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

SEC.3-C To the Zoning Commissioner of Baltimore County: Exas We, Minute Gould Seury and William M. Beury, her husband, Legal Or 2/18/60

All that parcel of land in the Minth District of Baltimere County, beginning on the Ageth side of locustrate Sond beginning 110 few sures or less East of Southery Booky thence Easterly and birding on the 221.15 feet thence Scatt 25 degrees 27 similar on 121.15 feet thence radius of 161.5 feet to distance of 200.14 feet) beginning to 161.5 feet to distance of 200.14 feet) beginning to 161.5 feet to 200.5 2 degrees 27 similar beginning to 161.5 feet to 200.5 2 degrees 3 on the 161 feet thence South 3 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 on the 161 feet to 200.5 2 degrees 3 degrees 3 degrees 4 degrees 5 degrees 5 degrees 5 degrees 6 degr

_____, und to, son a opening exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Elevator apartment building.

Property to be posted as prescribed by Zoning Regulations.

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

3/9/60

Locust Vale, Towson 4, Maryland

RX

4892 RX

MAP #9

UA3-8440

FR 14 68 F.



Mr. John G. Rose Zoning Commissioner of Baltimore County County Office Build

> Re: Property of Broadview Realty, Inc. Beltway and Dulaney Valley Road Original Special Exceptions covered by File 4671X and File 4892RX

I am writing you on behalf of my client, Broadview Realty, Inc., concerning an extension of the Special Exceptions referred to above, both of which were in force on July 1, 1965 pursuant to

ection 502.3 of the Zoning Regulations of Baltimore County, dealing with the time for exercise of a Special Exception, was amended by Section 8 of County Council Bill No. 85, which became effective on or about November 20, 1967. The amended section, which we sponsored, authorizes the Zoning Commissioner, I, with respect to a Special Exception, in effect on or after July 1, 1965, and which cannot be utilized within the maximum allowable 1905, and which cannot be utilized within the maximum allowable time because of inadequary of public sever or water facilities, to extend the time for utilization until eighteen months after such facilities become available, as evidenced in accordance with asemded section 502.1. The Special Exceptions for the subject properties could not be utilized because of inadequacy of public sever facilities; a situation which developed after the grant of use coning reclassifications and Special Exceptions.

I would appreciate your issuing Orders to extend the time for utilization of each of the above Special Exceptions to a date eighteen months after public sever facilities become adequate and available.

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

To the Zoning Commissioner of Baltimore County

ed property, for Elevator apartment building,

SEC.3-€ Tyxes We, Minute Gould Beury and William M. Beury, her husband,

of the parcel of ground described on the reverse side of this Periffice

hereby petition (1) that the soning status of the above described property be voclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 Zone; and (2) for a Special Exception, under the said Tay and Zening Regulations of Baltimore County, to use the above describ-

Property to be posted as prescribed by Zoning Regulations.

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

M. 310

94

4892 XX UA3-8440

William M Bur ust Vale, Towson 4, Maryland

Locust Vale, Towson 4, Maryland

MICROFILMED

4892 RX

MAP #9

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. & Mrs. William Beury Locust Vale, #h

61622 9 40.00

RECINNING for the same at a point on the northwest side of

tract of land conveyed by Frank Gould to Minnie G. Beury by deed

leaving said Locustvale Road and running North 25 decrees. 27 minutes 40 seconds

Locustvale Road 50 feet wide, said point of beginning being the beginning

dated July 11, 1947, and recorded among the Land Records of Baltimore

County in Liber J.W.B. 1577, folio 264, and running thence binding on the

outline of said tract of land the eight following courses and distances

as now surveyed viz: first binding on said northwest side of Locustvale

East 231.43 feet, third along a curve to the left with a radius of 161.80

feet for a distance of 208.41 feet, said curve being subtended by a chord

the southeast side of Swarthmore Road 60 feet wide. Fifth hinding on said

southeast side of Swarthmore Road South 52 degrees, 06 minutes, 44 second

West 276,60 feet, sixth leaving said Swarthmore Road and running South 3

degrees, 53 minutes, 44 seconds West 276.87 feet to intersect the north-

east side of said Swarthmore Road, seventh binding on said northeast wide

of Swarthmore Road South 34 degrees, 19 minutes, 16 seconds East 285.61

curve to the left with a radius of 80.27 feet for a distance of 133.15 feet, said curve being subtended by a chord bearing South 81 degrees.

50 minutes, 25 seconds East 118.40 feet to the place of beginning.

Containing 5.703 acres of land more or less.

feet, and eighth leaving said Swarthmore Road and running easterly along a

North 48 decrees. 20 minutes, 16 seconds West 299,90 feet to intersect

Road North 50 degrees. 38 minutes 26 seconds Past 157 73 feet second

M/S Locustvale Rd. 310' E. Southerly Rd. 9th District-Beury--Petitioner

10:00 A.H. Wednesday, March 9, 1960 PLACE: _Boom_106. County_Office_Building. 111 W. Chesapeake_Avenue_ Towson, Maryland

NOTICE OF HEARING

	Spran.	More	County, a	mu.		
			Date	Date: 2/10/60		
2-11-60	1080				TXL+	40.00
RECEIVED of: Smalkin 4 House	1080	•	•	•	TIL +	40.00
LOCATION OF PROPERTY:	Ace Abov	2				
MOUNT: \$40.00						
mere is an additional \$9.00 me for cigns. Kirdly send meck for same. Thank you.						
			Zoni of B	ng alt	Commission imore Cour	mer nty

RE: Petition for Reclassification and Special Exception for Elevator Apartment Building N/S Locustvale Road 310' E. Southerly Road, 9th Dist., : Wm. M. Beury and Minnie Gould Beury, Petitioners

FILING

FOR

RECEIVED P

ORDER !

DATE 420/68

3

BEFORE

Zoning Commissione

Baltimore County

No. 4892-DY

Upon the application of Incashriew Realty, Inc., 1842 of Pebruary II, 1965, it is in \$\frac{1}{2}\frac{1}{2}\text{day of Pebruary III}\$, 1965, it is in \$\frac{1}{2}\frac{1}{2}\text{day of Pebruary III}\$, 1968, by the Zoning Commissioner of Island and the American Section Section (1987) on \$492.10 \text{K}\$ be add the same is hereby extended to a date eighteen (18) months after public sewer facilities become adequate and available for the property, as evidenced by the ability to obtain a Public Works greement permitting exercise of the Special Exception pursuan to notice from the Director of Public Works

The property covered by this Order is described as

All that parcel of land in the Ninth District Balti-All that parcel of land in the Ninth District co Balti-more County, beginning on the north side of Locust-vale Road, beginning 310 feet more or less East of Southerly Road; thence easterly and binding on the north side of Locustvale Road 157, 73 feet; thence North 25 degrees 27 minutes East 231, 43 feet, thence radius of 161, 8 feet to a distance of 208, 41 feet; thence South 3d degrees 20 minutes West 279, 9 feet; thence South 52 degrees 06 minutes West 276, 6 feet; thence South 3d degrees 53 minutes East 276, 87 feet; thence South 3d degrees 19 minutes East 285, 61 feet; thence with a radius of 80, 27 feet and a distance of 133, 15 feet to place of beginning.

This extension is granted to:

Broadview Real ty, Inc., 116 West University Parkway Baltimore, Maryland 21210

I further certify that a copy of this Extension Order has been delivered this day to the Director of Public Works as required by Section 502.3 of the Zoning Regulations of Baltimore County.

Zoning Commissioner Baltimore County

February 20, 968

nes D. C. Downes, Esq.,

Re: Petition for Reclassification and Special Exception - N/S Locustvale Road 310 E, Southerly Road, 9th Dist. Wm. M. Beury and Minnie Gould Beury, Petitioners No. 4892-RX

Dear Mr Dow

I have today passed my Order in the above matter in accordance with the attached copy.

Zoning Commissioner

cc: Mr. Albert B. Kaltenbach, Director, Dept. of Public County Office Bidg., Towson, Md. 21204

Zoning Commissioner of Baltimore County 2/12/68

The Crders should name Broadview Realty, Inc. as the The Crdors should name Broadview Realty, Inc. as the owner and its address should be given as 116 West University Parkway, Baltimore, Maryland 21210. The property affected by each Order should either be described in the Order as hereinafter set forth or by attaching a copy of the property descriptions, if still remaining in your zoning files.

A short description of the property covered by File 4671X is the property lying on the south side of the Beltway, 600 feet west of Dulaney Walley Road in the Ninth Election District of Baltimore County and containing approximately 13 acres more or less.

A short description of the property covered by Pile 4892RX is the property lying on the north side of Locustvale Road, 310 feet east of Southerly Road lying in the Ninth Election District of Baltimore County and containing approximately 5.6 acres.

this matter, I remain

very truly yours, James D. C. Downes

I am taking the liberty of enclosing a proposed form of Order for your consideration in each case

Thanking you for your kindness and cooperation with me in

RE: Petition for Reclassification and Special Exception for Elevator Apartment Building : N/S Locustvale Road 310' E. Southerly Road, 9th Dist.: Wm. M. Beury and Minnie Gould Beury, Petitioners

BEFORE

Zoning Commissioner

Baltimore County

No. 4892-RX

Upon the application of Broadview Realty, Inc.,
dated Pubruary 21, 1983, it is this
1983, by the stage Commissioner of Baltimore County, OLDEREI
that the aforesald Special Exception in Case No. 4892-18X he and
the same is hereby extended to a date eighteen challe for the
public sewer facilities become advantage to the property, as extracted to the same as heart to the same as became and the same as ORDERED

The property covered by this Order is described as

All that parcel of land in the Ninth District of Balti-All that parcel of land in the Ninth District of Balti-more County, beginning on the north side of Locust-vals Road, beginning to feet more or less East of South of these easterly and binding on the south of of Locustvals Road 157, 73 feet; thence North 25 depress 27 minutes East 231, 43 feet; thence radius of 161.8 feet to a distance of 208, 41, feet; thence north 48 decrees 20 minutes west 290, 5, thence radius of 161.8 feet to a distance bf 208.41; feet; thence North 48 degrees 20 minutes West 299.9 feet; thence South 52 degrees 06 minutes West 276.6 feet; thence South 3 degrees 53 minutes East 276.87 feet; thence South 34 degrees 19 minutes East 285.61 feet; thence with a radius of 80.27 feet and a distance of 133, 15 feet to place of beginning

This extension is granted to:

Broadview Real-ty, Inc. , 116 West University Parkway Baltimore, Maryland 21210

I further certify that a copy of this Extension Order has been delivered this day to the Director of Public Worka as required by Section 502. 3 of the Zoning Regulations of Baltimore County.

Zoning Commissioner of Baltimore County

RE: Petition for Reclassification and Special Exception for Elevator Apartment Building N/S Locustvale Road 310' E. Southerly Road, 9th Dist.,: Wm. M. Beury and Minnie Gould Beury, Petitioners

BEFORE of

Baltimore County

No. 4892-RX

Upon the application of Broadview Realty, Inc., dated February 12, 1968, it is this \$\frac{2}{N_1 \text{fd}}\$ day of February, 1968, by the Coing Commissioner of Battimore County, ORDERED that the aforesaid Special Exception in Case No. 4892-1X be and the same is hereby extended to a date eighten [18] months after public sewer (acilities become adequate and available for the necessary, as evidenced by the ability to obtain a Public Works public sewer facilities become an equate and available for the property, as evidenced by the ability to obtain a Public Works Agreement permitting exercise of the Special Exception pursuant to notice from the Director of Public Works.

The property covered by this Order is described as

All that parcel of land in the Ninth District Balti-All that parcel of land in the Ninth District. Balti-nore County, beginning on the north side of Locust-vale Road, beginning 180 feet more or less East of Southerly Road, thence easterly and binding on the north side of Locustvale Road 187, 73 feet; thence North 25 degrees 27 minutes East 221, 43 feet, thence radius of 181, 8 feet to a distance of 208, 41, feet; thence North 48 degrees 20 minutes West 274, 6 feet; thence South 52 degrees 69 minutes West 274, 6 feet; thence South 52 degrees 69 minutes West 274, 6 feet; thence South 52 degrees 69 minutes West 274, 6 feet; thence South 52 degrees 69 minutes New 274, 6 feet; thence South 52 degrees 69 minutes New 274, 6 feet; thence South 34 degrees 19 minutes East 285, 61 t: thence with a radius of 80, 27 feet and a distance

This extension is granted to:

Broadview Real ty, Inc. , 116 West University Parkway Baltimore, Maryland 21210

I further certify that a copy of this Extension Order has been delivered this day to the Director of Public Warb's as required by Section 502. 3 of the Zoning Regulations of Bultimore Courty.

Zently Commissioner of Baltimore Courty

RE: PETITION FOR RECLASSIFICATION : AND SPECIAL EXCEPTION FOR ELEVATOR APARTMENT BUILDING - : N. S. Locustvale Road, 310' E. Southerly Road, 9th District: Mm. M. Beury and Minnie Gould Beury, Potitioners

BEVORE BOURD OF APPRAIS OF BALTIMORE COUNTY

No.1.892-DY

RXA

#4892

MAP

#9

SEC.3-C

............... OPINION

acres of last Lying Just morth of Towan proper and west of Dalary's Valley Board to reclassify 5.7 valley Board to Lying Just morth of Towan proper and west of Dalary's Valley Board Lying Just morth of Towan proper and west of Dalary to Respect to Form and Policy Zeno to an Theat Zeno with a protal ecception to point the execution of an absorber partnersh building. Fineadries have been proposed by the property. The Production people contemplate an appenditure between two and three million of collects for the execution of an eight between two and three million of collects for the execution of an eight between two and three million of collects for the execution of an eight between two and three million of collects for the execution of the collects of the create of

The contract purchaser owns substantial adjacent acroage which has already been gened to point elevator apartments similar to the one herein proposed. Futtiener's cambits No. 3 indicates the owerall plan of informal read combination of atte establishment with regard to the producted buildings.

hant to the useful and northwest (cound by the instant contract purchaser and desicned to a use identical and coordinated with the user proposed and coldentical to a use identical and coordinated with the use proposed by the instant contract purchaser and proposed to be developed by then for cotiage residential use); "Pi-DP land, already developed in individual residences, to the southeast; nore "Ph-P property in use to the south; and an "Ph-P" coundposent to the noutheast.

Willowsin, a planning expert and forms employee of maltimes General in that capacitating expert and forms employee of maltimes General in that capacitating expert and forms expected by a weight to Rw. Williaming views, expectally given the maltimes County Office of Flanning refused to take a position or express its views as to this matter, nor did any expert to suffy or behalf of the

in November 1955 by map for this awa was in serve. He pointed out that "N-10 and old like between the "N-10 and the he was the serve. He pointed out that this "N-10 and like between the "N-14 conse; the writing subtantial "N-4" arease comed by the center of the wastern to be a subtantial "N-4" arease comed by the center of the wastern to be a subtantial to the subtantia

In our opinion to develope the the versal tree as it is presently supped in an error and impression to the versal tree as it is presently supped in an error and impression to the beautiful that development to be suppressed to the versal to the north and northern the versal to the proposal recent of the largue "Bot" area to the north and northern the proposal recent of the largue "Bot" area to the north and northern the proposal recent to the largue "Bot" area to the north and northern the proposal recent to the proposal complication that plan for the white proposal recent the proposal acception, that plan for the white proposal recent the proposal acception, the plan for the white proposal proposal acception to terrife status in, and first that the proposal acception to the refrict status in, and agrey and constal welfare.

To insure that the adjoining residences would be protected and that the dewelopment will be to the best interests of Baltimore County, the petition is granted subject to the following conditions and restrictions:

- (1) A dotailed plan for the unity area shall be approved by the Office of Flanning and Entine and shall be attached to this Order and sade a part thereof. No construction shall begin and the development became a providing and the development of the property shall be strictly in accordance the property shall be strictly in accordance thereof.
- (2) All buildings shall be set back at least 150 feet from existing residences.
- (3) All parking areas shall be at least 100 feet from existing residences.

ORDER

is this $\underline{\underline{5}}$ Hz For the reasons set forth in the aforegoing Quintee, it GENERO that the reclassification and special exception pritions for be and the same is hereby granted, subject, to complime with the above provisions and restrictions.

with Rule 1101 of the Rules of Practice and procedure of the Court of Aryonle of Maryland.

COUNTY BOARD OF APPEALS Dullian NK 7

RE: PETITION FOR RECLASSIFICATION FROM AN "R-10" ZONE TO AN "R-A"
ZONE and a SPECIAL EXCEPTION for ELEVATOR APARTMENT BUILD-ING - N. S. Locustvale Road ING - N. S. Locustvale Road 310t E. Southerly Road, 9th Dist., Wm. M. Beury and Minnie Gould Beury, Petitioners

BEFORE DEPUTY ZONING COMMISSIONER BALTIMORE COUNTY No. 4892-RX

1192RX

.. NOTICE OF APPEAL

Charles Stokes and Vivienne H. Stokes, his wife, 901 Locustvale Road Towson, Maryland; Harry A. Cole, Jr. and Louise H. Cole, his wife, 912 Locustvale Road, Towson, Maryland; John Malloy and Mary M. Malloy, his wife, 982 Radcliffe Road, Towson, Maryland; Richard Schnably and Joz-Schnably, his wife, 980 Radeliffe Road, Towson, Maryland; Patrick McGuir and Hazel McGuire, his wife, 987 Fairmont Avenue, Towson, Maryland; James J. Deslover and Yvette Deslover, his wife, 9 Wilford Court, Towson Maryland tax payers and property owners in Baltimore County, Maryland, residing in the immediate vicinity of the property which is the subject of the above captioned proceeding, by Samuel A. Green, Jr. and James H. Cook their attorneys, hereby Appeal from the decision of the Deputy Zoning Commissioner for Baltimore County in the above entitled cause dated March 16, 1960, and request that hearing on Appeal be heard before the County Board of Appeals for Baltimore County.

Tambull, Surveior, Son Magains and Streets arramating of Law toward a costs, no.

305 W. Chesapeake Avenue Towson 4, Maryland VA 3-4111 Attorneys for Protestants RE: PETITION FOR REGLASSIFICATION :
FROM AN WR-10* ZONE TO AN WR-4*
ZONE and a SPECIAL EXCEPTION :
for ELEVATOR ARATHEMEN BUILDING - N. S. Locust-Le Road
310* E. Southerly Road, 9th Dist.,
Na. Beury and Minnie Gould :
Seary, Futitioners BEFORE DEPUTY ZONING COMMISSIONER

The petitioner in the above matter has requested reclassification of the subject property, from an "R-10" Zone to an "R-A" Zone and a special exception for an elevator apartment building.

...

The contract purchasers of the property have had previous experience in building and operating apartment houses and such building and operating has been superior. It is proposed to invest approximately Three Million (\$3,000,000.) Dollars over a four (b) year period. It is proposed to rent the apartments to professional people and retired couples. Plans as submitted are not as complete as they wight be.

To the south along Southerly Road and Goucher Boulevard is a large apartment area. A portion of the proposed apartment zoning will border on Locustvale Road which is an "R-10" Zone. The nearest apartment building would be about 125 feet from Locustvale Road with intervening screening.

To the west of the subject property and south of the Baltimore County Beltway a special exception was granted for three elevator apartment buildings on July 17, 1959 on a 15 acre site. No one

Zoning must look to the future and anticipated need. It would have been better planning and soming to have included the subject property in with the zoning of July 17, 1959, but individual ownership often makes such a plan impossible.

There has been enough change to warrant the increase of present "R-A" zoning and the request for a special exception for an elevator apartment building is in order.

It is this ______ day of March, 1960, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the reclassification of the above property should be and the same is hereby reclassified from and after the date of this Order, from an "R-10" Zone to an "R-A" Zone, and the special exception is also granted, subject, however, to compliance with the following restrictions and conditions:

- 1. There shall be no access to Logustyale Road.
- 2. All plans and access to roads shall be approved the Office of Planning before any construction
- Suitable screening shall be planted now so that ample screening will exist by the time construction
- The Office of Planning must submit approved plans to the Zoning Conwission: or Deputy Zoning Con-missioner for final approval before construction begins and said plans will become a part of this Order.

It is this 15th day of December 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception be and the same is extended for one year beginning December 15, 1961 and ending December 15, 1962.

Acting under authority of the County Council of Baltimo County's Bill No. 42, which was effected July 13, 1962, the Zoning Commissioner this 1544 day of December 1962 hereby extends the herein special exception for a period of three years beginning July 17, 1962 and ending July 17, 1965.

> 96 Su

Dear Mrs. Brush:

Broadview Realty, Inc.,

2301 Maryland Avenue, Saltimore 18, Maryland

Att. Hrs. Mery R.Brush.

Pres.

...

John G. Russ ----

> I have today passed my Order extending the special exception in the above matter for a period of three (3) years from July 17, 1962 to July 17, 1965.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

December 15, 1962

Res Special Exception for Elevator

9th Dist,, No. 4892-RX

Apartment Building - 8.5. Locustvale Rodd 310' E. Southerly Road,

> ELEPHONE FALLEY 3-3000

> > To: James H. Cook, Esq. 305 West Chesapsake Avenue,

Towson k. M.

BALL MERE COUNTY, MAP OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE

No. 0902

4892

DATE 3/28/60

TOWSON 4, MARYLAND

Zoning Department of Baltimore County 113 County Office Bldg., Towson 4, Md.

TOTAL AMOUNT DEPOSIT TO ACCOUNT NO QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE COST 50.00 -Cost of appeal to County Board of Appeals from decision of Zoning Commissioner granting reclassification and special exception for Elevator Apartment Buildings - N. S Locustvale Road 310' E. Southerly Road, , 9th Dist., Wm. Beury, et al, petitioners 3-2868 2301 · · * TIL--000 3-28-60 2301 * * * * 111-

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

BOXING DEPARTMENT OF TOWSON, MD Pebruary 18th., 19 60 THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly news-

paper printed and published in Towson, Baltimore Count-Md., once in each of 2_____ successive weeks before the 9th., day of Narch 19 60 the first publication appearing on the 18th day of

Pebruary 19 60 The COUNTY Paper, Inc.

9the, Diste



