

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Southeastern Realty, Inc., legal owner, s of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an R-20 zone, for the following reasons:

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or 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.

Contract purchaser Smith & Harrison
Address 212 Washington Ave.
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 1961, 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 be held before the Zoning Commissioner of Baltimore County in room 106, County Office Building in Towson, Baltimore County, on the 1st day of November, 1961, at 1:00 o'clock P.m.

Zoning Commissioner of Baltimore County.

(over)

INVOICE		No. 8086	
BALTIMORE COUNTY, MARYLAND		DATE 9/13/61	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO: Messrs. Smith & Harrison		BILLED BY: Zoning Department of Baltimore County	
212 Washington Ave.		Towson 4, Md.	
DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT \$50.00	
QUANTITY		COST	
Petition for Reclassification for Southeastern Realty, Inc. (Leadman)		50.00	
3		50.00	
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.			

Louis A. Matz John C. Childs, Jr. Associates Norman P. Harrison #5387	MATZ, CHILDS & ASSOCIATES, INC. Engineers - Surveyors - Site Planners 2129 N. Charles St., Baltimore 18, Maryland HU 3-7500	Victor Supply Drainage Highways Sewerage Development #5387 MAP #3 SEC 2-C R-20 10/24/61
DESCRIPTION FOR REZONING OF FRANK FISHER PROPERTY - 20.4 ACRES MORE OR LESS Beginning at a point on the center line of Old Court Road, 3500 feet more or less Southwesterly from Greenspring Avenue, thence on center line of Old Court Road Northeasterly 845 feet more or less, thence S. 25° 49' 30" E., 301.8 feet more or less, thence N. 84° 08' 00" E., 125.00 feet more or less, thence S. 15° 40' E., 132.7 feet more or less, thence S. 12° 27' 40" E., 152 feet more or less, thence S. 87° 00' 00" W., 25 feet more or less, thence S. 3° E., 555 feet, more or less, thence S. 71° 6' W., 576 feet more or less, thence N. 12° 5' W., 252 feet, more or less, thence S. 79° 41' W., 207 feet, more or less, thence N. 19° 59' W., 241 feet, more or less, thence N. 5° 28' W., 154 feet, more or less, thence N. 51° 25' W., 152 feet, more or less, and thence N. 17° 47' W., 272 feet, more or less to the place of beginning. Containing 20.4 acres more or less.		

John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson 4, Maryland

Re: Petition of Southeastern Realty Co., S/S of Old Court Road

Dear Mr. Rose:

Confirming our oral conversation of October 31, the

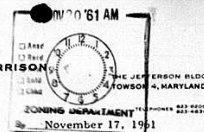
Petitioner requests that its petition be withdrawn without prejudice.

Very truly yours,

SMITH AND HARRISON

By W. Lee Harrison
W. Lee Harrison

WLH/jc



OFFICE OF PLANNING AND ZONING

Inter-Office Correspondence

Date, October 20, 1961

To: John G. Rose, Zoning Commissioner

From: George E. Garvalis

Subject: #5387 R-40 to R-20, South side

Old Court Road, 3500' SW of Greenspring Avenue.

3rd District

Hearing: 11/1/61

1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and has the following advisory comment to make:

1. The area vicinal to the subject to property is developed in a manner which is far in excess of the minimum standards of the R-40 Zone. Creation of R-20 Zoning would result in land use potentials for this property that would be grossly out of scale with the established character of the neighborhood and unharmonious with the zoning potentials established along Old Court Road by the Third District Zoning Map. In the opinion of the planning staff, R-20 Zoning here would be a classic example of spot zoning.

032/42



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 13, 1961

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 13th day of October, 1961, the 13th day of October, 1961, the 13th day of October, 1961, appearing on the 13th day of October, 1961.

THE JEFFERSONIAN,

Leah H. H. H.
Manager

Cost of Advertisement, \$.

PETITION FOR ZONING RECLASSIFICATION

FROM: R-40 Zone to R-20 Zone

LOCATION: South side of Old Court Road, 3500 feet more or less, Southwest of Greenspring Avenue.

DATE AND TIME: Wednesday, November 1, 1961, at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the subject matter of this petition at the place and time above stated.

Containing 20.4 acres more or less.

By Order of: John G. Rose
Zoning Commissioner of Baltimore County

OCT. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 12, 1961

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of successive weeks before the 1st day of November, 1961, the first publication appearing on the 12th day of October, 1961.

THE COUNTY Paper, Inc.

Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 10-11-61

Posted for: Mr. R. H. Rose to Mr. R. J. Rose

Petitioner: Southeastern Realty, Inc.

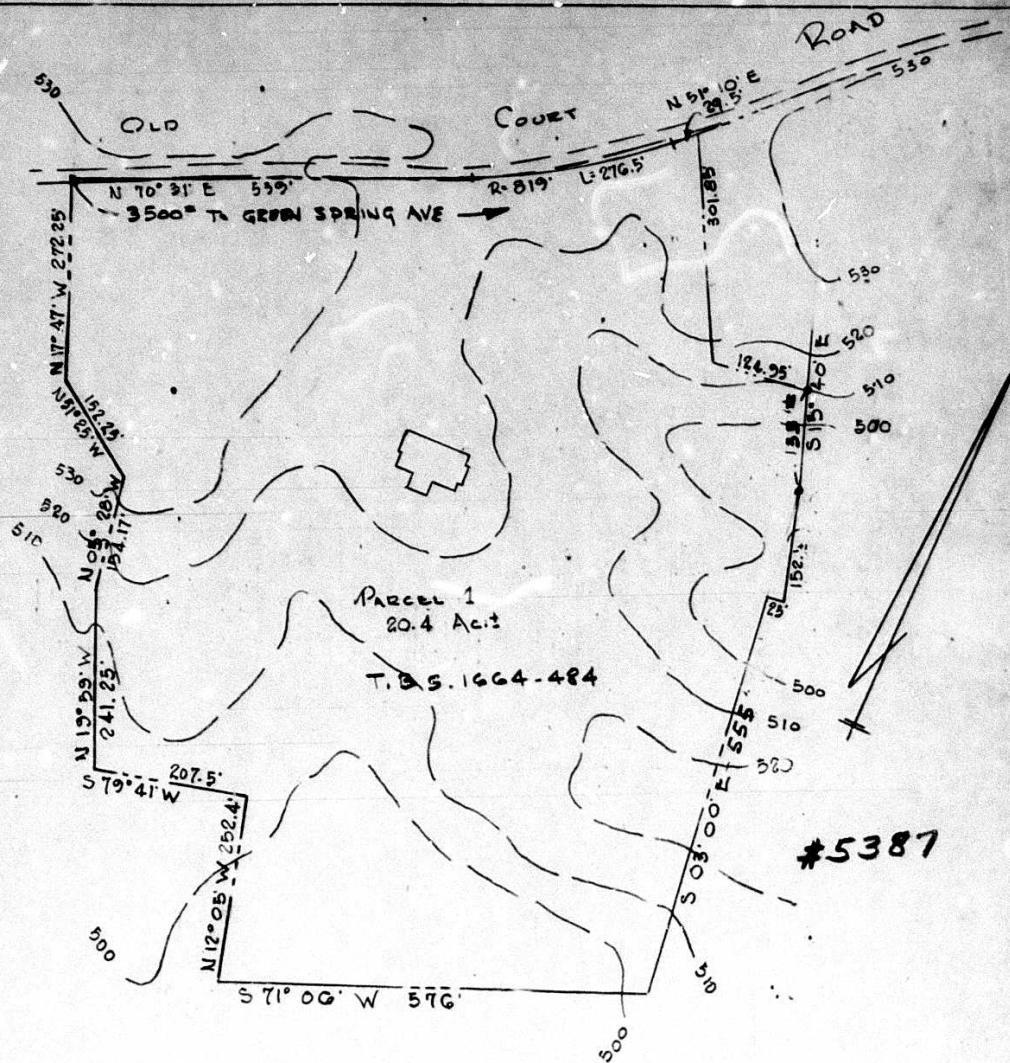
Location of property: Old Court Road, 3500' SW of Greenspring Ave.

Location of Signs: On the South side of Old Court Road, 3500' SW of Greenspring Ave.

Remarks: George E. Garvalis

Posted by: George E. Garvalis Date of return: 10-12-61

INVOICE		No. 9733	
BALTIMORE COUNTY, MARYLAND		DATE 11/29/61	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO: Southeastern Realty, Inc.		BILLED BY: Zoning Department of Baltimore County	
Old Court Road		Pikesville 8, Md.	
DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT \$29.00	
QUANTITY		COST	
Advertising and posting of your property		29.00	
3		29.00	
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.			



NOTE:
PROPERTY SHOWN PLOTTED BY
DEEDS & DOES NOT CONSTITUTE
A BOUNDARY SURVEY.

PLAT TO ACCOMPANY APPLICATION
FOR REZONING FROM R-40 TO R-20

ELECT. DIST. 3
SCALE: 1"=200'

BALTO. CO., MD.
MAY 29, 1961

MATZ, CHILDS & ASSOCIATES
2123 N. CHARLES ST.
BALTIMORE 18, MARYLAND

J.O. GOOZ

