

#4962
MAPS ✓
#9-SEC3-C
#8-SEC3-D

I, or we, Ruth Z. Yeager legal owner... of the property

in the Eighth Election District of Baltimore County and described as follows, to wit:

FROM THE OFFICE OF
JAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
1001 AVENUE TOWNSHIP 4, MARYLAND

#4962
MAPS ✓
#9-SEC.3-C
April 1, 1960
#8-SEC.3-D

Description of Part of the Property of
Ruth Z. Yaeger to be rezoned from R-40 to R-20

Beginning for the same at the end of the thirteenth of South 83° 12' 00" East 88.63 feet line of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yaeger, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502 folio 356, and running thence binding on part of the fourteenth line of the first parcel of said deed as now surveyed South 76° 16' 43" East 437.42 feet to intersect the twentyfourth line of zoning area 8-R-40.1 then surveying reversely on part of the twentyfourth line of Zoning Area 8-R-40.1 as now surveyed North 9° 13' 50" East 689.42 feet, thence for lines of dividing the two following courses and distances viz: first South 89° 53' 51" West 800.00 feet, and second South 20° 56' 48" West 598.82 feet to intersect the ninth line of the said first parcel of the above mentioned deed at a point distant 12.50 feet from the beginning of said ninth line, thence binding on the remainder of said ninth line, and all of the tenth, eleventh, twelfth, and thirteenth lines of the first parcel of said deed the five following courses and distances as now surveyed viz: first North 82° 43' 47" East 5.00 feet, second North 89° 25' 17" East 99.04 feet, third South 88° 33' 19" East 74.21 feet, fourth South 88° 29' 13" East 182.92 feet and fifth South 82° 56' 13" East 88.63 feet , to the place of beginning.

Containing 11.777 acres of land more or less.

Being part of the first parcel of land conveyed by Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yaeger by deed dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502 folio 356.

Description of Part of the Property of Ruth Z. Yaeger
to be Rezoned from R-20 to R-10

April 1, 1962

Beginning for the same at a point on the West Right-of-Way Line of the Baltimore Harrisburg Expressway (Route111) 200.00 feet wide as shown on State Roads Commission of Maryland Right-of-Way Plat #7029, said point of beginning being the end of the third or North 50° 24' 20" East 89.78 foot line of the third parcel of land described in a deed from Wheeler Building, Inc. to Ruth Z. Yeager, dated March 30, 1955, and recorded among the Land Records of Baltimore County in Liber, G.L.B. 2672, folio thirteen, said point of beginning being also the Northeastmost corner of lot 35, Block "B" as shown on a plat entitled "Pine Valley" dated September 5, 1957, and recorded among the Plat Records of Baltimore County in Liber G.L.B. 24, folio 90, and running thence binding on the North outline of said plat of Pine Valley and binding reversely on the third, second, first and last lines of the third parcel of the above mentioned deed the four following courses and distances as now surveyed viz: first South 50° 42' 46" West 89.83 feet, second North 39° 24' 52" West 103.06 feet, third South 79° 35' 08" West 452.45 feet, fourth South 81° 26' 33" West 155.20 feet, and the end of the third or North 50° 24' 20" East 175.05 foot line of the second parcel of land described in the above mentioned deed, thence binding on the fourth and fifth lines of said second parcel of said deed, and continuing to bind on the North outline of said plat of Pine Valley the two following courses and distances as now surveyed viz: first South 78° 41' 39" West 579.86 feet, and second South 79° 51' 01" West 221.00 feet to the end of the first or South 77° 20' 10" East 516.72 foot line of the first parcel of the above herein mentioned deed, thence binding on the second line of said first parcel of said deed and continuing to bind on the North outline of said plat of Pine Valley as now

surveyed North 82° 25' 45" West 516.59 feet, thence binding on the last line of the first parcel of said deed as now surveyed North 10° 22' 55" East 48.44 feet, thence binding reversely on part of the fourteenth or South 76° 32' 30" East 717.83 foot line of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yaeger dated June 9th, 1954, and recorded among the Land Records of Baltimore County in Liber 41, L.B. 2502 folio 356, as now surveyed North 76° 16' 43" West 280.41 feet to intersect the third line of Zoning Area B-R-20.3, thence binding reversely on part of said third line of Zoning Area B-R-20.3 as now surveyed North 9° 13' 50" East 689.42 feet, thence for a line of division North 89° 53' 51" East 2081.95 feet to intersect the West Right-of-Way line of said Baltimore Harrisburg Expressway (Route IIX), thence binding on the West Right-of-Way Line of said Baltimore-Harrisburg Expressway as now surveyed South 9° 14' 35" East 640.00 feet to the place of beginning.

Containing 37.840 acres of land more or less.

Being all of the land conveyed by Wheeler Holding, Inc. to Ruth Z. Yaeger by deed dated March 30, 1950, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2672 folio 13, and part of the first parcel of land conveyed by Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yaeger by deed dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502 folio 356.

3-5/14NS

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 - 40 zone to an R-20 & R-10 zone.

Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side set backs of building from street lines: front.....feet; side.....feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 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.

Ruth E. Foster
Charles F. Jackson
Held Over
Address *Lima, Peru*

APR 18 1960
U.S. DEPT OF JUSTICE
COMMUNICATIONS SECTION
FBI - WASH DC
COMMUNICATIONS SECTION
APR 18 1960
COMMUNICATOR OF Baltimore County, Inc. 25th day of May
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 at the office of the Zoning Commissioner of Baltimore County, in the Macky Bldg., in Towson, Baltimore County, on the 25th day of May 1960. at 7:30 P.M. A.M.

Zoning Commissioner of Baltimore County

zone to the west and northwest would be reached eventually through a new street that would run north from Tinsman Road through the Kaufman property into the subject tract. This road would be required in the subdividing of the Kaufman property. Ultimately the "A-20" zone should be extended somewhat farther west so as to include most of the Kaufman property in order to permit "A-20" lots along both sides of the before-mentioned entrance road.

Judge Contreras' decision in turning down the petition for rezoning of the Kaufman property stressed the rights involved in the potentiality of "freezing 1,000 acres", but also stressed the situation regarding the sewerability of this area, as well as through passing as such with the very limited area sewerable by gravity at the time of adoption of the zoning map of this portion of the 8th District. The Judge stressed the desirability of a comprehensive approach to such potential rezoning as distinguished from the proposed rezoning in that case which did not reflect any transition between

I feel that the subdivision plan for the subject property and the zoning petition based thereon would represent, through its recognition of topographic and other factors, a logical and sufficiently comprehensive approach to the future adjustment of zone boundaries in this vicinity. It would actually tend to limit effectively further rezoning, other than minor adjustments of boundaries, to the open meadow land which extends northward along the Knapewasay, and would not permit the rezoning of the hillside land predominate in the "B-20" zone, with perhaps some transitional "B-20" zoning wherever favorable topographic or other factors might permit.

As noted briefly in the first sentence, the Office of Planning intentionally brought a representative of the owners of the large acreage properties (who had opposed previous rezoning proposals in this locality), in order to get their reaction to the street and lot plan study for the subject property, and the zoning changes reflected therein. My understanding that the proposal was felt to be acceptable to this group apparently was confirmed by lack of any opposition on their part at the zoning hearing.

It is my belief that the zoning petition in question is an acceptable and satisfactory adjustment of the zone boundaries, taking into consideration the present development of Pine Valley and the relation of it and other neighboring properties to the undeveloped acreage to the north and northwest".

For the above reasons the reclassification should be granted.

It is this 5th day of June, 1960, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order from an "R-10" Zone to an "R-20" Zone and "R-10" Zone.


Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION :
FROM AN "R-40" ZONE TO "R-20" :
AND "R-10" ZONES - Property : BEFORE
west of Baltimore-Harrisburg :
Exemption 19001 N. Township :
BUREAU OF THE COMMISSIONER

DEPOSITARY SAVINGS COMMISSIONER
 OF
 BALTIMORE COUNTY
 No. 4962

The petitioner in the above matter seeks the reclassification of the property west of the Harrisburg Expressway, 1203 feet north of Timonium Road, in the 8th District of Baltimore County, from an "R-10" Zone to an "R-20" Zone and an "R-10" Zone.

The Director of Planning has set forth in detail the following reasons for rezoning the subject property from an "R-40" Zone to "R-20" Zone and an "R-10" Zone:

*This zoning petition exemplifies a conscientious effort on the part of the prospective developers to cooperate with the Office of Planning and with representatives of neighboring property owners of large lots, to plan a logical subdivision of the tract. In so doing they are seeking adjustments of zone boundaries consistent with such subdivision and with achievement of an appropriate gradual transition from smaller lots to the 10-acre lots of the Pile Valley to the more rural and steeper topography. This petition involves a different kind of proposal from that made by the Joseph Neyershoff Company for the Kaufman tract, which seeks the subject property on the west and south. That proposal would have the "10-acre" lots extending westward along Timonium Road, except for "10-acre" lots fronting bearing.

The subject petition would extend "R-10" zoning primarily to the north of the present narrow strip of "R-10" zoning which lies between the "R-6" zone in the Pine Valley development and the present "R-20" zoning of the subject property. The petition would extend the western "R-10" line about 250 feet westward from the present north-south "R-10", "R-20" zone boundary.

The remainder of the subject property westward is proposed to be partly in "B-20" zoning and partly to remain in the present "B-10" zone. The boundary lines between zones as proposed have been based on a tentative subdivision plan which would work out satisfactorily in relation to present development and to future development of the acreage to the north and northwest of the subject property. As tentatively planned, principal access to the proposed "B-10" area would be via Pine Valley Drive.

BALTIMORE COUNTY, MARYLAND		INVOICE	
OFFICE OF FINANCE		No. 0983	
Division of Collection and Receipts		DATE 5/2/60	
COURT HOUSE			
TOWSON 4, MARYLAND			
To: John Warfield Amick, Esq.		BILLED BY Zoning	
Kusumie Building			
Towson 4, Maryland			
REMIT TO AGENCY NO. 01022		INVOICE NUMBER 8 10.00	
QUANTITY	UNITARY SUPER SECTION AND RETURN WITH YOUR RECEIPTANCE	COST	
1	Petition for Reclassification	10.00	
PAID — District Court, 1st — Office of Finance 5-260 3 977 • • • TYP — 10.00 5-260 3 977 • • • TYP — 10.00			
3 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 RECEIPTANCE			

TELEPHONE VALLEY 3-3000		BALTIMORE COUNTY, MARYLAND DIVISION OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 2486 DATE 6/7/60	
TO: John Martland & Miger, Eng. Mamote Building Towson 4, Maryland		BILLED BY: Zenting			
REPORT TO ACCOUNT NO. 0662		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL DEDUCTIBLE \$ 0.00	
QUANTITY					COST
Yeager Property additional advertising and signs.					19.00
6-260 5966 * * * 111 - 9.00 6-260 5966 * * * 111 - 9.00					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN LOWER SECTION OF THIS INVOICE WITH YOUR REMITTANCE					TOTAL \$ 18.00

NOTICE OF ZONING DEPARTMENT FOR BALTIMORE COUNTY, MARYLAND

Pursuant to Section 104 of the Zoning Ordinance of Baltimore County, as amended, and the Commission of Baltimore County, as shown on a subdivision from R-10 Zone to an R-10 Zone and R-10 Zone of the property hereinafter described, the Zoning Ordinance of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Wednesday, May 15, 1960.

At 9:30 A. M. to determine whether or not the following mentioned and described property should be changed or reclassified as a would for R-10 and R-10 Zones to wit:

All that parcel of land, in the Eighth District of Baltimore County.

Parcel 1—Beginning for the same at the intersection of the fourth and fifth lines of the subdivision of 12 minutes 56 seconds East 56.83 foot line, thence the fourth line of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G. L. B. 2502, folio 256, and running thence binding on part of the fourth line of the subdivision of 12 minutes 56 seconds East 56.83 foot line, thence North 76 degrees 16 minutes 53 seconds East 12.12 feet, to intersect the twenty-fourth line of zoning area 8-R-10.1, thence binding reversely on part of the twenty-fourth line of Zoning Area 8-R-10.1 as now surveyed North 9 degrees 12 minutes 18 seconds East 48.42 feet, thence for a line of division the two following courses and distances, viz: first South 89 degrees 13 minutes 51 seconds West 89.00 feet, and second South 29 degrees 16 minutes 44 seconds West 188.82 feet to intersect the fifth line of the said first parcel of the above mentioned deed at a point distant 42.50 feet from the beginning of said fifth line, thence binding on the remainder of said fifth line, and all of the tenth, eleventh, twelfth, and thirteenth lines of the first parcel of said deed, the five following courses and distances as now surveyed, viz: first North 83 degrees 43 minutes 47 seconds East 33.00 feet, second North 89 degrees 25 minutes 17 seconds East 99.04 feet, third South 83 degrees 23 minutes 19 seconds East 71.21 feet, fourth South 89 degrees 29 minutes 13 seconds East 182.92 feet and fifth South 82 degrees 58 minutes 13 seconds East 88.63 feet to the place of beginning. Containing 11.777 acres of land, more or less, being part of the first parcel of land conveyed by Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager by deed dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G. L. B. 2502, folio 256.

Parcel 2—Beginning for the same at a point in the West Right-of-Way line of the Baltimore-Harrisburg Expressway (Route 111), 200.00 feet wide as shown on State Maps, Commission of Maryland Right-of-Way Plat No. 7028, said point of beginning being the end of the third or North 58 degrees 24 minutes 20 seconds East 89.78 foot line of the third parcel of land described in a deed from Wheeler Holding, Inc. to Ruth Z. Yeager, dated March 29, 1955, and recorded among the Land Records of Baltimore County in Liber G. L. B. 2512, folio 130, thence, said point of beginning, being also the northeastern corner of Lot 25, Block "B" as shown on a plat entitled "Pine Valley" dated September 5, 1957, and recorded among the Plat Records of Baltimore County in Liber G. L. B. 24, folio 90, and running thence binding on the North line of said plat of Pine Valley and binding reversely on the third, second, first and last lines of the third parcel of the above mentioned deed, the four following courses and distances as now surveyed, viz: first South 58 degrees 42 minutes 16 seconds West 89.53 feet, second North 29 degrees 24 minutes 32 seconds West 163.06 feet, third South 78 degrees 23 minutes 18 seconds West 122.45 feet, and fourth South 81 degrees 26 minutes 22 seconds West 132.29 feet to the end of the third or North 81 degrees 12 minutes 10 seconds East 79.05 foot line of the second parcel of land described in the above mentioned deed, thence binding on the fourth and fifth lines of said second parcel of said deed, and continuing to bind on the North outline of said plat of Pine Valley the two following courses and distances as now surveyed, viz: first South 18 degrees 41 minutes 29 seconds West 37.88 feet, and second South 79 degrees 51 minutes 41 seconds West 221.00 feet to the end of the first or South 77 degrees 10 minutes 16 seconds East 316.72 foot line of the first parcel of the above mentioned deed, thence binding on the second line of said first parcel of said deed and continuing to bind on the North outline of said plat of Pine Valley as now surveyed North 82 degrees 25 minutes 45 seconds West 216.38 feet, thence binding on the last line of the first parcel of said deed, as now surveyed North 10 degrees 22 minutes 25 seconds East 48.44 feet, thence binding reversely on part of the fourth line of the subdivision of 12 minutes 56 seconds East 56.83 foot line of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G. L. B. 2502, folio 256, as now surveyed North 76 degrees 16 minutes 53 seconds East 12.12 feet to intersect the third line of Zoning Area 8-R-10.1, thence binding reversely on part of said third line of Zoning Area 8-R-10.1 as now surveyed North 9 degrees 12 minutes 18 seconds East 48.42 feet, thence for a line of division North 89 degrees 23 minutes 11 seconds East 281.93 feet to intersect the West Right-of-Way Line of said Baltimore-Harrisburg Expressway (Route 111), thence binding on the West Right-of-Way Line of said Baltimore-Harrisburg Expressway as now surveyed South 9 degrees 16 minutes 53 seconds East 64.00 feet to the place of beginning. Containing 37.849 acres of land more or less. Being all of the land conveyed by Wheeler Holding, Inc. to Ruth Z. Yeager by deed dated March 29, 1955, and recorded among the Land Records of Baltimore County in Liber G. L. B. 2512, folio 130, and part of the first parcel of land conveyed by Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager by deed dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G. L. B. 2502, folio 256.

By Order of

WILSON H. ADAMS,

Zoning Commissioner of Baltimore County

May 6-12

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 13, 1960.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 21st day of May, 1960, before the 22nd day of May, 1960, the first publication appearing on the 6th day of May, 1960.

THE JEFFERSONIAN,

Edward J. Stuebel
Manager.

Cost of Advertisement, \$-----

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *South* Date of Posting *5-11-60*
Posted for: *Ans. R-10 Zone to Ans. R-20.1 R-10 Zone*
Petitioner: *Bruce Z. Yeager*
Location of property: *West side of Harrisburg Expressway 1200 ft. north of Pennsylvania State St. Plat*
Location of Signs: *on sign 1200 ft. on the West side of Harrisburg Expressway*
Remarks: *See R-10 Zone*
Posted by: *Edward H. Adams* Date of return: *5-12-60*

#4962

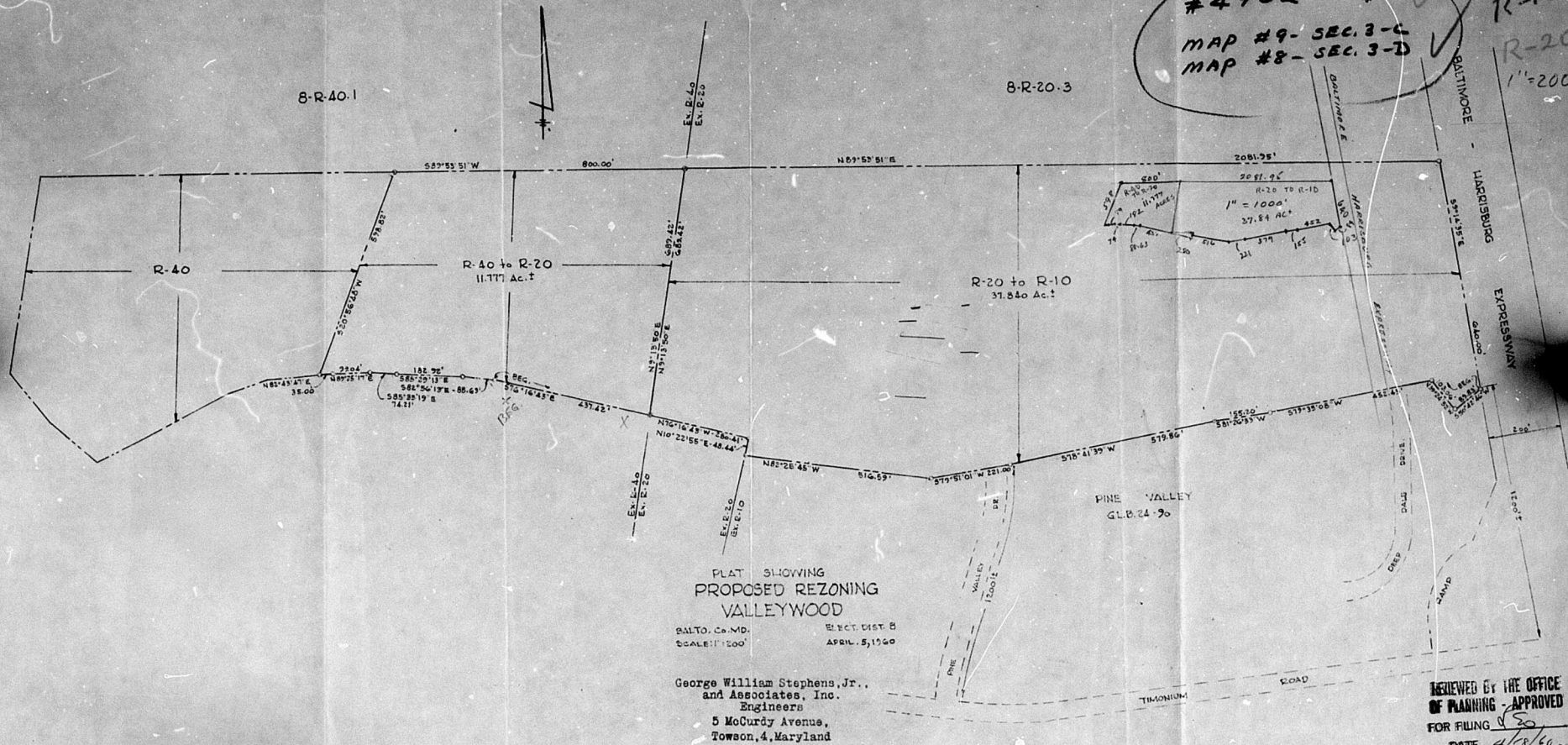
MAP #9- SEC. 3-C
MAP #8- SEC. 3-D

R-10

R-20
1" = 200'

8-R-40.1

8-R-20.3



PLAT SHOWING
PROPOSED REZONING
VALLEYWOOD

BALTO. Co. MD.
SCALE: 1" = 200'

ELECT. DIST. B
APRIL 5, 1960

George William Stephens, Jr.,
and Associates, Inc.
Engineers
5 McCurdy Avenue,
Towson, 4, Maryland

REVIEWED BY THE OFFICE
OF PLANNING - APPROVED
FOR FILING

DATE 4/18/60