

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County... DATE: July 23, 1959

See Attached Description

4734 #4734 MAP #30 9-159

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-40 & R-20 zone to an R-20, R-10, R.A.

Size and height of building, front, YRCHM... feet, depth... feet, height... feet.

I, or we, agree to pay expense 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 of Baltimore County.

Oxford Land Company By Samuel M. Trivas Vice-President

Contract Purchaser Charles and Saratoga Streets Baltimore 1, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th 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 had in the office of the Zoning Commissioner of Baltimore County, in the Rockwood in Towson, Baltimore County, on the 2nd day of September 1959, at 11 o'clock A.M.

Attorney: Zoning Commissioner of Baltimore County

Tel. No. 912/69 (over) JUL 28 1959 11 A.M. Redd

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING 111 W. CHESAPEAKE AVE. TOWSON 4, MARYLAND

NOTICE OF HEARING

Oxford Land Company Charles & Saratoga Sts. Baltimore 1, Md.

Re: 150' E Warren Rd. NW/Cor. of land of Stella Maria Hopkins 8th District-Oxford Land Co.-Petitioners

TIME: 11:00 A.M. DATE: Wednesday, September 2, 1959 PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

Zoning Commissioner of Baltimore County

PAID - Baltimore County, Md. - Oxford Finance

RECEIPT \$-699 4155 • • • TXL- 29900 \$-699 4155 • • • Date: 8/15/59 29900

RECEIVED OF: Oxford Land Co. LOCATION OF PROPERTY: see above AMOUNT: \$299.00

Zoning Consultant of Baltimore County

0632 9 279.00

\$590.00

RECEIVED OF Messrs. Ryberg, Goldman, Walter and Fleischman, Attorneys for the protestants, the sum of Five Hundred and Ninety (\$590.00) Dollars, being cost of appeal from the decision of the Zoning Commission, upon granting reclassification, in PART, of property on Bosley Road, east of Warren Road, 8th District, Oxford Land Company, petitioners.

Zoning Commissioner

PAID - Baltimore County, Md. - Oxford Finance

9-2999 8317 • • • TXL- 59000 9-2999 8317 • • • TXL- 59000

64-160

APR 23 8/29/60 1-5... JOHN H. WILSON, et al. vs. SPIRO T. AGHER, et al. BALTIMORE COUNTY AT LAW Case No. 2199 Docket 6, Folio 216

NOTICE OF APPEAL TO THE COURT OF APPEALS OF MARYLAND

PLEASE enter an appeal to the Court of Appeals of Maryland to the decision of Honorable James J. Lindsay entered in this Court on the 5th day of August 1960.



CERTIFICATE OF COMPLIANCE

THIS IS TO CERTIFY that pursuant to Rule 1101 b(3), a copy of the foregoing Notice of Appeal to the Court of Appeals of Maryland was served on the County Board of Appeals of Baltimore County this 29th day of August, 1960.

Service admitted on behalf of the Board of Appeals of Baltimore County this 29th day of August, 1960.

Large block of small text, likely a list of names or a detailed report.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. Form with fields for TO: Arnold Fleischman, Esq., First National Bank Building, Towson 4, Maryland. RECEIPT for 250.00.

CERTIFICATE OF PUBLICATION. THIS IS TO CERTIFY that the second advertisement was published in THE JEFFERSONIAN... THE JEFFERSONIAN.

CERTIFICATE OF POSTING. ZONING DEPARTMENT OF BALTIMORE COUNTY. Posted for: August 20, 1959. Date of Posting: 8-17-59.

IN THE MATTER OF PETITION FOR RECLASSIFICATION OF PROPERTY OF THE OXFORD LAND COMPANY - Bosley Road 150' E. Warren Road, 8th District

Upon petition by the Protestants to dispose of certain legal issues prior to a hearing on the merits, the preliminary matters thereby raised, after proper notice, were duly set for argument and all interested parties were heard. A brief submitted by the Protestants was carefully considered. The nature of the issues and their impact on future cases makes advisable the publication of our findings now, rather than at the close of the entire matter as is customary.

The Protestants-appellants receive the tender of the subject amount upon September 21, 1959, and the Zoning Commissioner's refusal to accept same unless accompanied by a \$299.00 appeal fee. They further seek their subsequent tender of such amount under protest, and claim the tender of \$299.00, which is alleged by them to be the proper payment due. The petition goes on to aver the inaccuracy of the fee demanded by the Zoning Commissioner and to demand certain injunctive relief from the Zoning Commission applicable to the determination of such fees. It concludes by requesting the necessity for any fee to be paid at time of filing the appeal and concludes by contesting the validity of the fee on constitutional grounds.

As we pointed out during the argument, and counsel for the Protestants-appellants presented in their brief, the Board is a creature of statute whose powers must be narrowly construed and the nonconstitutability of the Zoning Regulations, which is legislative in character, is for the Courts alone to determine. We, therefore, pass without comment all constitutional points raised by the petition.

Vertical stamp: RECEIVED BY THE ZONING DEPARTMENT OF BALTIMORE COUNTY

4734

COUNTY BOARD OF APPEALS

DATE: [blank] TIME: [blank] PLACE: [blank]

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND. MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND. PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Handwritten notes: Approved by Council Clerk, 8/17/59, Administrative Council, 8/17/59.

RE: PETITION FOR RECLASSIFICATION:
FROM "R-10" and "R-20" to
"R-20", "R-10" and "R-4"
Zones - Hooley Road 140' E.
Marven Road, 8th District -
Oxford Land Co., Petitioner

REPORT
ZONING COMMISSIONER OF BALTIMORE
COUNTY
No. 4734

Pursuant to the advertisement, posting of property and public hearing on the above petition for the reclassification of the subject property from "R-10" and "R-20" Zones to "R-20", "R-10" and "R-4" Zones, Mr. George Gavrelis, Deputy Director of the Office of Planning, at the hearing before the Zoning Commissioner, testified that the area in question had been recommended for "R-10" zoning on the land use map only as a temporary classification and as he stated an interim reservoir some rather than a final proposal as the best land use for the area. The Office of Planning recommended the reclassification since the area is to be developed with both water and sewer utilities available.

The petitioner testified, however, that there was some uncertainty as to the future use of the property north of Hooley Road, and, also that parcel "B", shown on his plan, was to be sold to the Board of Education of Baltimore County for a school site.

The Zoning Commissioner, therefore, denies the reclassification of Parcel "A" and Parcel "B", these two parcels to remain an "R-10" Zone and is granting the reclassification of Parcel "C" and Parcel "D" as requested.

There was some alarm by the protestants that the property along Fota Spring Road would be placed in a higher density and it is the feeling of the Zoning Commissioner that the properties on both sides of Fota Spring Road should remain "R-10" now and in the future.

It is this 15th day of September, 1959, by the Zoning Commissioner of Baltimore County that the reclassification of Parcels "A" and "B" should be and the same is hereby denied and the property is continued as and to remain an "R-10" Zone.

It is further ORDERED by the Zoning Commissioner that the reclassification of Parcel "C" should be and the same is hereby granted from an "R-10" Zone to an "R-4" Zone and Parcel "D" reclassified from an "R-10" Zone and an "R-20" Zone to an "R-10" Zone.

John H. Kaufman, Jr.
Zoning Commissioner of
Baltimore County

AF:JT 2-15-61 1 & 4

JOHN H. WILSON
AUBREY FEARRE
ALBERT D. COCKEY and
CARLYLE BARTON, JR.



IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY

vs.

KATHAN H. KAUFMAN, JR.
SPIRO T. AGNEW, JR.
G. MITCHELL AUSTIN
Constituting the County Board
of Appeals of Baltimore County

ORDER FOR APPEAL

Mr. Clerk:

Please enter an Appeal in the above captioned case to the Circuit Court for Baltimore County from the opinions and orders of the County Board of Appeals entered in Case No. 4734 as follows:

1. Granting the reclassification of certain parcels of land of the Oxford Land Company, outlined in a description attached to its opinion and order dated January 19, 1961.
2. Denying by prior opinion and order in the same proceeding Appellants' Petition for a refund of that portion of the appeal fee illegally assessed by the Zoning Commissioner.

Arnold Fleischmann

Lawrence J. Weisman
Attorneys for Appellants and Petitioners
First National Bank Bldg.
Townson 4, Maryland
VA 3-1344

I hereby certify that a copy of the foregoing Order for Appeal was mailed to or served on the County Board of Appeals, County Office Building, Townson 4, Maryland, this 17th day of February, 1961.

Arnold Fleischmann

AF:JT 2-15-61 1 & 5

JOHN H. WILSON
AUBREY FEARRE
ALBERT D. COCKEY and
CARLYLE BARTON, JR.

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY

NATHAN H. KAUFMAN, JR.
SPIRO T. AGNEW, JR.
MITCHELL AUSTIN
Constituting the County Board
of Appeals of Baltimore County

PETITION ACCOMPANYING ORDER FOR APPEAL

The Petition of John H. Wilson, Aubrey Fearre, Albert D. Cockey and Carlyle Barton, Jr., filed pursuant to Rule 1101 of the Maryland Rules of Procedure, by Arnold Fleischmann and Lawrence J. Weisman, their attorneys, respectfully represents:

1. That prior to the filing of this Petition, your Appellants filed an Order for Appeal from the opinions and orders of the County Board of Appeals entered in Case No. 4734 as follows:
 - a. Granting the reclassification of certain parcels of land of the Oxford Land Company, outlined in a description attached to its opinion and order dated January 19, 1961.
 - b. Denying by prior opinion and order in the same proceeding Appellants' Petition for a refund of that portion of the appeal fee illegally assessed by the Zoning Commissioner.
2. That Appellants are some of the numerous protestants who appealed the decision of the Zoning Commissioner of Baltimore County after a public hearing and decision dated September 15, 1959, and filed their notice of appeal to the County Board of Appeals accompanied by an appeal fee in the sum of \$30.00 on September 25, 1959, a copy of which is attached hereto and marked Appellants' Exhibit No. 1.
3. However, the Zoning Commissioner improperly, erroneously and unlawfully refused to enter an appeal from his decision

AF:JT 2-15-61 1 & 5

and exacted from these Appellants an appeal fee in the sum of \$500.00 before he would enter the appeal. The Zoning Commissioner calculated the appeal fee at \$2.00 for each of the alleged 295 acres covered by the Petition for Reclassification filed by the Oxford Land Company, even though in the order appealed from the Zoning Commissioner had only granted reclassification of 266.3 acres of said tract.

4. Thereupon, Appellants tendered the Zoning Commissioner a check in the sum of \$30.00 which was the proper fee due under Section 501.8 (b)(4) of the Baltimore County Zoning Regulations, which said Zoning Commissioner refused and subsequently returned to them; and in order to maintain their appeal Appellants also paid, under protest, a second check in the sum of \$500.00, setting forth specifically that the assessment of the appeal fee was improper, illegal and unconstitutional and that they were entitled to a refund of the excess charged. (See Appellants' letter to the Zoning Commissioner dated September 25, 1959 and Zoning Commissioner's acknowledgement of the receipt of both checks dated September 25, 1959, marked Appellants' Exhibits Nos. 2 and 3 attached hereto.)

5. That the appeal fee exacted by the Zoning Commissioner of Baltimore County in his unlawful and improper interpretation and construction of the Zoning Regulations of Baltimore County and the law of Maryland represents an unusual and unconstitutional burden on Appellants' legal right to appeal, since the fee was in no way related to the administrative costs of the appeal.

6. On Appellants' request, prior to the hearing of the case on the merits, the County Board of Appeals heard Appellants on the propriety and legality of the Zoning Commissioner's interpretation of the zoning regulations and other applicable statutes with regard to the assessment of said protested appeal fee. The

County Board of Appeals declined to hear Appellants on the question that the interpretation by the Zoning Commissioner exceeded the power delegated by the legislature and was further improper and illegal on constitutional grounds, and Appellants reserved all rights on this question in order to raise the same before this court.

7. That on January 14, 1960 the County Board of Appeals filed an opinion and order affirming the Zoning Commissioner's action, a copy of which is attached hereto and marked Appellants' Exhibit No. 4.

8. On July 14, July 29 and October 13, 1960, the County Board of Appeals heard evidence on the merits pertaining to the petition of the Oxford Land Company for the reclassification of subject tract and on January 19, 1961, the County Board of Appeals passed an opinion and order granting reclassification of a portion of the tract designated in the opinion as parcel A, containing 30.6 acres of land, from R-40 to R-20; parcel B, containing 22 acres of land more or less, from R-40 to R-20; and parcel C, containing 204 acres of land more or less, from R-40 and R-20 to R-10. (A copy of which is attached hereto and marked Appellants' Exhibit No. 5.)

9. That the opinion and order of the County Board of Appeals dated January 19, 1961 is void because unsupported by substantial evidence and should be reversed, set aside and annulled by this court for the following reasons:

- a. There is no substantial evidence before the County Board of Appeals to justify or support its order.
- b. There is substantial and uncontradicted evidence that the reclassification granted constitutes a danger to the health, safety and welfare of the community.
- c. The order constitutes an arbitrary and capricious act and an abuse of discretion.

AF:JT 2-15-61 1 & 5

d. That the County Board of Appeals misconstrued the evidence in this case.

10. That the appeal fee exacted by the Zoning Commissioner and affirmed by the County Board of Appeals is improper, illegal and unconstitutional on the following grounds:

- a. Section 501.8 (b)(1) of the Baltimore County Zoning Regulations specifically refers to "Appeals to Board of (Zoning) Appeals for a reclassification", therefore it does not apply to protestants' appeal to set aside and protest against a reclassification granted by the Zoning Commissioner.
- b. Section 501.8 (b)(4) provides for "other appeals from an order of the Zoning Commissioner", and is therefore the proper provision for the determination of the appeal fee in this case.
- c. The exorbitant fee demanded by the Zoning Commissioner in this case creates a hardship which tends in effect to prevent an appeal and the exercise of protestants' legal remedy.
- d. The fee is also illegal because:

(1) It imposes a penalty on Appellants' right to due process under the law by assessing a sum above and beyond what is reasonably necessary for the administration of such an appeal.

(2) The assessment of this exorbitant fee exceeds the power delegated by the Maryland legislature to the County Commissioners under the State Enabling Act and the Baltimore County Code for the adoption of Zoning Regulations and the establishment of reasonable fees in connection therewith and exceeded fortiori, the power sub-delegated to the Zoning Commissioner.

(3) The assessment of this appeal fee is in violation of the Bill of Rights and the Constitution of Maryland and the due process provisions of the Constitution of the United States.

AF:JT 2-15-61 1 & 5

WHEREFORE, Appellants pray this Honorable Court:

- a. To reverse, set aside and declare null and void and of no effect the opinion and order of the County Board of Appeals dated January 19, 1961 granting reclassification of certain portions of the property of the Oxford Land Company.
- b. To reverse the decision of the County Board of Appeals and order the Zoning Commissioner to return to Appellants the excess appeal fee exacted.
- c. To provide such other and further relief as Appellants' case may require.

Arnold Fleischmann

Lawrence J. Weisman
Attorneys for Appellants
First National Bank Building
Townson 4, Maryland
VA 3-1344

CERTIFICATE OF COMPLIANCE

THIS IS TO CERTIFY that pursuant to Article 31 A, Section 11, a copy of the foregoing Order For Appeal and Petition Accompanying Order For Appeal was mailed to the Attorney General of the State of Maryland, this day of February, 1961.

Arnold Fleischmann

I hereby certify that a copy of the foregoing Petition Accompanying Order For Appeal was mailed to or served on the County Board of Appeals, County Office Building, Townson 4, Maryland, this day of February, 1961.

Arnold Fleischmann

IN THE MATTER OF THE APPEAL TO BOARD OF ZONING APPEALS PETITION FOR RECLASSIFICATION OF OXFORD LAND COMPANY OF BALTIMORE COUNTY

APPEAL FROM ORDER OF ZONING COMMISSIONER CASE NO. 4734 DATE OF ORDER SEPTEMBER 15, 1959

Honorable Wilkie Adams Zoning Commissioner of Baltimore County County Office Building Towson 4, Maryland

Please be advised that by the filing of this Appeal the undersigned hereby appeals from the order of the Zoning Commissioner in the above captioned case No. 4734, entered by the Commissioner on September 15, 1959, upon the Petition for Reclassification filed with the Commissioner by Oxford Land Company.

Enclosed with this Appeal is our attorney's check in the amount of \$3,000.00, being the sum designated by your office as the appellants' fee herein.

Please be further advised that our attorneys in this matter are Nyberg, Goldman & Walter, Arnold Fleischmann, and David M. Blum of First National Bank Building, Towson 4, Maryland, and all communications to the appellant should be addressed to our attorneys.

Very truly yours,

- ADDRESS: 325 Timonium Rd., Timonium, Maryland; 701 Spring Road, Timonium, Maryland; 403 Ivy Church Road, Timonium, Md.; 1322 Dulany Valley Road, Towson 4, Maryland.

By Pet Spring Community Association, Appellant; Valley Crest Civic Association, Inc., Appellant; The Kelsfield Improvement Association of Dulany Valley, Inc., Appellant.

By Nyberg, Goldman & Walter, Arnold Fleischmann, Attorneys for Appellants.

By The Dulany Forest Community Association, Inc., Appellant; By David M. Blum, Attorney for Appellants.

By Nyberg, Goldman & Walter, Arnold Fleischmann, Attorneys for Appellants.

By David M. Blum, Attorney for Appellants.

Exhibit No 1

THE PETITION FOR RECLASSIFICATION from R-40 to R-40D zones on Parcel 10, being a portion of the subject tract, is hereby appealed to the Board of Zoning Appeals of Baltimore County.

OPINION

The property involved in this petition is located in the Eighth District of Baltimore County. It was zoned R-40 and R-40D by the County Commissioners on December 30, 1955, the date the Eighth District Land Use Map was officially adopted.

The petitioners in support of the claim that one of the basic reasons for the present low density zoning of the land was the water and sewer facilities at the time of the adoption of the Map.

In further support of this position, the petitioners presented the testimony of Mr. Jerome S. Wolff, Asst. Director of the Department of Public Works of Baltimore County, who was employed in this same Department at the time of the adoption of the Eighth District Land Use Map.

Since the adoption of the 1955 Land Use Map there have been substantial changes in zoning in the immediate area. To the west, some 160 acres, known as the Kelly property, were reclassified from R-40D to R-40D-1 on February 25, 1958.

The Board is unanimous in its opinion that the zoning changes referred to above coupled with physical changes in the utility facilities in the area, form a reasonable basis for partial granting of the reclassification.

The rezoning of the Kelly and Roberts properties, located to the west and northwest to meet with the instant tract, located to the west and northwest to meet with the instant tract, located to the west and northwest to meet with the instant tract.

Honorable Wilkie Adams Zoning Commissioner of Baltimore County County Office Building Towson 4, Maryland

September 20, 1959

Sept. 25, 1959

\$300.00

\$700.00

RECEIVED of Nyberg, Goldman & Walter, Arnold Fleischmann, attorneys for the protestants, two checks one for \$300.00 and one for \$700.00 Dollars, being part of a total from the decision of the Zoning Commissioner granting reclassification of property on Bayley Road, west of 49th Road, 8th District.

David M. Blum, Zoning Commissioner

Dear Mr. Adams:

Re: Case No. 4734

We are replying herewith the Appeal of the protestants Wilson, Pearce, Conkey and Barton from the Order of the Zoning Commission dated September 15, 1959 reclassifying Parcel C from R-40 to R-40D and reclassifying Parcel D from R-40 and R-40D to R-10D.

We are enclosing our check in the sum of \$300.00 which is in compliance with the charge set forth in S.O.L.B. (1) of the Baltimore County Zoning Regulations, as well as our check for \$700.00 which represents the sum demanded by your office.

We note there is no requirement for the payment of any of the charges and fees required by S.O.L.B. at the time of the making of the Appeal. We believe that the refusal of your office to accept this Notice of Appeal is improper, but submit the fee demanded under protest so that this question may be decided by the Board of Appeals.

Very truly yours,

Arnold Fleischmann

AF/aj

Exhibit No 2

Exhibit No 3

settled and would seem to lend itself to low density development. The Board feels that the character of this land should be maintained and the neighborhood to protect the reclassification of Parcel A and B and C, these requested area, therefore, denied.

With respect to Parcel C, B, J, area for which the petitioners made application, the Board finds no justification for the land west of the subject property to be reclassified. This is not in our opinion sufficient to warrant the establishment of R-40 zoning for additional apartment property.

In reclassifying parcels C, B, J, and K to higher density zoning, the Board has taken action to maintain the integrity of the neighborhood and preserve the existing character. Full consideration has been given to the proper zoning north of Bayley Road as well as the protection of the integrity of Baltimore and other surrounding residential zones.

Reclassification of the western as well as the park or the remainder of the subject property along with an additional boundary, bordering on Bayley Road, is both R-40D, and a transition boundary between the R-40D and R-40D portions is recommended. The Board also recommends that the portion of the property owned by the existing "B" and "C" tracts, owned by this office.

The Board and boards recommend that the property, as reclassified, comprises this Order and is made a part of the Map.

ORDER

For reasons stated in the foregoing Opinion, Appeal No. 4734, do hereby order that the Board of Appeals of Baltimore County do hereby order that the petition for reclassification be partially granted in accordance with the following conditions:

- RECLASSIFICATION OF PARCELS C, B, J, AND K TO R-40D ZONING; PARCELS A AND B TO R-40 ZONING.

Notes: This appeal from this decision must be in accordance with Rule No. 1201 (b) of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

PAGES A PARCELS A TO B-20 EXHIBIT NO. 3 BALTIMORE COUNTY, MARYLAND

Regarding for the same at a corner of the land of the Oxford Land Company, said corner being also the northwestern corner of the land of Chelton Land Company, and running thence through the land of Oxford Land Company the following two courses and distances: (1) South 87° 31' 16" east 35 feet, more or less, to a point; (2) 127.69 feet in a southeasterly direction along an arc of a curve to the right having a radius of 225 feet, said arc being subtended by a chord bearing north 60° 21' 50" east 33.22 feet to intersect a line drawn parallel with and 102.84 feet southeasterly from the northern boundary of the land of Oxford Land Company; (3) South 65° 54' 04" east 61.00 feet, more or less, to a point; (4) 127.69 feet in a southeasterly direction along an arc of a curve to the right having a radius of 225 feet, said arc being subtended by a chord bearing north 60° 21' 50" east 33.22 feet to intersect a line drawn parallel with and 102.84 feet southeasterly from the northern boundary of the land of Oxford Land Company; (5) South 65° 54' 04" east 61.00 feet, more or less, to a point; (6) South 72° 14' 00" east 630 feet, more or less, to a point; (7) North 21° 02' 56" east 100 feet, more or less, to a point; (8) North 09° 05' 50" west 131.61 feet to intersect a line drawn parallel to and 202.84 feet southeasterly from the northern boundary of the land of Oxford Land Company; (9) North 65° 54' 04" east 61.00 feet, more or less, to a point; (10) North 65° 54' 04" east 61.00 feet to a point in the western boundary of the land of Oxford Land Company; (11) South 65° 54' 04" east 61.00 feet, more or less, to a point; (12) North 65° 54' 04" east 61.00 feet to a point in the eastern boundary of the land of Oxford Land Company; (13) North 65° 54' 04" east 61.00 feet, more or less, to a point; (14) North 65° 54' 04" east 61.00 feet, more or less, to a point; (15) North 65° 54' 04" east 61.00 feet, more or less, to a point; (16) North 65° 54' 04" east 61.00 feet, more or less, to a point; (17) North 65° 54' 04" east 61.00 feet, more or less, to a point; 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PRESENT ZONING R-40

Parcel D
24.5 Acres
Present Zoning R-40
Proposed Zoning R-20

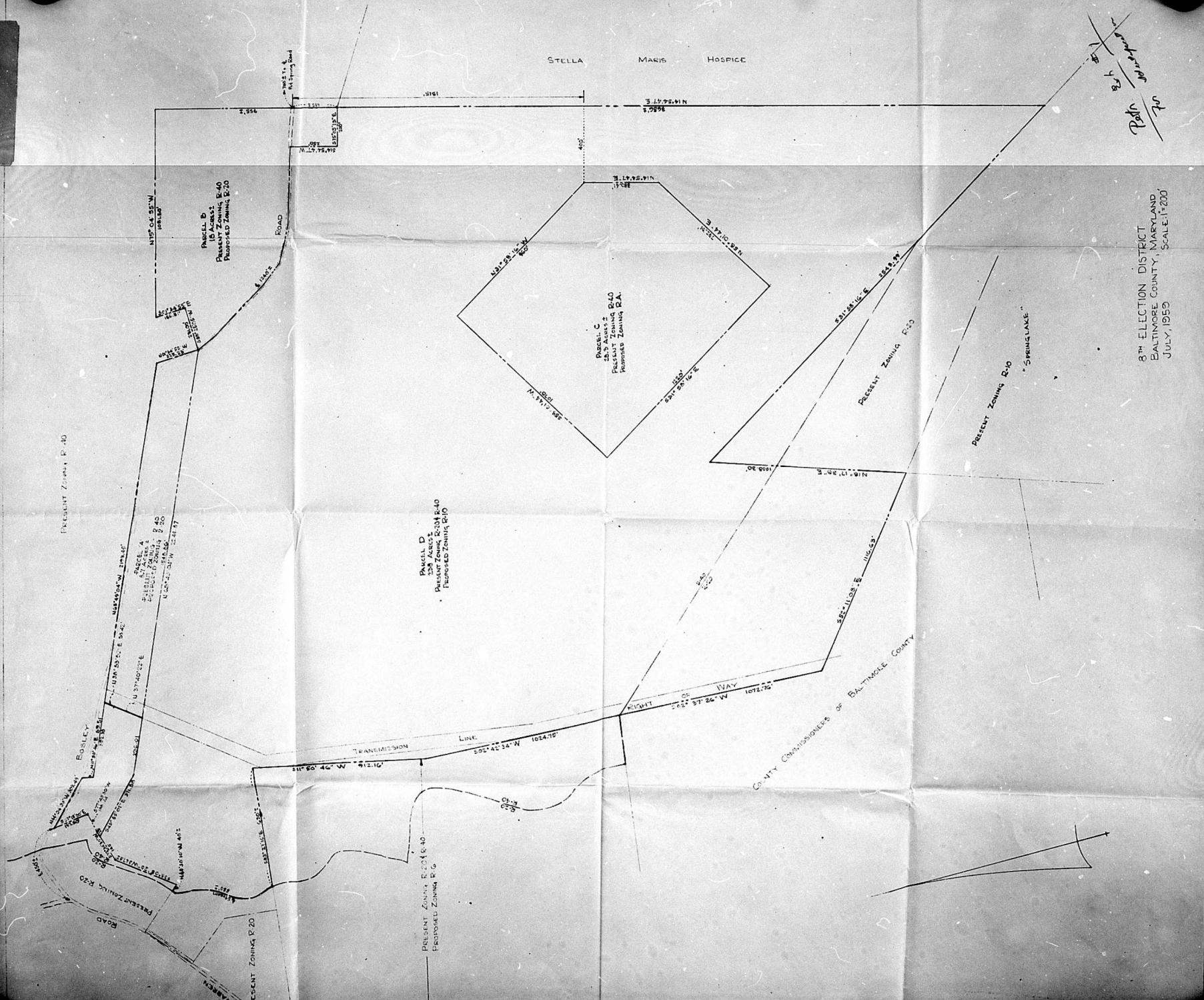
Parcel D
208 Acres
Present Zoning R-30M R-40
Proposed Zoning R-10

Parcel C
24.5 Acres
Present Zoning R-40
Proposed Zoning R-20

STELLA
MARIS
HOSPICE

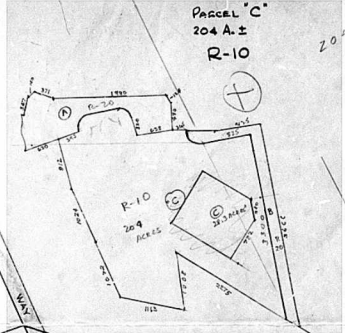
Pat
7/5

8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JULY, 1959





PARCEL "B" - 298 ACRES ±
 PRESENT ZONING R-20 & R-40
 PROPOSED ZONING R-10



NOTE: INFORMATION FOR COMPILING THIS PLAT WAS OBTAINED FROM PLATS, SURVEYS, OFFICIAL BALTIMORE COUNTY ZONING MAPS AND OFFICIAL ZONING DESCRIPTIONS.

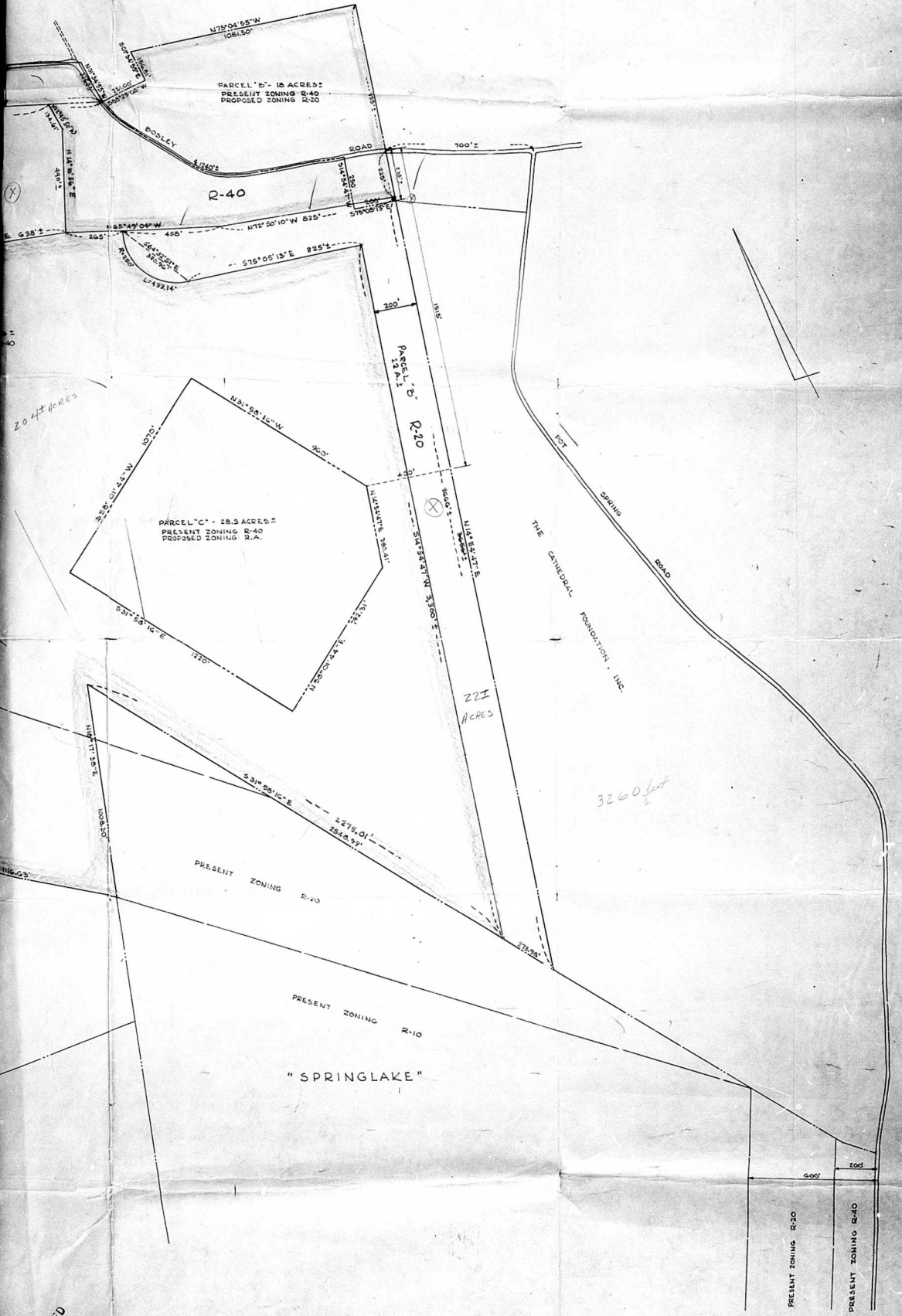
EIGHTH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 JULY, 1960. SCALE: 1"=200'

#4734
 MAP #8
 SEC. 3-D



WILSON F. OUTEN
 JACK MEYERHOFF & SONS CO.
 MEYERHOFF BUILDING
 CHARLES & SARATOGA STREETS
 BALTIMORE-1, MARYLAND

Wilson F. Outen 7/20/60
 DATE



PARCEL "B" - 10 ACRES ±
PRESENT ZONING R-40
PROPOSED ZONING R-20

R-40

PARCEL "C" - 28.3 ACRES ±
PRESENT ZONING R-40
PROPOSED ZONING R.A.

R-20

PARCEL "C" - 28.3 ACRES ±
PRESENT ZONING R-40
PROPOSED ZONING R.A.

PRESENT ZONING R-40

PRESENT ZONING R-10

"SPRINGLAKE"

THE CATHEDRAL FOUNDATION, INC.

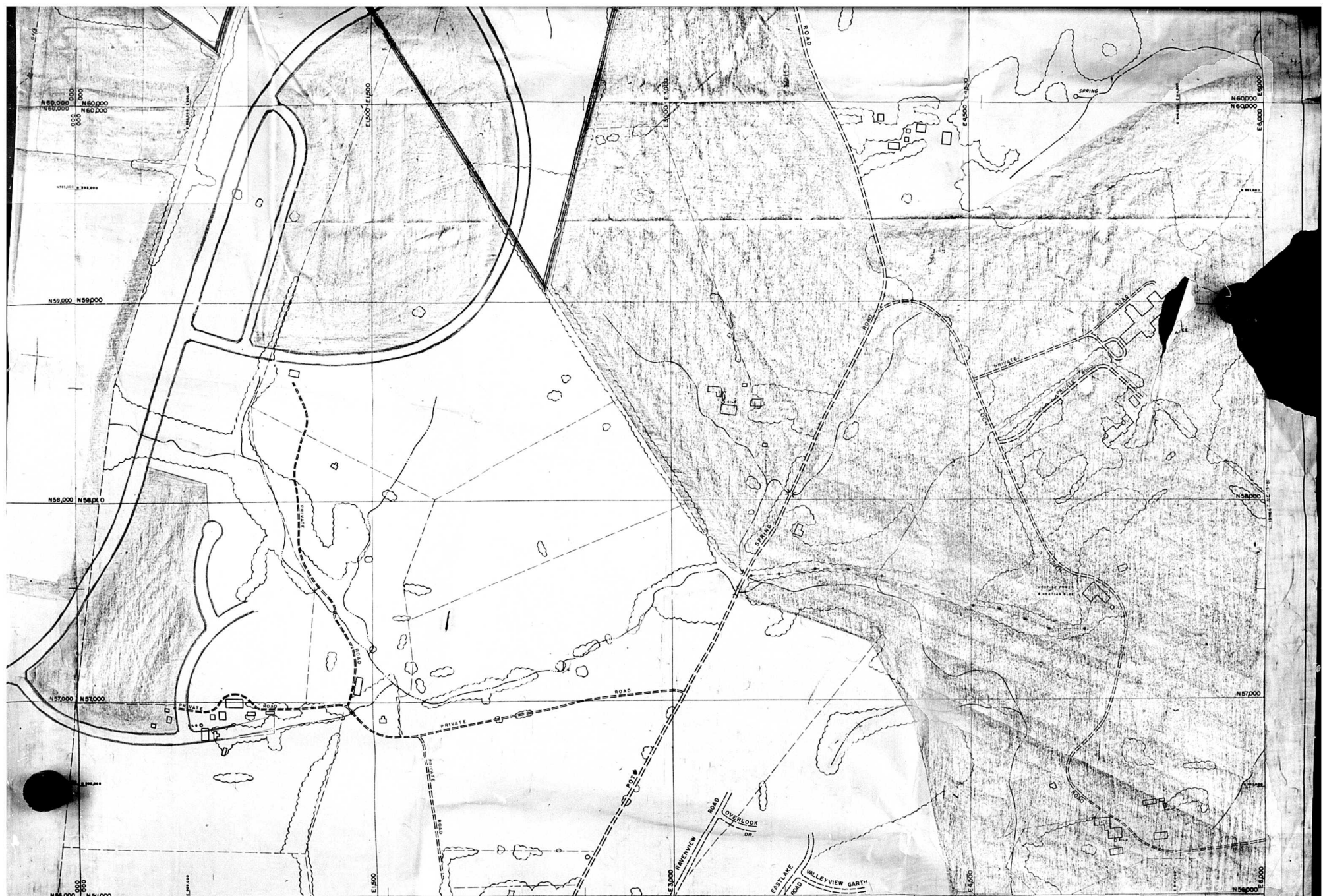
221
ACRES

3260 feet

PRESENT ZONING R-20

PRESENT ZONING R-10

MICROFILMED



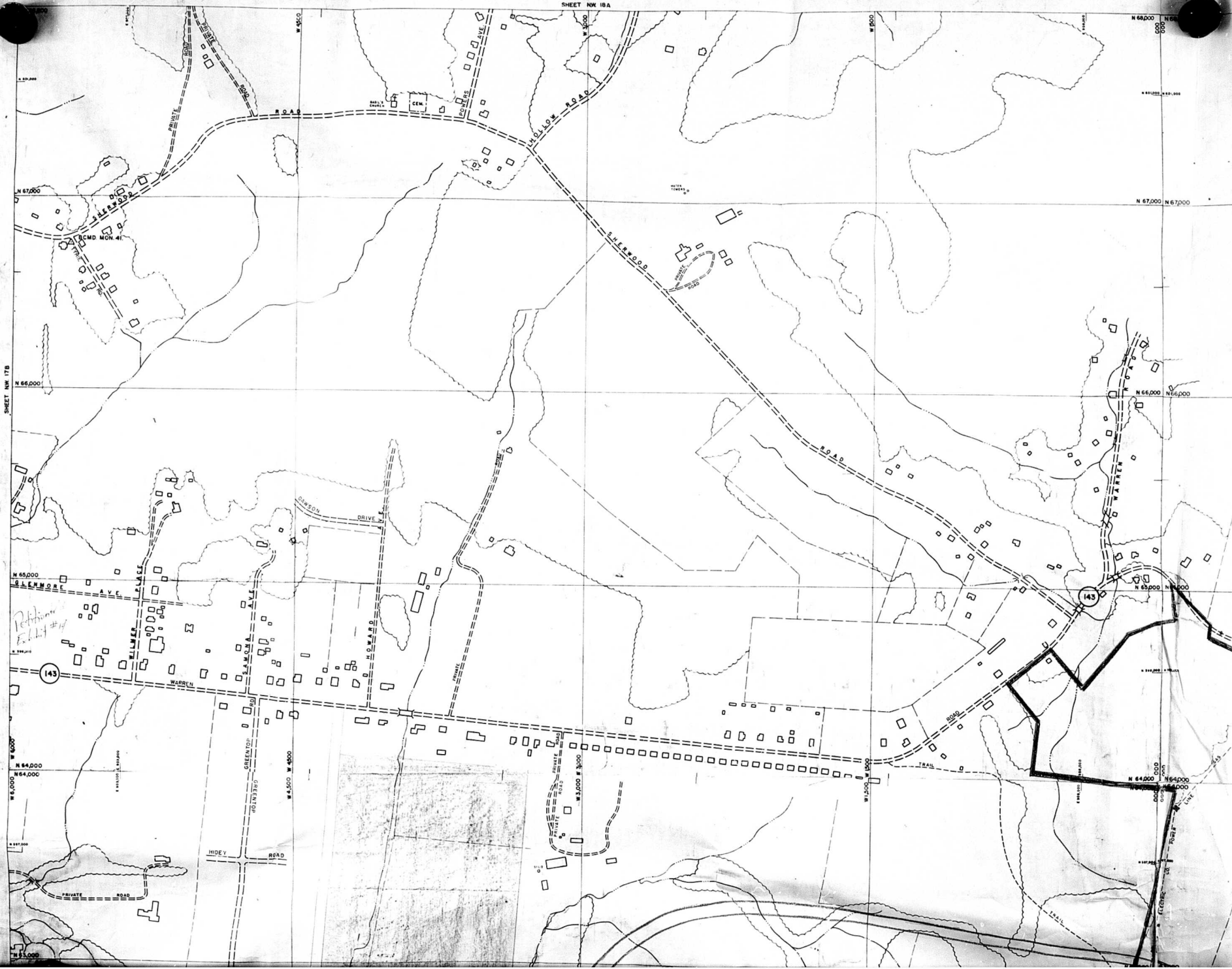
PHOTOGAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

SHEET
N.W.
15-A

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	LOCH RAVEN DAM AREA	NE. 15-A
		DATE OF PHOTOGRAPHY APRIL 1953		

Compiled by Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.





N 68,000 N 68,000
 N 67,000 N 67,000
 N 66,000 N 66,000
 N 65,000 N 65,000
 N 64,000 N 64,000
 N 63,000 N 63,000

W 12,000 W 12,000
 W 11,000 W 11,000
 W 10,000 W 10,000
 W 9,000 W 9,000
 W 8,000 W 8,000
 W 7,000 W 7,000
 W 6,000 W 6,000



PHOTGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

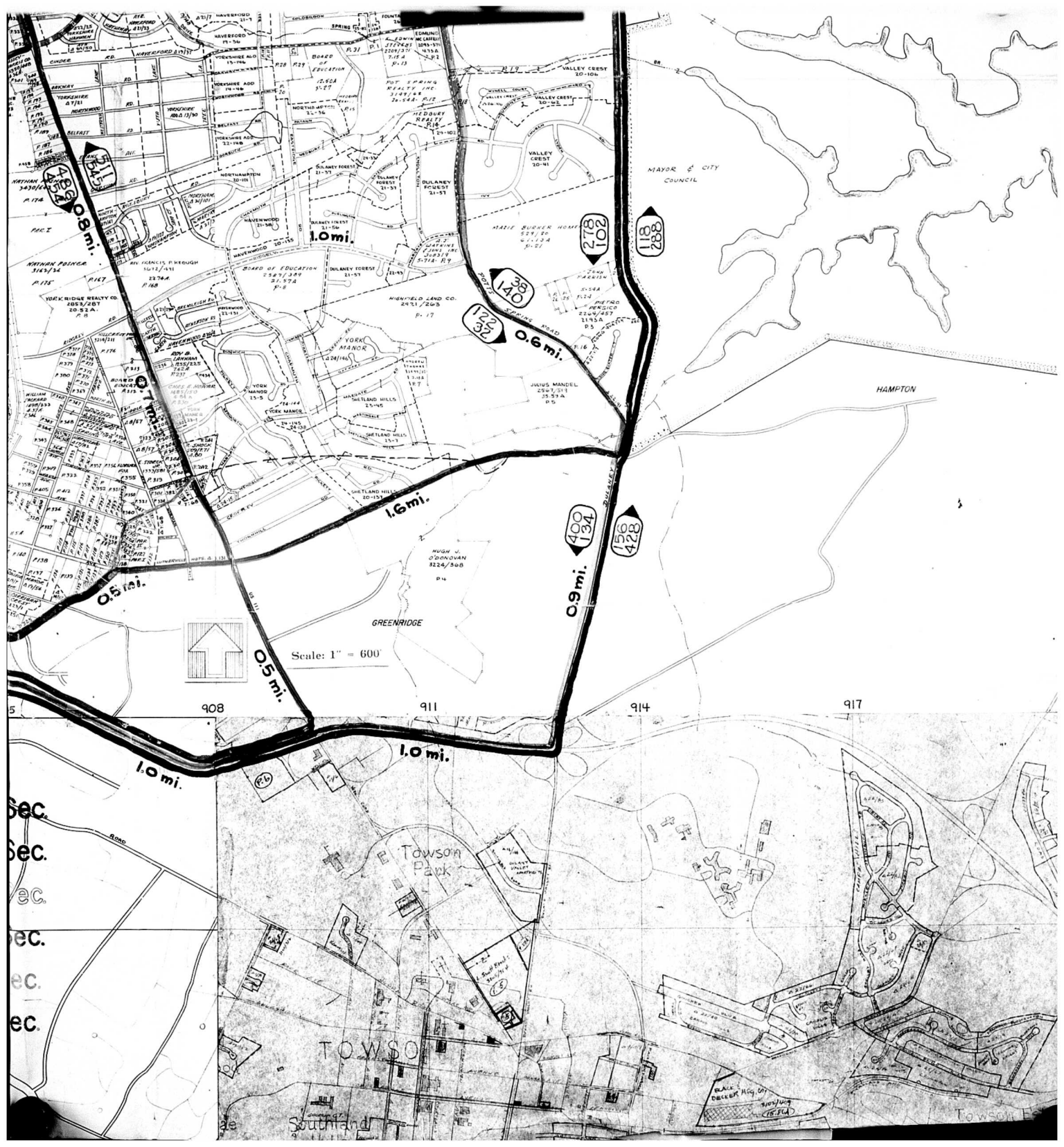
REVISIONS		SCALE 1" = 200'
BY	DATE	
		DATE OF PHOTOGRAPHY APRIL 1963

Controlled by Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

LOCATION
PADONIA

SHEET
N.W.
15-A





MAYOR & CITY COUNCIL

1.0 mi.

0.6 mi.

1.6 mi.

0.9 mi.

0.5 mi.

1.0 mi.

1.0 mi.

Scale: 1" = 600'



908

911

914

917

Towson Park

TOWSON

Southland

Towson

Sec.
Sec.
ec.
ec.
ec.
ec.



1.5 mi.

1.9 mi.

424 on 70W

0.8 mi.

0.5 mi.

0.7 mi.

1.5 mi.

1.2 mi.

5.9 Mi. - 8 Min. 42 Sec.

6 MI. - 9 Min 46 Sec.

4.6 Mi. - 9 Min. 14 Sec.

4150

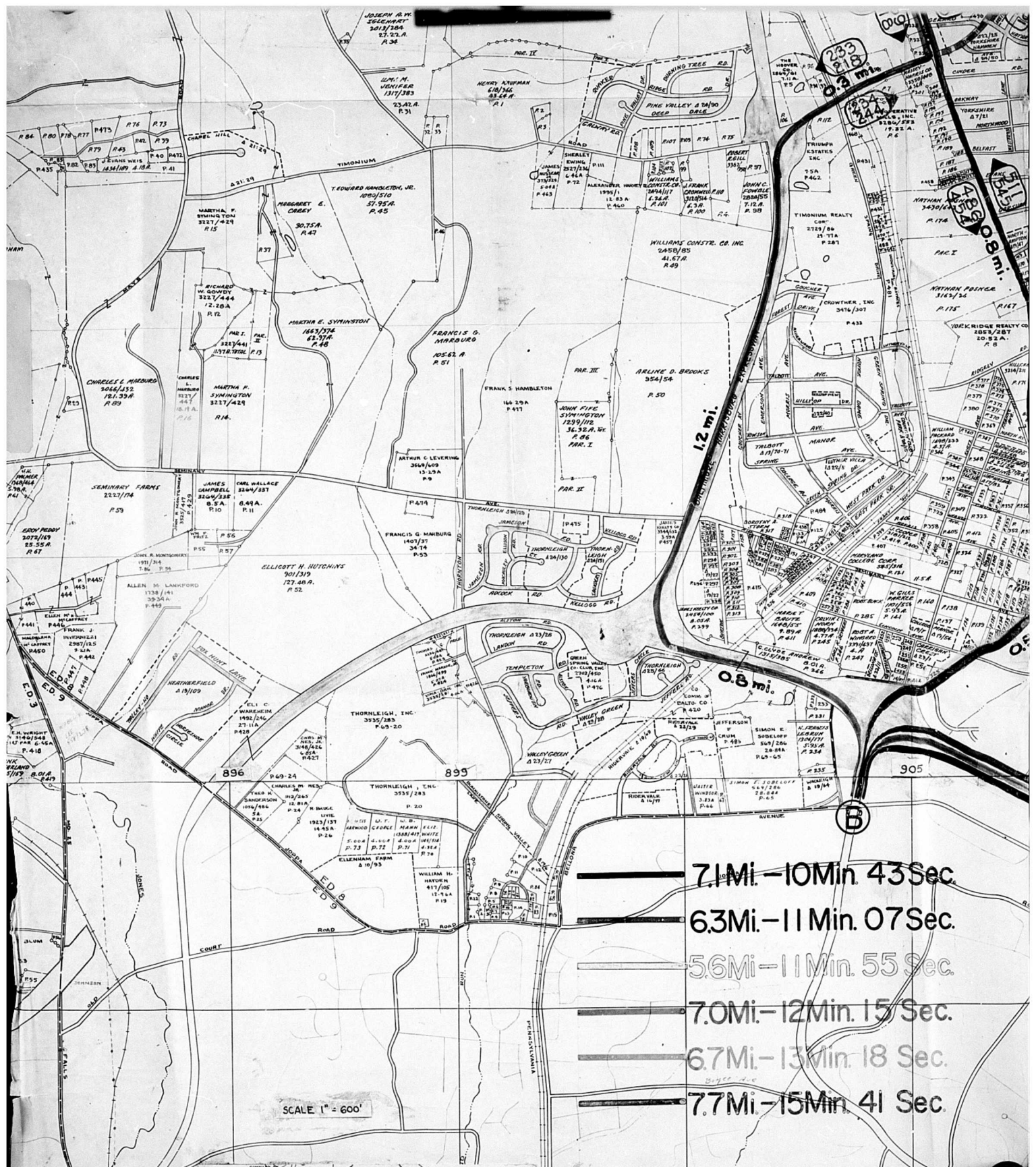
4150

4150

233

233

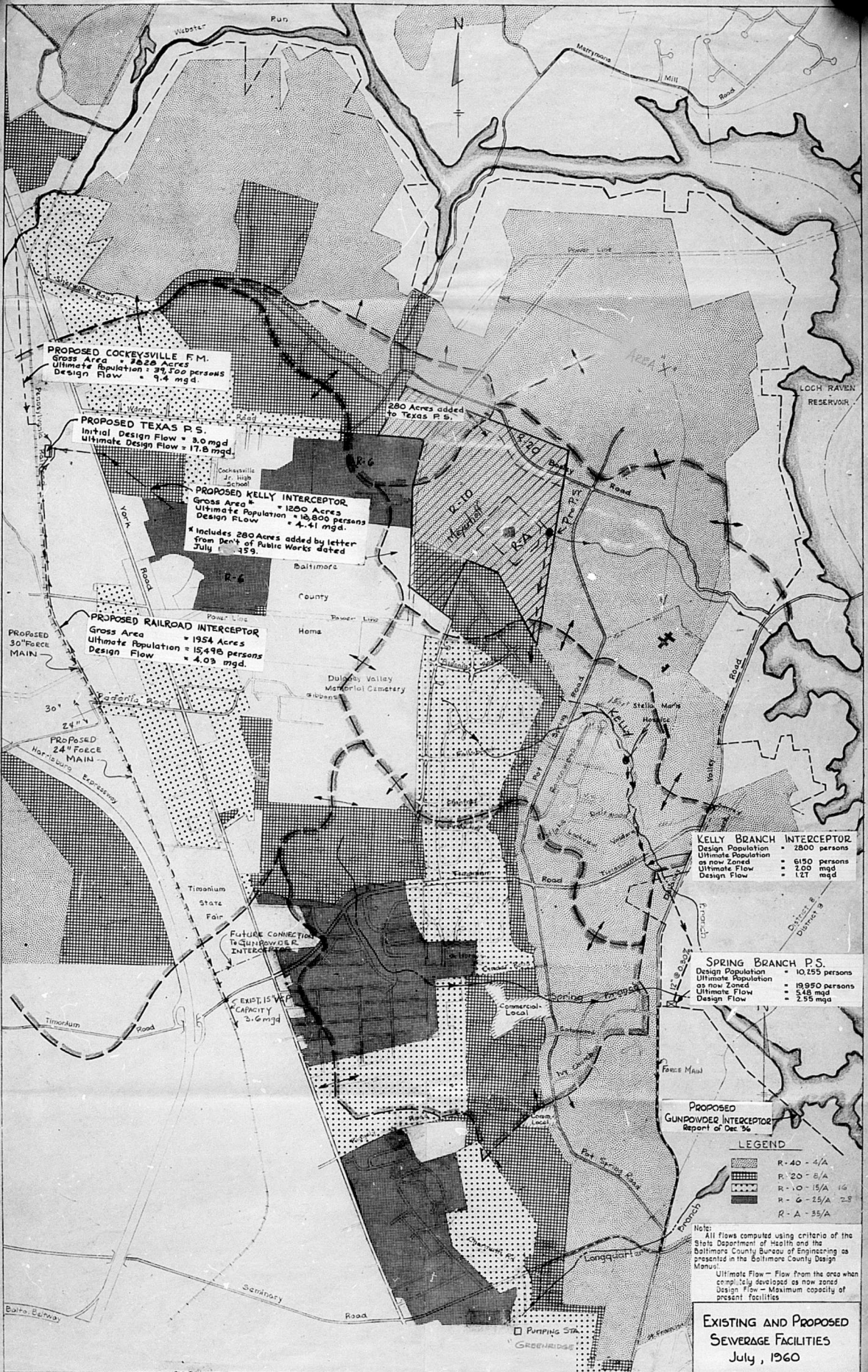
233



- 7.1 Mi. - 10 Min. 43 Sec.
- 6.3 Mi. - 11 Min. 07 Sec.
- 5.6 Mi. - 11 Min. 55 Sec.
- 7.0 Mi. - 12 Min. 15 Sec.
- 6.7 Mi. - 13 Min. 18 Sec.
- 7.7 Mi. - 15 Min. 41 Sec.

SCALE 1" = 600'

DEPT. OF ASSESSMENTS & TAXATION
 PROPERTY LINE
 SUB-DIVISION BOUNDARY
 CONTINUING OWNERSHIP - Z.I.E. - Z - 2 - 2
 PARCEL NUMBER - P. 340 (ASSIGNED TO IDENTIFY AND INDEX OWNERSHIP MUST BE PRECEDED BY MAP NUMBER)
 SCALE: 1" = 600'
 REVISED TO: 5-2-66 DATE LIBEN BY LAST P. 302 QUADRANGLE



PROPOSED COCKEYSVILLE F.M.
 Gross Area = 7628 Acres
 Ultimate Population = 36,700 persons
 Design Flow = 9.4 mgd

PROPOSED TEXAS P.S.
 Initial Design Flow = 3.0 mgd
 Ultimate Design Flow = 17.8 mgd

PROPOSED KELLY INTERCEPTOR
 Gross Area = 1200 Acres
 Ultimate Population = 10,800 persons
 Design Flow = 4.41 mgd
 * Includes 200 Acres added by letter from Dept of Public Works dated July 1, 1959.

PROPOSED RAILROAD INTERCEPTOR
 Gross Area = 1954 Acres
 Ultimate Population = 15,498 persons
 Design Flow = 4.03 mgd

KELLY BRANCH INTERCEPTOR
 Design Population = 2800 persons
 Ultimate Population as now Zoned = 6150 persons
 Ultimate Flow = 2.00 mgd
 Design Flow = 1.57 mgd

SPRING BRANCH P.S.
 Design Population = 10,155 persons
 Ultimate Population as now Zoned = 19,990 persons
 Ultimate Flow = 5.48 mgd
 Design Flow = 2.55 mgd

PROPOSED GUNPOWDER INTERCEPTOR
 Report of Dec 56

LEGEND

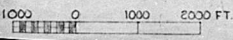
- R-40 - 4/A
- R-20 - 6/A
- R-10 - 15/A 16
- R-6 - 25/A 28
- R-A - 35/A

Note:
 All flows computed using criteria of the State Department of Health and the Baltimore County Bureau of Engineering as presented in the Baltimore County Design Manual.

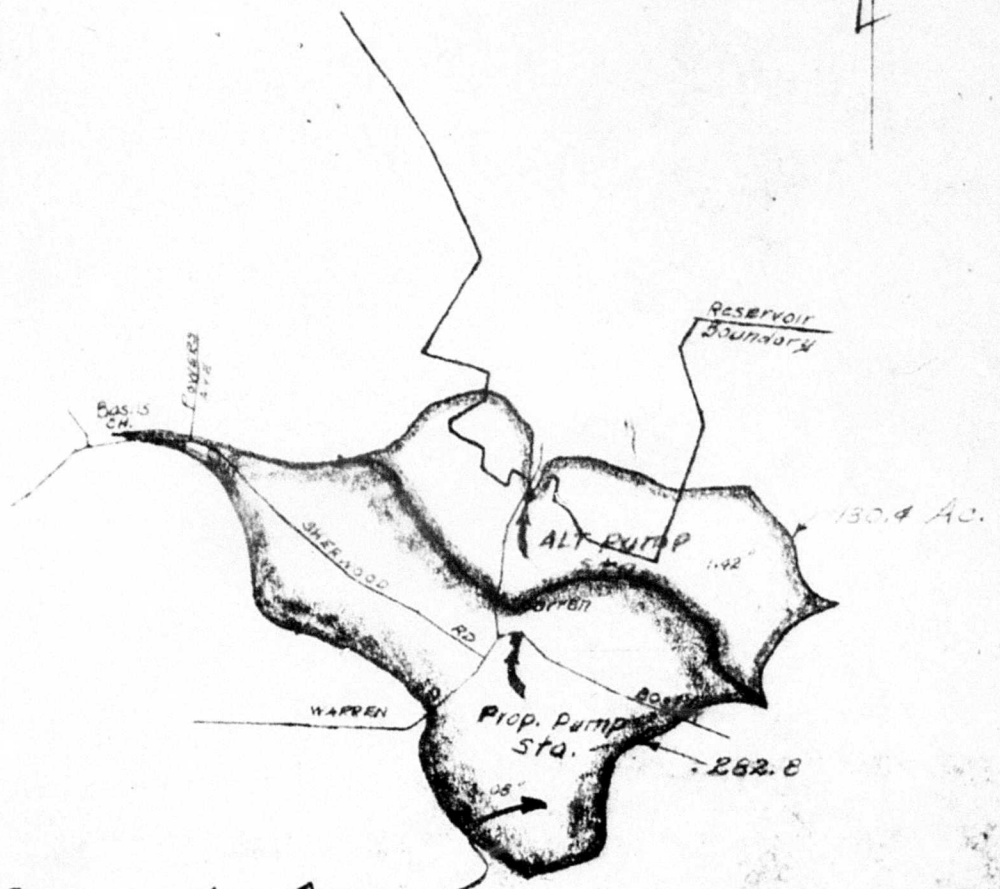
Ultimate Flow - Flow from the area when completely developed as now zoned
 Design Flow - Maximum capacity of present facilities

EXISTING AND PROPOSED SEWERAGE FACILITIES
 July, 1960

BALTIMORE COUNTY ZONING MAP
 COCKEYSVILLE - TOWNSHIP



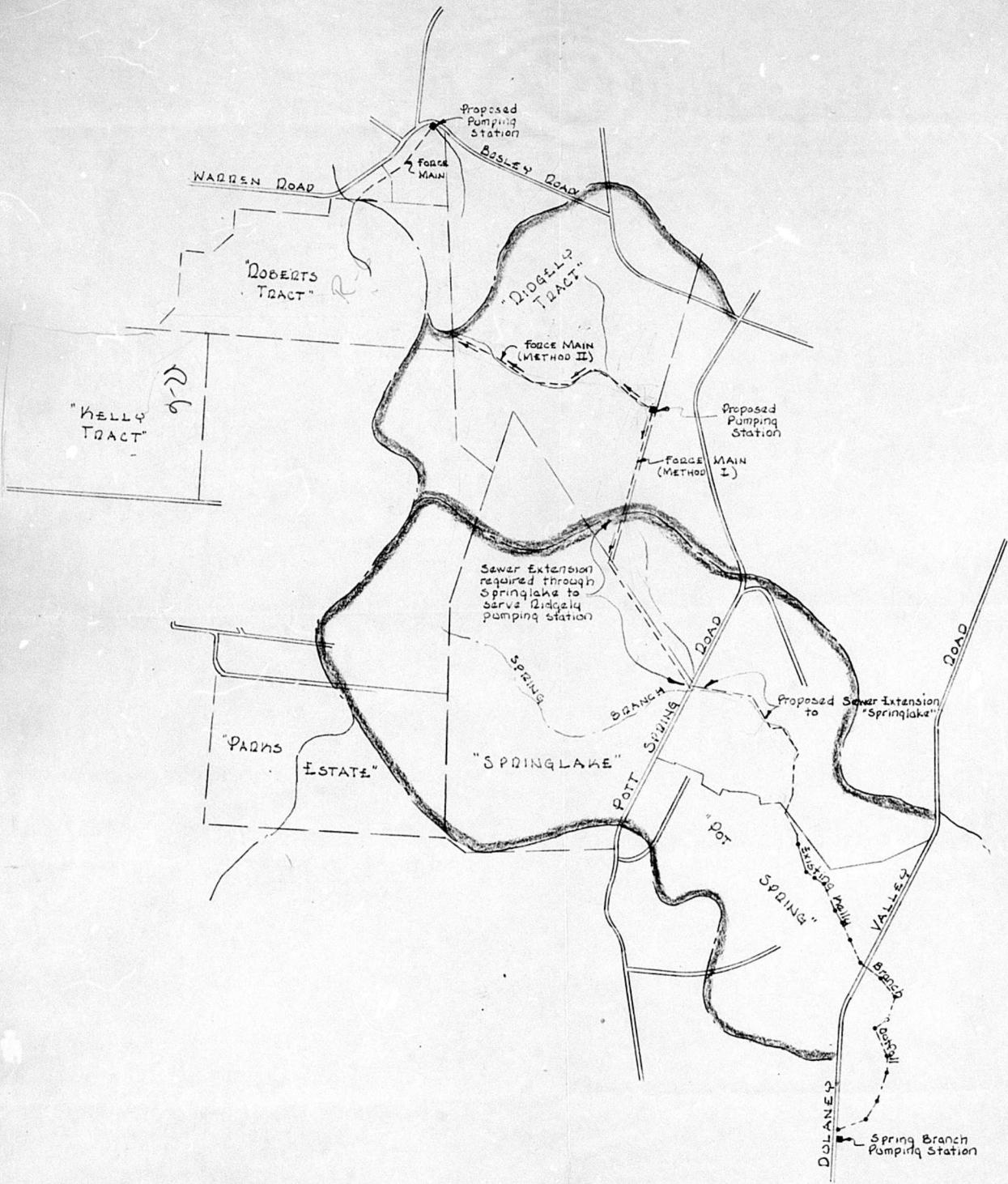
Prot. Ex. K
 JUNE 30, 1960



*Recommended Area
To Be Served By
Proposed Pumping Station*

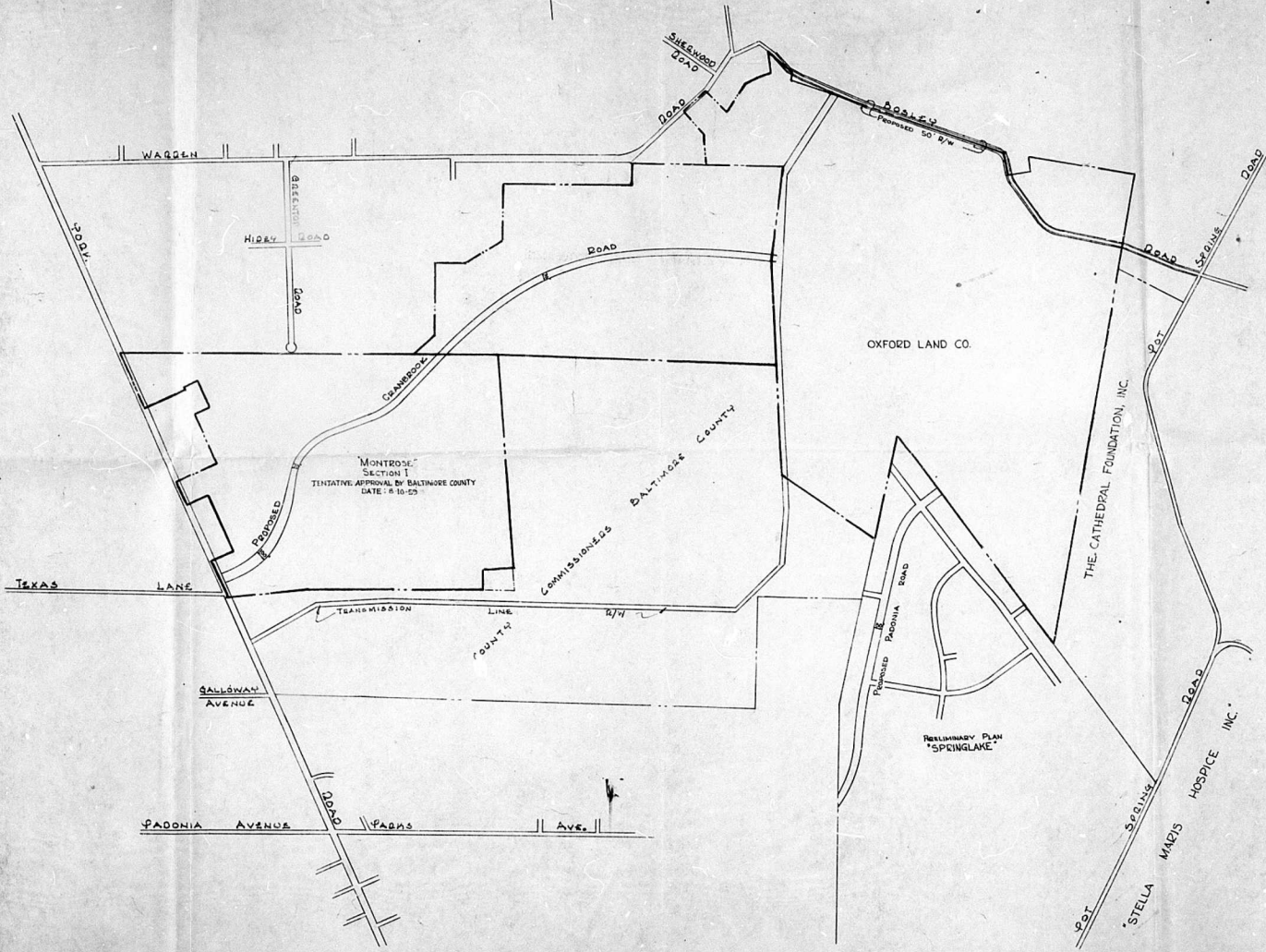
Total = 413.2 Ac

*1" = 2000'
91.85 Ac. / 1926*



Plot Esh B
For Ident. only

Scale 1"=500'



"MONTROSE" SECTION I
TENTATIVE APPROVAL BY BALTIMORE COUNTY
DATE: 6-10-53

OXFORD LAND CO.

COMMISSIONERS BALTIMORE COUNTY

THE CATHEDRAL FOUNDATION, INC.

PRELIMINARY PLAN "SPRINGLAKE"

HOSPICE INC.



WILSON F. OUTEN
 574 JACK NEWMARKET & SONS CO.
 817 BETHESDA BUILDING
 CHARLES & GARDNER STREETS
 BALTIMORE 1, MARYLAND

ELECTION DISTRICT No. 8
 BALTIMORE COUNTY, MD
 JULY 1950

Pets, Ech #8

PRESENT ZONING R-40

PARCEL "E" - 15 ACRES ±
PRESENT ZONING R-40
PROPOSED ZONING R-20

PARCEL "A" - 2.7 ACRES ±
PRESENT ZONING R-40
PROPOSED ZONING R-20

PARCEL "D" - 2.5 ACRES ±
PRESENT ZONING R-204 R-40
PROPOSED ZONING R-10

PARCEL "C" - 18.3 ACRES ±
PRESENT ZONING R-40
PROPOSED ZONING R-1A

NOTE:
INFORMATION FOR COMPILING THIS PLAT
WAS OBTAINED FROM PLATS, SURVEYS, OFFICIAL
BALTIMORE COUNTY ZONING MAPS AND OFFICIAL
ZONING DESCRIPTIONS.

EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JULY, 1960.
SCALE: 1"=200'

Wilson F. Outen 7/20/60



WILSON F. OUTEN
50 SACE HALLWAY & SONS CO.
400 PRINCEP BUILDING
CHARLES & BALTIMORE STREETS
BALTIMORE, MARYLAND

