

COUNTY COUNCIL OF BALTIMORE COUNTY
MARYLAND

BILL NO. 137

Mr. Reyes Councilman

By the County Council, October 6, 1959
Legislative Session 1959, Legislative Day No. 14

I hereby certify that this is the original of Bill No. 137, which was introduced and read the first time on the above date.

By Order: Lee S. Thomson, Secretary

A BILL
ENTITLED

AN ACT, to approve Zoning Reclassification No. 4708, dated September 8, 1959, and to amend the official Zoning Map of Baltimore County, pursuant to Section 34-3 of the Code of Public Local Laws of Baltimore County, 1958 edition.

1. SECTION 1. Be it enacted by the County Council of Baltimore County, Maryland,
2. that Zoning Reclassification No. 4708, dated September 8, 1959, reclassifying
3. the property of Charleston Hall, Inc. from R-6 to M-L be and the same is hereby
4. approved, said property being situated in the First Election District of Baltimore
5. County and more particularly described as follows:
6. PARCEL 1. All that parcel of land in the First District of Baltimore County on the
7. Northeasternmost side of Security Boulevard 120.00 feet in width at a point of
8. curve station No. 136 + 06.69 as shown on Baltimore County Rights of Way Plan
9. No. H.R.W. 56-040 filed among the Plat Records of Baltimore County in Highways
10. Liber No. 15-0 folio 463; thence binding on the said Northeasternmost side of
11. Security Boulevard South 24 degrees 31 minutes 56 seconds East 525.00 feet;
12. thence leaving the said Northeasternmost side of Security Boulevard and running
13. for lines of division the five following courses and distances North 51 degrees 23
14. minutes 18 seconds West 238.00 feet and North 69 degrees 37 minutes 06 seconds
15. West 238.00 feet to the beginning of the eighth or South 9 degrees 58 minutes 54
16. seconds West 128.39 foot line of that tract of land which by deed dated August 19,
17. 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B.
18. No. 2157 folio 498 was conveyed by Fidelity Trust Company to Nathan Shillman, thence
19. running with and binding on said eighth line South 9 degrees 58 minutes 54
20. seconds West 128.39 feet; thence for a line of division South 49 degrees 09 minutes
21. 57 seconds West 50.15 feet to intersect the said Northeasternmost side of Security
22. Boulevard; thence binding on the said Northeasternmost side of Security Boulevard,
23. Southeastern by a line curving to the South with a radius of 860.00 feet for a distance
24. of 244.69 feet to the place of beginning. Containing 5,000 acres of land more

or less.
2. PARCEL 2. Beginning for the same on the Northeasternmost side of Security Boulevard 120.00 feet in width at point of tangent station No. 154 + 37.18 as shown on
3. Baltimore County Rights of Way Plan No. H.R.W. 56-042 filed among the Plat
4. Records of Baltimore County in Highways Liber No. 15-D folio 465 thence binding
5. on the said Northeasternmost side of Security Boulevard Northeastern by a line
6. curving to the East with a radius of 3460.00 feet for a distance of 944.98 feet to
7. intersect the division line between Lots No. 5 and No. 6 Block "K" as shown on a
8. plat of Colonial Park Estate filed among the Plat records of Baltimore County in
9. Plat Book W.P.C. No. 2 folio 337; thence leaving the said Northeasternmost side of
10. Security Boulevard and binding on part of said division line North 9 degrees 58
11. minutes 36 seconds East 144.46 feet to the Southwesternmost side of Mr. Vernon
12. Drive as shown on said plat; thence binding on the said Southwesternmost side of
13. Mr. Vernon Drive by a curve to the South of indeterminate radius the chord of
14. same being South 46 degrees 19 minutes 00 seconds East 144.23 feet to the division
15. line between Lots No. 6 and No. 7 as shown on said plat; thence still binding
16. on the said Southwesternmost side of Mr. Vernon Drive by a curve to the East of
17. indeterminate radius the chord of same being South 36 degrees 59 minutes 12 seconds
18. East 112.75 feet to intersect the said Northeasternmost side of Security Boulevard;
19. thence binding on the said Northeasternmost side of Security Boulevard South-
20. easterly by a line curving to the South with a radius of 860.00 feet for a distance
21. of 32.95 feet to intersect the second or line curving to the Southwest with a radius
22. of 2557.88 feet for a distance of 40.06 foot line of that tract of land which by deed
23. dated August 19, 1952, and recorded among the Land Records of Baltimore County
24. in Liber G.L.B. No. 2157 folio 498 was conveyed by Fidelity Trust Company to
25. Nathan Shillman, thence binding on part of said second line and on part of the
26. third line of said conveyance the 2 following courses and distances Northwesterly
27. by a line curving to the Southwest with a radius of 2557.88 feet for a distance of
28. 6.85 feet and Northwesterly by a line curving to the Northeast with a radius of
29. 759.00 feet for a distance of 146.65 feet; thence for lines of division the five following
30. courses and distances North 67 degrees 08 minutes 34 seconds West 385.87
31. feet, South 82 degrees 58 minutes 11 seconds West 590.64 feet, South 115.00 feet,
32. South 86 degrees 07 minutes 51 seconds West 499.91 feet and South 3 degrees 25
33. minutes 09 seconds East 150.00 feet to intersect the said Northeasternmost side of
34. Security Boulevard; thence binding on the said Northeasternmost side of Security Boulevard
35. North 46 degrees 07 minutes 51 seconds East 41.75 feet to the place of beginning.
36. Containing 7.494 acres of land more or less.

37. SECTION 2. And be it further enacted, that the official Zoning Map of Baltimore
38. County is hereby amended in accordance with the reclassification described in
39. Section 1 hereof, and the Zoning Commissioner of Baltimore County is hereby
40. directed and authorized to make said amendment upon the official Zoning Map.
41. SECTION 3. And be it further enacted, that this Act is hereby declared to be an
42. emergency measure affecting the public health, safety or welfare, and, having
43. been passed by the affirmative vote of five (5) members of the County Council, the
44. same shall take effect from the date of its enactment.

2

Petition for Zoning Re-Classification 4708

To The Zoning Commissioner of Baltimore County—

DATE: July 16, 1959

My Name: CHARLESTON HALL, INC. legal owner, of the property above

located on the Northeasternmost side of Security Boulevard, being part of Colonial Park Estate lying in the 1st Election District of Baltimore County about midway between Ingleside Avenue and Ogden Oak Avenue Extended, as outlined in leave black line on attached plat.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an M-L zone.

Reasons for Re-Classification: Due to both north city and proximity to street, the highest and best use of the above referenced premises would be as a residence requested in this petition. Individually use would be highly expensive and undesirable from a home buyer's viewpoint.

Proposed Construction: None
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, 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.

Contract Purchaser: CHARLES A. KNOTT, President, Legal Owner
Address: 2805 Greenmount Avenue, N.E.
Tel. No. 7-4708

ORDERED BY The Zoning Commissioner of Baltimore County, this 10 day of July, 1959, 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 held in the office of the Zoning Commissioner of Baltimore County, in the Boyland Bldg., in Towson, Baltimore County, on the 17 day of August, 1959, at 10:00 o'clock A.M.

Attorney: Charles A. Knott
Tel. No. 7-4708 (over)

THOMPSON AND GRACE
ENGINEERS & SURVEYORS
121 ALLEGANY AVENUE
TOWSON 4, MARYLAND
VALLEY 3-8888

ZONING DESCRIPTION

BEGINNING for the same on the Northeasternmost side of Security Blvd., (120.00 feet in width) at point of curve station No. 136 + 06.69 as shown on Baltimore County Rights of Way Plan No. H.R.W. 56-040 filed among the Plat Records of Baltimore County in Highways Liber No. 15-0 folio 463 thence binding on the said Northeasternmost side of Security Blvd. South 24 degrees 31 minutes 56 seconds East 525.00 feet thence leaving the said Northeasternmost side of Security Blvd., and running for lines of division the five following courses and distances North 67 degrees 08 minutes 34 seconds East 385.87 feet, North 115.00 feet, South 86 degrees 07 minutes 51 seconds West 499.91 feet and South 3 degrees 25 minutes 09 seconds East 150.00 feet to intersect the said Northeasternmost side of Security Boulevard; thence binding on the said Northeasternmost side of Security Boulevard, North 46 degrees 07 minutes 51 seconds East 41.75 feet to the place of beginning.
CONTAINING 7.494 acres of land more or less.

4/11/59
10:00 AM

3-516XVS

Pursuant to the advertisement, posting of property, and public hearing on the above petition, no objection was expressed. This property being located on Security Blvd., bordering a street and wooded area in the rear, lying between Security Boulevard and Dogwood Road, it is impossible for residential purposes. The Colonial Improvement Association has approved the requested reclassification, there being only one objector, Mr. Katherine B. Selway, 5140 Dogwood, whose property is separated by the wooded area and the storm drainage area. To refuse this reclassification would mean to be a confirmation of this property, therefore, for the above reasons.

It is Ordered by the Zoning Commissioner of Baltimore County, this 10 day of September, 1959, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an R-6 (residence) zone to an M-L (Manufacturing Light) zone.

Charles A. Knott
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

It is Ordered by the Zoning Commissioner of Baltimore County, this 10 day of September, 1959, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a zone.

Approved: Charles A. Knott
County Commissioner of Baltimore County

ZONING DEPARTMENT OF BALTIMORE COUNTY

NOTICE OF HEARING
Charleston Hall, Inc.
2805 Greenmount Ave.
Baltimore 18, Md.
Re: M/L Security Blvd. & M/L Security Blvd.
Charleston Hall, Inc., Baltimore
1st District
TIME: 10:00 A.M.
DATE: Monday, August 17, 1959
PLACE: Room 106, County Office Building, 111 N. Pennsylvania Avenue
Towson, Maryland
Zoning Commissioner of Baltimore County

RECEIPT
PAID: July 20, 1959
RECORDED BY: Charleston Hall, Inc.
LOCATION OF PROPERTY: 2805 Greenmount Ave. Baltimore 18, Md.
AMOUNT: \$43.00
Mr. Owen Hoffman
2805 Greenmount Ave.
Baltimore 18, Md.
Zoning Commissioner of Baltimore County

0444 43.00

**NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION
-in District-**

Pursuant to petition filed with the Zoning Commission of Baltimore County for change or reclassification from E-4 to M-L Zone of the property hereinafter described, the Zoning Commission 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, August 17, 1958 at 10:00 A.M.

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

PARCEL 1 - All that parcel of land in the First District of Baltimore County on the Northeasternmost side of Security Boulevard 120.00 feet in width at a point of curve station no. 128 x 64.00 as shown on Baltimore County Rights of Way Plan No. H.R.W. 56-609 filed among the Plat Records of Baltimore County in Highway Liber No. 15-D folio 463, thence binding on the said Northeasternmost side of Security Boulevard South 24 degrees 31 minutes 56 seconds East 523.00 feet; thence leaving the said Northeasternmost side of Security Boulevard and running for lines of division the five following courses and distances North 54 degrees 23 minutes 18 seconds West 220.00 feet and North 69 degrees 27 minutes 06 seconds West 238.00 feet to the beginning of the eighth or South 9 degrees 54 minutes 54 seconds West 128.00 feet line that is part of land which by deed dated August 15, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2187 folio 496 was conveyed by Fidelity Trust Company to Nathan Shillman; thence running with and binding on said eighth line South 9 degrees 54 minutes West 128.25 feet; thence for a line of division South 89 degrees 09 minutes 57 seconds West 50.15 feet to intersect the said Northeasternmost side of Security Blvd.; thence binding on the said Northeasternmost side of Security Boulevard, Southwesterly by a line curving to the South with a radius of 800.00 feet for a distance of 244.00 feet to the place of beginning. Containing 4.000 acres of land more or less.

PARCEL 2 - Beginning for the same on the Northeasternmost side of Security Boulevard 120.00 feet in width at point of tangent station No. 161 x 27.18 as shown on Baltimore County Rights of Way Plan No. H.R.W. 56-642 filed among the Plat Records of Baltimore County in Highway Liber No. 15-D folio 465, thence binding on the said Northeasternmost side of Security Boulevard, Northwesterly by a line curving to the East with a radius of 2400.00 feet for a distance of 244.00 feet to intersect the division line between Lots No. 5 and No. 6 Block "C" as shown on a plat of Colonial Park Estate filed among the Plat Records of Baltimore County in Plat Book Baltimore County in Plat Book W.P.C. No. 2 folio 337; thence leaving the said Northeasternmost side of Security Boulevard and binding on part of said division line North 9 degrees 56 minutes 36 seconds East 144.00 feet to the Southwesternmost side of Mt. Vernon Drive as shown on said plat; thence binding on the said Southwesternmost side of Mt. Vernon Drive by a curve to the South of indeterminate radius the chord of same being South 46 degrees 12 minutes 00 seconds East 141.25 feet to the division line between Lots No. 6 and No. 7 as shown on said Plat; thence still binding on the said Southwesternmost side of Mt. Vernon Drive by a curve to the East of indeterminate radius the chord of same being South 36 degrees 59 minutes 22 seconds East 112.75 feet to intersect the said Northeasternmost side of Security Boulevard; thence binding on the said Northeasternmost side of Security Boulevard Southwesterly by a line curving to the South with a radius of 800.00 feet for a distance of 32.95 feet to intersect the second or line curving to the Southwest with a radius of 2537.88 feet for a distance of 48.06 feet line of that tract of land which by deed dated August 15, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2187 folio 496 was conveyed by Fidelity Trust Company to Nathan Shillman, thence binding on part of said second line and on part of the third line of said conveyance the 3 following courses and distances Northwestwesterly by a line curving to the Southwest with a radius of 2537.88 feet for a distance of 6.80 feet and Northwestwesterly by a line curving to the Northwest with a radius of 730.00 feet for a distance of 146.65 feet; thence for lines of division the five following courses and distances North 97 degrees 08 minutes 24 seconds West 285.87 feet, South 82 degrees 56 minutes 11 seconds West 260.64 feet, South 115.00 feet, South 86 degrees 07 minutes 51 seconds West 429.21 feet and South 2 degrees 25 minutes 00 seconds East 160.00 feet to intersect the said Northeasternmost side of Security Boulevard; thence binding on the said Northeasternmost side of Security Boulevard North 86 degrees 07 minutes 51 seconds East 41.75 feet to the place of beginning. Containing 7.694 acres of land more or less, as shown on plat filed with the Zoning Department, being property of Charleston Hall, Inc.

BY ORDER OF
WILSIE H. ADAMS
ZONING COMMISSIONER
OF BALTIMORE COUNTY
July 31 - Aug. 7.

**OFFICE OF
THE BALTIMORE COUNTY**

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD-ARGUS
Catonsville, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

August 9, 1957

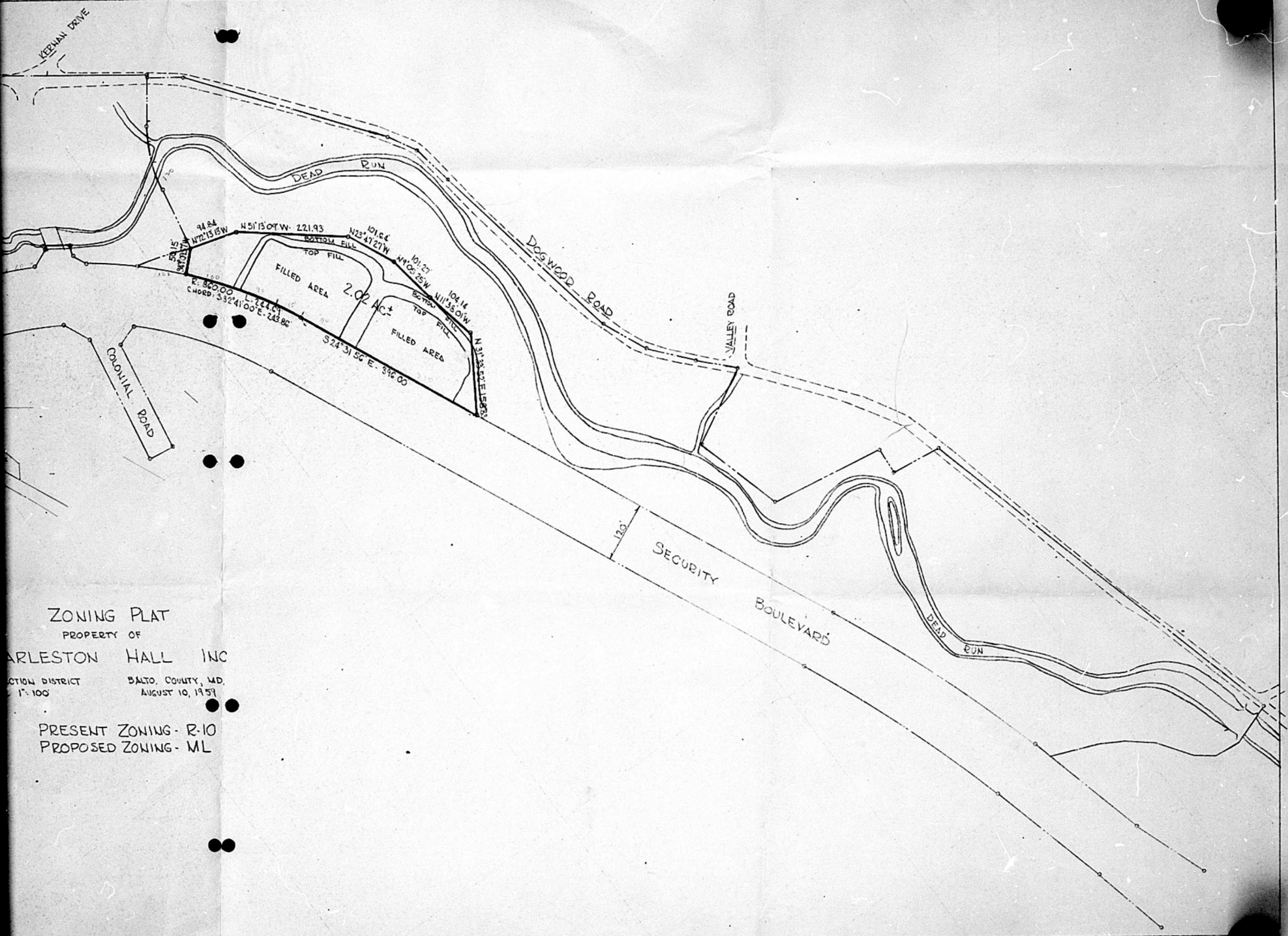
THIS IS TO CERTIFY, that the annexed advertisement of
Wilsie H. Adams Zoning Commissioner
Baltimore County
was inserted in **THE BALTIMORE COUNTIAN**, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for ² successive weeks before the 8th day of August, 1957, that is to say the same was inserted in the issues of
July 31, August 7 1957

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

4708
District 1st Date of Posting 8-5-58
Posted for: Wilsie H. Adams Zoning Commissioner
Petitioner: Charleston Hall, Inc.
Location of property: 4-8-58 Security Blvd. at Mt. Vernon Dr.
Location of Signs: One sign at Security Blvd. and Mt. Vernon Dr. and one sign at Security Blvd. and Mt. Vernon Dr. and one sign at Security Blvd. and Mt. Vernon Dr.
Remarks: One sign at Security Blvd. and Mt. Vernon Dr. and one sign at Security Blvd. and Mt. Vernon Dr.
Posted by: George R. Morgan Date of return: 8-6-58
Signature



ZONING PLAT

PROPERTY OF

ARLESTON HALL INC

SECTION DISTRICT
17-100

BALTO. COUNTY, MD.
AUGUST 10, 1957

PRESENT ZONING - R-10
PROPOSED ZONING - ML