17 seconds East 438,41 feet, South 49 degrees 12 minutes 13 reconds East 932, 27 feet, South 54 degrees 50 minutes 30 seconds East 321, 38 feet and South 67 degrees 43 minutes 47 veconds East 837, 87 feet to the Easternmost side of Clarks Avenue proposed thence running with and binding on the Easternmost side of Clarke Avanua the four following courses and distances Northerly by a line curving to the 16 seconds West 250,00 feet, Northerly by a line curving to the East with a radius of 718,50

West with a radius of 840,00 feet for a distance of 534,87 feet North 26 degrees 37 minutes feet for a distance of 327.74 feet and North C degrees 31 minutes 38 seconds West 585.68 feet thence leaving the finteramost side of said Clarke avenus proposed South \$2 degrees 19 minutes 46 seconds West 40, 32 feet to the center of said Citake 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 fouth with a radius of 2460.00

feet for a distance of 213.67 feet South 92 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

09 minutes 16 seconds West 60, 90 feet, South 53 degrees 50 minutes 44 seconds West 35, 36 feet, North \$1 degrees 09 minutes 15 seconds West 153, 23 feet, North 75 degrees 56 minutes 51 seconds West 110, 46 feet, Morth 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 minues 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 fire following

courses and distances South 1 degree 49 minutes 01 seconds East 677. 43 feet, South 63

THOMPSON & GRACE

TOWACH & MARYLAND

VALLEY 3 SAG

M-L-4

BEGINIIING for the same on the Easternmost side of Baltimore Beltway radial to station 65+50 as shown on State Roads Commission Plat No. 10480 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 fast 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 Essterly by a line curving to the North with a radius of 380.00 feet for a distance of 363.74 (set, 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 dogrees 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

60 THOMPSON & GRACE 121 ALLEGHANY AVE

VALLEY 3-1845 Parel 7

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 18 degrees 37 minu. s 46 seconds West 106.18 feet, North 19 degrees 41 minutes 31 seconds West 215, 10 feet. North 7 degrees 05 minutes 52 seconds West 399, 64 feet and North 9 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 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 1462,29 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

2-5/5/15

NOTICE OF ZONING PETITION FOR RECLASSIFICATION - let DISTRICT

County for change or postness from the Joning Cormissions of Batters and M. 1 Jones or postness from the M. 2 Jones M. 1 Jones of M. 1 Jones M.

On Monday, December 23, 1957 at 10:00 A. H.

to determine whether or not the following montioned and described property should be changed or reclassified as aforesaid for Business Najor, Business Roadside and Manufacturing Light to with

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

CONTAINING 4.853 acres of land sore or less.

PARCEL 2 - From a 166 Tone to a B.H. Zone - MECHNING for the same on the Southermore side of Security Southermof (200,00 feet wide) at station 11000 is shown on State Book Constains make in 1860; there counting with and Southermore the Southermore So

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

DEPUTY ZONING COMMISSIONER OF BALTTIMORE 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 - JAH 6 58 Attorney for Protestants

ZONING U

Zonine	Petition	No.	

CUESTIONNAIDE TO BE SUBSTITIED WITH ZONING PERIOTON Note: Flease arguer all questions that apply

	nte: Dec. 2, 1957 Election District Number: 2
1.	Froperty location: SS Dogwood Rd, ES Beltway (Street and house no. if any; N. S. S. or W. side of street
	distance N. E. S. or W. from noarest intersecting street or read)
,	Size of tract proposed to be zoned - square feet or acros: 188 Ac.
	Interior lot or corner lot?
4.	Date property acquired by present owner: 1953
5.	Name of legal owner, if other than petitioner: 47 Ac. titled to Balto.
	Address: Tel. No
6.	lane of person other than legal owner who may be contacted for added integral willemain & Assoc - Copy of Backer Tel. No. VAS-4998
	Present zoning of property: R-6 and B-L
8.	Requested zoning of property: B-M, B-R, M-L
	Present use of property: Parm
	Present use of property: Parm
9.	Present use of property: Parm
9.	Present use of property: Parm   two property so used prior to April 1, 1955 (yes or   jif yes, hew long before:
9.	Present use of property: Parm is reperty so used prior to April 1, 1955 (yes or 1 free yes or lock before)  Preposed use of property Business and industrial developed.  Preposed use of property Business and industrial developed to the till be the maximum height of the building or buildings?
9.	Present use of property: PARM
9.	Present use of property: Parm  18 Type, med have befores  18 Type, med have befores  Proposed use of property: Business and industrial development that till be the maximum height of tue building or buildings?  feet  Bushers of englosses ; j present probable eventual

THIS FORM INST HE SUBMITTED IN DUFLICATE

6

General N. W. Kom

South 36 degrees ht number 5% seconds Next 120,07 feet; hence receive for these of divisions the three following courses and distributes South 26,000 feet grows 55 dataset of the course of the cours

6

CONTABILEG 7.391 acres of land more or less.

(

CONTAINED 7.371 acres of land mayor resus.

NAMERI 3 - Proven 1.6 forms to m 1.8, Zone - MORIEMED for the same at the center Time interescent and Security Monitored proposed and Clarks Areas proposed to the security of the to the clace of beginning.

CONTAINING 69,222 acres of land sore or less.

CURRINUO 59,722 acres of hand sore or lease.

ALGERA by the documents of the control of the cont

by a line curving to the South with a radius of 2560.00 feet for a distance of 1954.5 feet and South 61 degrees 07 minutes 16 seconds East 260.53 feet to the place of beginning.

-3-

CONTAINING 18,060 acres of land more or less.

(3)

If yes, please cive date:

OWNALLIO 10,000 acres of land more or base.

BLOOM 5 - Prova a R.6 Some to a R.L. Zone a BURNLING for the acces on the North Edward of the Research of the Research of Land School fact to the place of beginning.

feet to the place of beginning.

ONNAIDIO 14692 come of land sore or less.

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PROMING 6. ROSSING for the same on the Emberment side of Sattinore Selteny

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## OFFICE OF PLANNING

·n	rer-Office Correspondence
From Office of Planning	Dec. 23, 1957
To Wilsie H. Adams	
Subject Zoning Petition #4316 Po	reals Librar VII

1. The Office of Planning is in accord with the proposal to reclassify the property described In above petitil n as B.M-1 in order to bring about an exchange of properties between the joint petitioners. The reclassification will result in a change of the present senior high school site to a more appropriate location within the ultimate residential area it must zerve. The requested B.M. zone will also provide an improved location for the proposed regional shopping center when taking into account the other proposed land uses adjoining said tract.

This office does not believe that it would be good land use planning to permit industrial 2. This office does not believe that it would be good land use planning to permit industrial scaling of the freely lying north of Scartify Boulevard, on both ides of Gwynn, Cod Avenue, (referred to by petitioner as ML-1, ML-2). This property has residential development adjoint on the east, and the sensit high is via all is to the north nod west. We believe that R-A zoning would be proper, permitting apartments, or office buildings, which would be allowed by a Speciments. As a comparable of the property of the sensity of the control of the sensity of th appropriate uses are permitted

 Concerning the two other tracts for which M-L rezoning is proposed, those lying on both sides of Security Boulevard (ML-3, ML-4), we believe that industrial uses of certain types are appropriate. It is our belief however, that the most satisfactory way of providing for industrial zoning for these two tracts would be to zone the interior of said tracts M-L with an approximate 200-foot belt of M-R zone along the street frontage, thus giving some assurance of unobjectionable types of industry and of proper control over design of their access and other relationships to their surroundings. The owners, of course, cannot petition for M-R zoaling as described without providing specific plans therefor, which they are presumptly not in a position to do. In view of the fact that this office expects to have its recommended zoning plan ready for this section of the County in a matter of a month or so, and that access streets and other facilities do not exist, and can hardly be expected to be available for practicable usage for a year or more, we believe that it would be better not to grant the petition to rezoning to M-L of the two subject tracts, but to allow them to be created by the new zoning map. It is true that the owners of the property who also own the propose regional shopping center, referred to as BM--1, could be expected to be sure that prospective purchasers of the M-L zoned sites (if that zoning were granted) would not establish industrial or commercial uses of a type that might be injurious to the shopping center or to the general neighborhood There could be no obsource guarantee however that the proposed industrial property would remain in the present ownership, and a subsequent owner might not feel any such limitation of interest or responsibility to the community.

In order to preclude the precedent of permitting spot commercial zones on the new Security Boulevard, which is intended to be a limited access high ay, it is recommended that the proposed B-R zones be denied. This office proposes that the tracts be classified the same as the larger tracts of which they are parts.

stde of said Clarks Avenue proposed, Josh 52 cagross 17 minutes his seconds best 50,32 feet to the cunter of said Clarks Avenue propose remains with now binding on the counter of said Clarks Avenue proposed by the counter of the Horth with a radius of 300,000 feet for a distance of 500.17 feet; blond being mg and Security boulerand proposed and remaining for Lines of division the three following corress and distances: Scale of the second less 125,00 feet and bornhold of degrees of minutes 57 seconds less 150,00 feet and bornhold of degrees of minutes 50 seconds less 150,00 feet and bornhold and the second less 150,00 feet and bornhold and the second less 150,00 feet and bornhold minutes lattery, betty 50 degrees at minutes 31,00 seconds less 13,00 feet to the matterney betty, feet 15 degrees at minutes 31,00 seconds less 13,00 feet to the matterney betty, feet 15 degrees at minutes 31,00 seconds less 13,00 feet to the place of beginning.

CONTAINT NO 55.624 acres of land more or less.

OUNTAINT OF 55,60% acres of land more or less.

PARELL 1 - reas 2.6.5 cm. at a x 14., Zone - SECONDING for the sense on the
Exaltermost sides of initiators Bullmay radial to station 6550 as above on
State Boand Commission That No. 10505; thesee rememing with and binding on
the Exatermost side of said Beltway as about on said plat and plat 30. 10501
the five following courses and distances: North if depres 19 initiates 23.

So with 19 degrees all minutes 31 amounds was 135.10 faut, Borth 7 degrees
0) simines 2 accords west 379.45 fews and Enth of degrees 07 initiates 12 accords
East klub, 50 feets; themes wounting for lines of division the tan following courses
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distance of 30.7% feets, Sorth 19 degrees 10 attitutes 57 seconds feat 57.36

feet, Easterly by a line curring to the South 41 as radius of 30.00.00 feet
foret, Easterly by a line curring to the South 41 as radius of 30.00 feet
feet, Easterly by a line curring to the South 41 are arring to 10.00 feet
for a feature of 217.10 feet for a distance of 105.10 feet, South 18 degrees 16

statutes 57 seconds last 10.04.9 feets, Southerly by a line curring to the last
with a radius of 100.00 feet for a distance of 160.29 feet, Southerly by a
11 securing to the less with a radius of 700.00 feet for a distance of 160.29 feet, Southerly by a
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13 securing to the less with a radius of 160.29 feet, Southerly by a
14 securing to the less with a radius of 160.29 feet, So

CONTAINING 20,975 acres of land nore or less.

All parcels of land shown on plat plan filed with the Zoning Department, heing property of Cardar Construction Coro.

By Order of Wilsie H. Adams

December 27 1957

Messrs. Turnbull & Browster, 2h West Pennsylvania Avenne, Touson h, Maryland

Att. John G.Turnbull, Esq.

Se: Patition for Reclassification from \*|-5\* and \*B-L\* Zenes to \*B-R\*, \*|B-R\* and \*|-L\* Zenes to \*|-8\*, \*|B-R\* and \*|-L\* Zenes Security Boulevard, Weedlam, First District - Carten Con-struction Corp., Fatitions

Garden Construction Company

Att. Mr. Charles A. Knott,

2h06 Greenmount Avenue, Baltimore 18, Maryland

Dear Mr. Knott:

I have today passed my Order granting the reclassification, in the above matter, from "H-6" and "H-L" Zones to "B-N", "B-R" and "H-L" Zones.

Attached hereto is copy of said Order.

Very truly yours.

Deputy Zoning Commissioner

April 2, 1962

Re: Rettion for Reclassification from "R-6" and "B-L" Zones to "B-H", "R-R" and "N-L" Zones, Security Boulevard, Woodlawn, First District - Garden Con-struction Corp., Petitioner -Case No. 1316

Very truly yours

Zoning Comission r

I have received your letter of March 23, 1962, re "The Mandows Industrial Park" petition No. 1911.

To enting with fine the light of the court o

December 27, 1957

Mr. John Powers, 1923 Hillcrest Hoad, Baltimore 7, March

Re: Petition for Reclassification from "R-6" and "B-L" Zones to "B-W", "B-R" and "R-1" Zones Security Sculevard, Woodlawn, First District - Carden Contruction Corp., Petitioner

I have today passed up Order granting the reclassification, in the above natter, from "Med" and "Med" Zones to "Med", "Med" and "Med" Zones, for reasons stated in the attached copy of said Order.

You may take an Figure from this decision to the County Board of Appeals within ten days from the above date. The cost of appeal is bened on the acreage involved, which is 188 acres, therefore, the cost of app. As 876,00.

Very truly yours,

Deputy Zoning Commissioner

Mr. B. C. Auer, 2131 Southland Road, Baltimore 7, Md.

cc: Mr. Frank Wosley, 17kh: Little Greek Drive, Baltimore 7, Md.

Wr. John Stansbury Windsor Hill Road, Baltimore 7, Md. Mr. Matt Hogan, 6011 Gaynn Cak Ave., Baltimore 7.

Mr. William Harrison, Lexington & Colonial Hoads, Baltimore 7, Maryland Mr. Jos. Paper 6601 Michardson Head, Baltimore 7, Me.

Mr. Malcolm Burman, 6508 Degreed Read, Baltimore 7, Md.

April 1, 1958

4316

James C. L. Anderson, Esq., Masonic Building Towson h, Maryland Dear Mr. Anderson

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

Very truly yours,

Zoning Commissioner

March 17, 1958

Mr. Morman S. Wood, Director, Office of Finance, County Office Bldg., Touson h, Md.

On January 6, 1958 we forwarded a credit to your office of \$376.00 being cost of appeal to the County Board of A peals from the decision of the Deputy Zoning Conmissioner granting reclassification of property, Security Boulevard and Baltimore County Beltway, Garden Com truction Company, petition r.

The appeal has been withdrawn and there is a refund due of \$376,00.

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

Very truly yours,

Zoning Commissioner

HOPKINS 7-4970 - 450 27 162 11 --

GARDEN CONSTRUCTION CORPORATION 2406 GREENMOUNT AVENUE BALTIMORE IS, MARYLAND

March 23, 1962

Mr John G Pose 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 tecorded 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 G-ynn 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, amonded the Manufacturing-Light zoning requirements as noted in Section 255.1 of the zoning regulations. This section of the zoning compared by the 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 require-ments 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

Ikale altern Charles A. Knott President

CAF .mb

cc: Mr. Malcolm Dill, Director of Planning Mr. George Lewis, Bureau of Public Services ADSZEL C. THOMSEY-ENDA BISTRICT JU

0

UNITED STATES DISTRICT COUFT DISTRICT OF MARYLAND SALTINGRE, MARYLAND 21202

April 22, 1976

APR 23 176 AN

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0 639

ZOILLE ..... ZENT

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 " tried the condemnation case of the Woodlawn property where the Social Security Administration building is now located.

Very truly yours,

Utyl Adulustu.

LEL Enclosure

MAY 1 0 1976

August 6, 1957

435.00

RECEIVED of Oarden Construction Company, the sum of Thirty-five Dellars (\$35.00), being cost of petition, advertising and posting property situate on Dogwood Road, First District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

is all



OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY PRESS Relateratoren, Md.
THE HERALD - ARGUS Dandelk, Md. Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

Secundary 1 1957.

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie H. adams goning Commercioner

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 14th day of Summer 1957, that is to say

the same was inserted in the issues of December 6 and 15, 1957.

THE BALTIMORE COUNTIAN

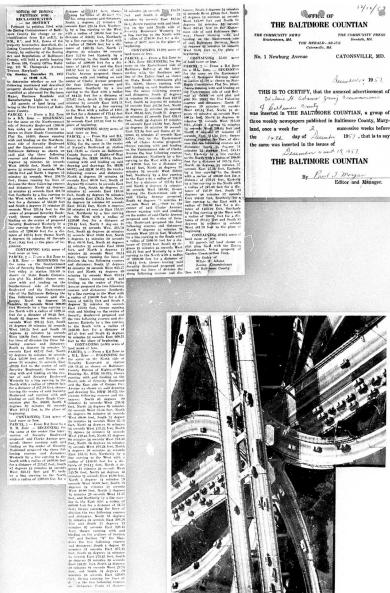
By Paul I Mayor Editor and Manager.

00 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towron, Maryland #4316 Date of Posting 12-11-57. District .... Posted for: lens 8-6 + 8-13 and to Bongon, B-R 3 and + 111- 1 3 and

Politimer: Garden Canstruction Egypation Location of property: 1/5 of Security Blod See Shat

Location of Signal Configulated to a fallowed subject world by portrain 1804 for the soft of the soft



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

John H. Bleeder Jr. 1743 Little Creek Drive Mr Mrs Fred P. Girlf. 6103 Junny Lend. Charreon 6107 Survey Lame La F. H. Thechols 6109 Lunny Lane William T. Sexton 6117 Survey Jane Mr D Mrs R. Merron 6117 Survey Jane Mr. J. Mrs R. Leweringham Mr. Mrs. Mrs R. Leweringham 1110 Luny Lawer.

Margard & Geneth Hammed 6184 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 Same Bonnie Hewitt 1014 Lenny Lane William & Barnes 6113 Sensy Jane Toris B Barnes " Mrs. James M. Burn, In. 6168 Sunny Lane James M. Curn, Jr. 6168 Sunny Lane James M. Curn, Jr. 6168 Junny Lane change in zoning of the adjoining area from residential to light manufacturing.

Mrs Mrs Ratingroup 1705 Sunny Ct

We, the undersigned residents of the Meadows protest the proposed

Mrs Mrs Ratingen 1705 Sunny ct Mrs Mrs John Opposite 192 Syns X. Mrs 1900 Ray St. Keiner 1901 Juny Ct. Mrs 1900 Dafe 1902 Meadow Ct.

Mr. of Mrs. William & Thompson & .- 1703 Meadow Co.
Mr. of Mrs. G. E. Liebnan - 6101 Mr. of we are
me + mr. W.m. collin. 610. Mendow are
Mr. of Mrs. Howard C. Spable 6102 Madow are
Mr. of Mrs. Howard C. Honrahan 6104 Meadow are
Mr. of Mrs. Marion M. Ledrick for 1701 Meadow Co.
mr. of Mrs. Marion M. Ledrick for 1701 Meadow Co.
mr. of Mrs. Lester V. Solyun 5913 Dogwood Rd,

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

Mr Mrs M. A Clary Ja. 1702 Sunny Bourt
Mr Mrs RJ Fret 1966 Sunny Court
Mr Mrs RJ Fret 1966 Sunny Court
Mr & Mrs. P. E. Spinil 6122 Meadon and
Mr & Mrs. Calain C. Patterson 6116 Meadow And
Mrs. Hrs. Sand a Casaid 6114 Meadow And
Mr. Mrs. Rhat Baighna 6116 Meadow are
Mr. Mrs. Rhat Baighna 6116 Meadow are
Mr + Mrs. Robert Bounder 6108 Meadow are
Mr + Mrs. Walton & Dans 6102 Sunny Jane
Mr & Mrs. John Fohnth 6100 Sunny Jane
Mr & Mrs. John Fohnth 6000 Sunny Jane
Mr & Mrs. John Johnthe 600 Sunny Jane

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

Mr. + Mrs. Frank M. Musely 1744 Little Ceed Orive you spen Frank Tryon 1748 Bith Guel Dine Mr. + Mrs. Briene Grand 1750 Bittle Ceed Dine Mrs. allust God - 1849. Fattle Escal Wer White Mrs. Grand S. De Dan 1747 Little Crack Shire

