

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, LONG GREEN VALLEY CORP., 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 an R-6 zone to an B-1 zone; for the following reasons:

To allow the orderly development of the property in question for commercial purposes in accordance with the surrounding property.

See Attached Description

and (2) that 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.

LONG GREEN VALLEY CORPORATION
Contract purchaser
Address: 900 Reisterstown Road, P.O. Box 111, Pikesville, Md. 21076

LEGAL OWNER
Address: 900 Reisterstown Road, P.O. Box 111, Pikesville, Md. 21076

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of March, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 100, County Office Building in Towson, Baltimore County, on the 2nd day of May, 1962, at 2:00 o'clock.

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

OFFICE OF PLANNING & ZONING

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

DEPOSIT TO ACCOUNT NO. 3622 TOTAL AMOUNT \$50.00

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification for Long Green Valley Corp.

50.00

DATE 3/27/62

3-27-62 2000 * * * TIL - 5000

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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the fact that sufficient change has taken place in the area...

the above Re-classification should be had; and it further appearing that by reason of the fact that...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of March, 1962, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an B-1 zone; and/or Special Exception...

granted from and after the date of this order, subject, to approval of the site plan by the Baltimore County Health Department, Division of Land Development and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the fact that...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of March, 1962, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-6 zone; and/or the Special Exception for Commercial be and the same is hereby DENIED.

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

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CERTIFICATE OF PUBLICATION

TOWSON, MD. April 13, 1962

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 1st day of April, 1962, before the 2nd day of May, 1962, the first publication appearing on the 13th day of April, 1962.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

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Advertising and posting of property for Long Green Valley Corp.

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#5543

District 11-B Date of Posting 4-11-62

Posted by George R. Rose

Petitioner Long Green Valley Corp.

Location of property 137.66 ft. N.E. of Patterson Ave.

Location of Sign North side of Long Green Pike 137.66 ft. N.E. of Patterson Ave.

Remarks: George R. Rose Date of return: 4-12-62

Posted by George R. Rose

OFFICE OF PLANNING & ZONING

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PARCEL 2 DESCRIPTION OF PROPERTY

BEGINNING FOR THE SAME, at a point in the Long Green Pike, said point of beginning being also at the end of the south 45 degrees 21 minutes west 206.00 feet line described in the Deed dated May 1, 1959, recorded in Baltimore County in Liber 13.1, No. 3521 Folio 460, which was a conveyance from Christine C. Burton, widow, to Jack W. Peterson and Evelyn Peterson, his wife; thence leaving said Long Green Pike and running and binding on the Burton land the following courses and distances as referred to the Magnetic Meridian, of 1962; viz:

North 50 degrees 07 minutes 10 seconds west 15.00 feet to an iron pipe found at or near the north-west side of Long Green Pike, thence continuing the same course north 50 degrees 07 minutes 10 seconds west the distance of 206.81 feet for a total distance of 221.81 feet to an iron pipe found; thence north 51 degrees 41 minutes 37 seconds east 206.93 feet to an iron pipe found near a corner fence post of the land of the aforesaid Jack W. Peterson and wife; thence leaving the Burton lands and running with the said Peterson lands along the old white plank fence south 50 degrees 02 minutes 10 seconds east 29.53 feet to an iron pipe found at the north-west corner of the land leased to the United States Government by Jack W. and Evelyn Peterson under lease date of March 6, 1961, and recorded in Baltimore County in Liber 13.1, No. 3679, Folio 297; thence running and binding on the outline of land leased to the United States Government the following courses and distances, viz: south 50 degrees 02 minutes 10 seconds east 37.38 feet to a pipe found; thence south 42 degrees 19 minutes 45 seconds east 176.64 feet to a point in the Long Green Pike; thence running with the Long Green Pike south 47 degrees 22 minutes 36 seconds east 144.95 feet to the place of beginning. Containing 0.8052 acres, more or less, as surveyed by Van Heuth and Leimer, Inc., Civil Engineers and Surveyors the plat prepared by them dated February 15, 1962.

Saving and excepting that portion now zoned B-1. Said point of beginning also being North 45 degrees 27 minutes 37 seconds East 227.47 feet from the northeastern corner of Patterson Road and Long Green Pike. Being the property of Long Green Valley Corporation, as shown on plat plan filed with the Zoning Department.

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BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date April 19, 1962

Mr. George S. Gavrellis, Deputy Director

SUBJECT: #5543. R-6 to B-1. Northside of Long Green Pike 137.66' Northeast of Patterson Avenue. Being property of Long Green Valley Corp.

11th District

HEARING: Wednesday, May 2, 1962 (2:00 P.M.)

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

1. The subject property is situated between two existing commercially-zoned tracts. The Planning staff has no adverse comment to make.

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**PETITION FOR ZONING
RECLASSIFICATION
11th DISTRICT**

ZONING: From R-6 Zone to B-L Zone.

LOCATION: North side of Long Green Pike 127.86 feet Northeast Patterson Avenue.

DATE AND TIME: WEDNESDAY, MAY 2, 1962 AT 2:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson 4, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Eleventh District of Baltimore County.

PARCEL 1

DESCRIPTION OF PROPERTY

BEGINNING for the same, at a nail set in the Long Green Pike, said place of beginning, also being at the end of the south 70 degrees 34 minutes 50 seconds east 327.88 foot line of the land described in the deed from Mrs. Charles H. Burton, widow, to Louis T. Wright and wife and Leo Stanley Wright, recorded among the land records of Baltimore County in Liber W.J.R. 3913, folio 497; thence leaving said Long Green Pike and running and binding on the said Wright land north 70 degrees 34 minutes 50 seconds west 327.88 feet to an iron pipe found at the north-west corner of the aforesaid Wright land; thence leaving the Wright land for a new line of division north 64 degrees 28 minutes 51 seconds east 224.57 feet to an iron pipe found at the north-west corner of the land now or formerly owned by Jack W. Peterson and wife; thence south 50 degrees 07 minutes 10 seconds east 258.07 feet running and binding on the Peterson land to an iron pipe found; thence continuing the same course south 50 degrees 07 minutes 10 seconds east 15.00 feet for a total distance of 221.81 feet to a point in Long Green Pike; thence leaving the Peterson land and running in or about Long Green Pike south 45 degrees 27 minutes 37 seconds west 29.81 feet to the place of beginning. Containing: 0.8231 acres, more or less.

Said point of beginning also being North 45 degrees 27 minutes 37 seconds East 127.66 feet from the northeasternmost corner of Patterson Avenue and Long Green Pike. Being the property of Long Green Valley Corporation, as shown on plat plan filed with the Zoning Department.

PARCEL 2

DESCRIPTION OF PROPERTY

BEGINNING for the same, at a point in the Long Green Pike, said point of beginning being also at the end of the south 45 degrees 27 minutes west 296.66 feet line described in the Deed dated May 1, 1959, recorded in Baltimore County in Liber W.J.R. No. 3521, Folio 460, which was a conveyance from Christ O. Burton, widow, to Jack W. Peterson and Evelyn Peterson, his wife; thence leaving said Long Green Pike and running and binding on the Burton land the following courses and distances as referred to the Magnetic Meridian, of 1962; viz:

North 50 degrees 07 minutes 10 seconds west 15.00 feet to an iron pipe found at or near the northwest side of Long Green Pike, thence continuing the same course north 50 degrees 07 minutes 10 seconds west the distance of 221.81 feet to an iron pipe found; thence north 51 degrees 41 minutes 27 seconds east 208.83 feet to an iron pipe found near a corner fence post of the land of the aforesaid Jack W. Peterson and wife; thence leaving the Burton lands and running with the said Peterson lands along the old white plank fence south 50 degrees 02 minutes 10 seconds east 29.53 feet to an iron pipe found at the northeast corner of the land leased to the United States Government under Jack W. and Evelyn Peterson under lease date of March 8, 1960, and recorded in Baltimore County in Liber W.J.R. No. 3675, folio 257; thence running and binding on the United States Government the following courses and distances, viz: south 50 degrees 02 minutes 00 seconds west 37.38 feet to a pipe found; thence south 42 degrees 15 minutes 46 seconds east 126.64 feet to a point in the Long Green Pike; thence running with the Long Green Pike south 47 degrees 22 minutes 36 seconds west 114.97 feet to the place of beginning. Containing: 0.8652 acres, more or less, as surveyed by Can-Beath and Weldner, Inc., Civil Engineers and Surveyors as shown on the plat prepared by them dated February 15, 1962.

Saving and excepting that portion now zoned B-L. Said point of beginning also being North 45 degrees 27 minutes 37 seconds East 227.47 feet from the northeasternmost corner of Patterson Road and Long Green Pike. Being the property of Long Green Valley Corporation, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

4-12-11

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 19 62.

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 day of the first publication appearing on the 12th day of April 19 62.

The COUNTY Paper, Inc.

C. W. Keyser
Manager *in*

