

MICHAEL PAUL SMITH
W. LEE HARRISON
NICHOLAS C. HARRIS
GEORGE BARNETT-JONES
FRANK E. CIGORE

SMITH AND HARRISON

THE JEFFERSON BUILDING
TOWSON 4, MARYLAND
TELEPHONE 222-2222

December 21, 1961

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

Re: Petition for Reclassification for Fairview Gardens, Inc.

Dear Sir:

Please withdraw the application for reclassification from
R. G. to R. A. and M. L. of Fairview Gardens, Inc. without prejudice.

Very truly yours,

SMITH AND HARRISON

Eugene G. Ricks
Eugene G. Ricks
Petitioner's Attorney

EGR/jc



5444

5444

PETITION FOR ZONING RE-CLASSIFICATION #5444 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Fairview Gardens, Inc., legal owner... 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 as... R-6... zone to an... M.L. and R.A.... zone; for the following reasons: that there have been considerable and marked changes in the area since the adoption of the zoning map in January of 1957 which justify the reclassification of said property to extend an existing M.L. zone and to create an R.A. buffer between said zone and the R.G. land to the northeast.

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 reclassification 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.

FAIRVIEW GARDENS, INC.

Walter E. Buehner
Walter E. Buehner, President
Legal Owner

Contract purchaser

Address Eugene G. Ricks, Atty.
The Jefferson Building
Towson 4, Md., Va. 3 6200
Petitioner's Attorney

Address 3800 Southern Cross
Bethesda, Md.

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this... 2nd... day of... November... 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... 2nd... day of... January... 1962, at... 11:00 o'clock... A.M.



John G. Rose
John G. Rose
Zoning Commissioner of Baltimore County.

(over)

5 signs
11:00 A.M.
1/31/62

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#5444

District 3rd Date of Posting 12-13-61
Posted for Gov. R. A. M. L. & R. A. Jones
Petitioner: Fairview Gardens, Inc.
Location of property: M.L. & R.A. zone, R.R. and Baltimore City Line.
See Plat
Location of Sign: at corner of Greenhill Road, South of M.L. & R.A. zone, Baltimore City Line.
at corner of Greenhill Road, North of M.L. & R.A. zone, Baltimore City Line.
at corner of Greenhill Road, North of M.L. & R.A. zone, Baltimore City Line.
Posted by George A. Harmon Date of return: 12-14-61

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 10244
DATE 12/9/61
To: *Fairview Gardens, Inc.*
3800 Southern Cross Drive
Baltimore 7, Md.
BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
DESCRIPTION
Advertising and posting of your property 126.00
TOTAL AMOUNT 126.00
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 REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 8236
DATE 11/2/61
To: *Gene Ricks, Esq.*
Jefferson Building
Towson 4, Maryland
BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
DESCRIPTION
Petition for Reclassification for Fairview Gardens 50.00
TOTAL AMOUNT 50.00
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 REMITTANCE.

PETITION FOR ZONING RE-CLASSIFICATION AND DISTRICT
ZONING: From R-G Zone to M.L. & R.A. Zone
LOCATION: North side of Western Maryland Railroad and Baltimore City Line
DATE: JANUARY 2nd, 1962
OFFICE OF THE ZONING COMMISSIONER
180 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing...
OFFICE OF THE BALTIMORE COUNTEAN
THE COMMUNITY NEWS
THE HERALD - ARGUS
No. 1 Newburg Avenue
CATONSVILLE, MD.
December 16, 1961
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County
was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One week before the 16th day of December, 1961, that is to say the same was inserted in the issues of
December 16, 1961.
THE BALTIMORE COUNTEAN
By *Paul J. Morgan*
Editor and Manager

Division of Part of...
Land, recorded among...
V.L.R. No. 27, Folio 71, and...
containing the same...
(1) S. 45° 22' 10" E. 181.34 feet to a point on the Northwest side of Labriton Road, as laid out 80 feet wide and shown on said plat, thence bounding thereon (4) N. 45° 22' 10" E. 68.68 feet to the Southwest side of the alley there laid out sixteen feet wide and shown on said plat, thence bounding on the Southwest side of said alley with the use thereof in common with other entitled thereto (1) N. 45° 27' 15" W. 182.38 feet to a point in line with the fourth line of the land conveyed to Hatten Homes, Inc. as aforesaid, thence to and along a part of said fourth line and still bounding thereon to and along a part of said alley in all (8) N. 54° 04' 07" W. 502.29 feet, thence for a line of division (7) N. 74° 53' 09" W. 79.71 feet to a point in the fifth line of the land conveyed to Hatten Homes Inc. as aforesaid, thence along a part of said fifth line (8) S. 64° 50' 10" W. 224.83 feet, thence for a line of division the following courses and distances (9) N. 0° 22' 10" W. 115.85 feet (10) N. 87° 39' 45" W. 255.65 feet (11) N. 65° 45' 05" W. 144.72 feet (12) Southwest corner by a curve to the left with a radius of 1870.00 feet the distance of 70.86 feet (said arc being subtended by a chord bearing S. 25° 40' 47" W. 59.86 feet), (13) S. 83° 22' 27" W. 46.78 feet and (14) N. 65° 27' 57" W. 181.00 feet to a point in the eighth line of the land conveyed to Hatten Homes, Inc. as aforesaid, thence bounding thereon on a part of said eighth line (15) S. 21° 22' 27" W. 84.83 feet to the pipe hangers set at the beginning thereof and to the beginning of the eighth line of the land conveyed to John C. Childs, as aforesaid, thence bounding on a part of said eighth line (16) S. 21° 22' 27" W. 62.65 feet to the end of the second line of a parcel of land now or formerly owned by William F. Crow and described in a Deed recorded for C.L.R. No. 2781, Folio 421, thence bounding reversely on a part of said second line and still bounding thereon to the beginning of the eighth line of the land conveyed to John C. Childs, as aforesaid, thence bounding reversely on a part of said eighth line (17) S. 21° 22' 27" W. 62.65 feet, thence for a line of division (18) S. 60° 22' 10" E. 274.15 feet to a point in the seventh line of the land conveyed to Hatten Homes, Inc. as aforesaid, thence bounding reversely on a part of said seventh line and on a part of the fifth line of said last mentioned land (19) S. 84° 21' 31' 51" E. 45.50 feet and (21) N. 64° 56' 19" E. 77.54 feet, and thence for a line of division (20) S. 68° 22' 10" E. 127.44 feet, to the place of beginning (containing 13.6002 acres of land).
Being the property of Fairview Gardens, Inc. as shown on said plat filed with the Zoning Department.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Dec. 16,

PRESENT ZONE "R-G"
PRESENT USE: ROW HOUSE (UNDEVELOPED)

PLAT 1
ADDITION TO AND RE-DIVISION OF PART OF
SECTION ONE
"MILBROOK"
(W.R. 27-71)
PRESENT ZONE "R-G"
PRESENT USE: ROW HOUSES

PRESENT ZONE "R-G"
PRESENT USE: INSTITUTION

MILFORD
INDUSTRIAL PARK
PRESENT ZONE "M-L"
PRESENT USE: INDUSTRIAL

POINT OF BEGINNING
12.9409 AC. PARCEL

PROPOSED NORTHWESTERN EXPRESSWAY

PLAT TO ACCOMPANY
PETITION FOR RECLASSIFICATION OF ZONING,
PART OF

"MILBROOK"

ELECT. DIST. 'S BALTIMORE CO., MD.
SCALE: 1"=100' AUG. 4, 1961

DEVELOPER:
FAIRVIEW GARDENS
2800 SOUTHERN CROSS DR.
BALTIMORE 7, MD.



John C. Childs

MATZ, CHILDS & ASSOCIATES
2129 N. CHARLES STREET
BALTIMORE 18, MARYLAND

J. C. NO. 1 DRAWN BY TRACED BY CHECKED BY
57-101 FRB JD LM

RESIDENTIAL	INDUSTRIAL
AREA OF PROPERTY: 15.4062 AC. (R-A)	12.9409 AC. (M-L)
EXISTING USE: ROW HOUSE	ROW HOUSE - UNDEVELOPED
PROPOSED USE: RESIDENTIAL	LIGHT MANUFACTURING
PRESENT ZONING: "R-G"	"R-G"
PROPOSED ZONING: "R-A"	"M-L"
NUMBER OF UNITS: 214	6
NUMBER OF PARKING SPACES: 214	86

