TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

nore # 3 hereby petition (1) that the zoning status of the herein described property be re-classifi to the Zoning Law of Baltimore County, from an R.G. and R-6

That there have been considerable and marked changes in the area since the adoption of the Zoning Map in January of 1957 which juntify the reclassification of said property to extend an existing M.L. Zone and to create an R.A. buffer zone between said M.L. zone and the R.G. land to the northeast.

See Attached description

Property is to be nosted 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

FAIRVIEW GARDENS, INC. By: Walter & Guanne Address 3800 Southern Cross Drive Ec. you I the be Baltimore 7, Maryland Eugene G. Ricks Petitioner's Attorne Protestant's Attorney Address The Jefferson Building Towson 4, Maryland ORDERED By The Zoning Commissioner of Baltimore County, this..... 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 through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Consultsioner of Baltimore County in Boom 106, County Office Building in Towson, Baltimore 2nd day of May ..... 1962 at 3t@o'clock 7 1 May 187 187 184 1 What I want I w ( A )

TELEPHONE

BALTIMORE COUNTY, MARYL ND

No. 11501 OFFICE OF FINANCE DATE 3/9/62

Division of Co.lection and Receip COURT HOUSE TOWSON 4, MARYLAND

QUANTITY	POSIT TO ACCOUNT NO. 01622  UANTITY DETA IN UPPER SECTION AND RETURN WITH YOUR REMITTANCE.			
	The state of the s			
	Petition for Reclassification for Fairview Cardens, Inc.	50,00		
	Fire G — Collection Co. In the co.— Collect Beauty			
	>-1262 1545 • > • ?XL	0.00		
	-	(10/25-9		
	8			

MAIL TODIVISION OF COLLECTION & RECEIPTS. COURT HOUSE, TOWSON PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE

BALTIMORE COUNTY, MARYIMAD OFFICE OF FINANCE

No. 11627 DATE 5/2/62

FAIRVIEW CARDENS, INC.
N/ S of Western Md. N.R.
City Line

on of Callection and I TOWSON 4, MARYLAND

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
	Advertising and posting of property for Pairview Gardens, Inc.	168.00	
	PAG-Tarancing a man of least forms		
	5562 2772 · · · III 1	8.00	
	3	- Mariel	

IMPORTANTS MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

the patitioner having presented sufficient evidence to indicate a change in the area and that there was an error in zoning the property "R-G" and "R-6" when the Land Use Map was adopted,

., 196 ..., that the herein described property or area should be and reby reclassified; from an. "R-Q" and "R-6" zone to a "M-L" and "R-A" Zones

removal, from and after the date of this order, subject, to approval of the site plan y the Division of Lani 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 above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

DENIED and that the above described property or area be and the same is hereby continued as and be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

THE BALTIMORE COUNTIAN

THE COMMUNITY PRESS

THE HERALD - ARGUS

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 14, 1962.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryxxxxxxxxx weeks before land, once a week for 14th day of April, 1961 . that is to say the same was inserted in the issues of April 13, 1962.

THE BALTIMORE COUNTIAN

By Paul J Worgan, Editor and Manager, C.

CERTIFICATE OF POSTING

ZONING	DEPARTMENT OF BALTIMORE	COUNTY	
	Towson, Maryland		
	-	#5544	
District 3.cel	Date	of Posting 4-11-62	
Posted for an B-btR-A	Bones to an M-L.	+ R-A3one2	
Petitioner Fauraum S	Gerolius Time,		
Location of property: 17/5 of No	entern my AR +13	alto aly fine ito.	
Se plate		t R. Azonez alto aly fine etc	
Location of Signs Ond Asyn 201	A, 400 Hul segre 1275	M. M. of Brooklass Soud 1912 275 St. Carlley Son 2012 15 dt. Marine of	
on la E.S. of Mildour	Industrial Sty amountar A	ign 275/1 andley non	
ichan zunietzune	the NIS of Ymolustrat poli, a	surrey abluenty	
Posted by Gearge Rights	Date of re	turn: 4-12-62	

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

PROM. Mr. George E. Gavrelis, Deputy Director

SURJECT #55lib. R-G and R-6 to M-L and R-A. Northeid of Western Marylard Railroad and Baltimore City Line. Being property of Fairview Gardens, Inc.

HRAHING

Wednesday, May 2, 1962 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviswed the subject pet'tion for zoning reclassifications and has the following advisory to make with respect to pertinent planning factors:

- In light of the changes in the manner of land use brought about by the sale or lease of the Articlated Catholic Charities property, the Planning staff feels that industrial soning here is a logical limiting of the industrial use potentials existing the staff selection of the industrial selection of the industrial content of the staff selective to the north and east. The industrial coloning is arranged so as to permit industrial calculation to be continued between the Milford industrial Road proposed freschill Road. No contact of industrial traffic circulation is made with any existing residential area. It is to be noted and with any entiting residential area. It is to be noted to the bulk into a quite slessble conserval complex at Reisterstown Road.
- The Flanning staff would consider apartment zoning as requested here to be a logical consequential change if the M-L zoning is granted. Apartment zoning would provide a transitional type of zoning between the group house zoning and the proposed industrial
- It is to be noted that recent amendments to the Zening Regulations would require that the uses permitted in the first 100 feet of the proposed H-L soning would be limited to those uses permitted in the M-R zone. Within this 100 foot restrictive strip no outside storage of naterials or display of products would be permitted. The ninimum setback of any buildings in the proposed R-L zone here would be 12% feet from the edge of this proposed approach.



GEG + bms

Conserving and that parces of sincer Conserving Processing Conserved Fig. 19, 1975. Processing Conserved Fig. 1975. Processing

EUNING: Figure R.G. and R.4 Roen to N. Edward, P. Roen and R.4 Roen to N. Edward, R.G. and R.4 Roen to N. Edward, R.G. and R.4 Roen and R. Roen and R.

CERTIFICATE OF PUBLICATION and Regulations of Baltimore County, a hold a public heart I concerning all i purcel of land in the Third District of I timore County.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 13th day of 19.62

THE JEFFERSONIAN, Frank Much

TOWSON, MD. April 13, 1962

Associate Norman F. Herm

TZ, CHILDS & ASSOCIATES, INC. Engineers - Surveyors - Site Planners 2129 N. Charles St. - Baltimore 18, Maryland HOpkins 7-5700

DESCRIPTION

0.8510 ACRE TRACT, PART OF "MILBROOK", THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point in the eighth line of the lan by Deed dated June 2, 1890 and recorded among the Land Records of Balti- glas more County in Liber J. W.S. No. 180, Folio 355 was conveyed by Rol Boar man, Trustee, to John C. Childs, at the distance of 325, 36 feet measured reversely along said line from its intersection with the northeasterly side of the Westerr Maryland Railroad Right-of-Way, said point of beginning being also in the second line of the land now or formerly owned by William F. Chew and described in a Deed recorded among said Land Records in Liber G. L. B. No. 2761, Folio 431, and running thence, binding on a part of the second line and a part of the third line of said last mentioned land, and binding also reversely on a part of the eighth line of the land first herein referred to, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) N. 27° 22' 27" E., 65.35 feet, and (2) N. 23° 22' 27" E., 63, 45 feet to the beginning of said eighth line and to the beginning of the eighth line of the land which by Deed dated October 31, 1957 and recorded among said Land Records in Liber G.L.B. No. 3261, Folio 233 was conveyed by Walter J. Crismer and Son, Inc. to Hatton Homes, Inc., thence bir ding on a part of said last mentioned line and still binding on a part of the third line of the land now or formerly owned by William F. Chew. (3)

R.V

MAP

SEC. 2-8

Description: 0.8510 Acre Tract, Part of "Milbrook", Third Election

District, Baltimore County, Maryland

N. 23° 22' 27" E., 30.98 feet to a point in line with the northwest side of a sixteen foot alley shown on the "Subdivision Plat of Section One, Mi recorded among said Land Records in Plat Book G.L.B. No. 25, F thence to and along a part of the northwest side of said alley, (4) N. 71° 37' 10" E., 80.86 feet, thence running for a line of division, (5 S. 66° 37' 33" E., 124.68 feet, thence binding on lines parallel with, and 185.00 feet southeasterly from, the third, second and first lines of this description, (6) S. 23° 22' 27" W., 154.74 feet, and (7) S. 27° 22' 27" W., 49.94 feet, and thence, for a line of division, (8) N. 69° 22' 10" W., 186.29 feet to the place of beginning.

Containing 0.8510 acres of land.

HGW: sbr J. O. #57101

3/2/62

MAN CHILDS & ASSOCIATES INC. MAR CHILDS & ASSOCIATES, JAC. 2129 N. Charles Street - Baltimore 14 Maryla

Description: 15,5907 Acre Tract, Part of "Milbrook", Third Election District, Baltimore County, Maryland Present Zoning: R-G Proposed

as aforesaid, (2) N. 43\* 43' 27" E., 129, 99 feet to the southernmost point. a part of the third line of the land conveyed to the St. Vincent Association, of the outline of the plat entitled "Amended Plat, Plat 1, Addition to, and Resubdivision of Part of Section One, Milbrook", and recorded among said Land Records in Plat Book W. J. R. No. 27, Folio 139, thence binding on the outline of said plat the five following courses and distances: (3) N. 43° 37' 15" W., 191.84 feet, (4) N. 46° 22' 45" E., 49.48 feet, (5) N. 43° 37' 15" W., 182.26 feet, (6) N. 56° 04' 02" W., 347.00 feet, and (7) N. 33" 55' 58" E., 122.00 feet to the point having the designation "1221" on said plat, thence leaving the outline of said plat and running for lines of division the thirteen following courses and distances: (7) N. 11° 04' 02" W., 14.14 feet, (8) N. 56° 04' 02" W., 187.72 feet, (9) westerly, by a curve to the left with a radius of 163.05 feet, the distance of 167.89 feet (said arc being subtended by a chord bearing N. 85° 33' 56" W., 160.57 feet), (10) S. 64° 56' 10" W., 93.47 fee:, (11) westerly, by a curve to the right with a radius of 210.00 feet, the distance of 172.51 feet (said arc being subtended by a chord bearing S. 88° 28' 12.5" W., 167.70 feet), (12) N. 67° 59' 45" W., 195. 92 feet, (13) northwesterly, by a curve to the right with a radius of 210.00 feet, the distance of 126, 67 feet (said arc being subtended by a chord bearing N 50° 42' 55" W. 124.76 (eet.). (14) N. 73° 24' 55" W., 10, 28 (eet. (15) southwesterly, by a curve to the left with a radius of 120,00 feet, the distance

Description: 15.5907 Acre Tract, Part of "Milbrook", Third Election

District, Baltimore County, Maryland Present Zoning: R-G Proposed

Zoning: R-A

of 86, 97 feet (said arc being subtended by a chord bearing S. 45° 50' 34" W. 85.07 feet), (16) S. 25° 04' 53" W., 6.38 feet, (17) southwesterly, by a curve to the left with a radius of 4970,00 feet, the distance of 148,09 feet (said are being subtended by a chord bearing S. 24° 13' 40" W., 148.08 feet), (18) S. 23° 22' 27" W., 46.78 feet, and (19) N. 66° 37' 33" W., 6.00 feet to a point in a line parallel with, and 185.00 feet southeasterly from, the eighth line of the land conveyed to Hatton Homes, Inc., as aforesaid, thence binding on said parallel line, and continuing to bind on a line parallel with, and 185,00 feet southeasterly from, the outline of the land conveyed to John C. Childs, as aforesaid, (20) S. 23° 22' 27" W., 154.74 feet, and (21) S. 27° 22' 27" W., 49. 94 feet, thence for a line of division, (22) S. 69° 22' 10" E., 89.86 feet to a point in the seventh line of the land conveyed to Hatton Homes, Inc., as aforesaid, thence binding reversely on a part of said seventh line, (23) S. 43° 34' 37" E., 68, 19 feet to the beginning thereof, thence binding reversely on the sixth line and on a part of the fifth line of said last mentioned land, (24) S. 34° 31' 51" E., 45.20 feet, and (25) N. 64° 56' 10" E., 77.54 feet, and thence, for a line of division, (26) S. 69° 22' 10" E., 1274, 56 feet to the place of beginning

Containing 15.5907 acres of land.

J. O. #57101

Jester Mats John C. Childs Norman F. Hermans

MATZ, CHELDS & ASSOCIATES, INC. Engineers - Surveyors - Site Planer 2129 N. Charles St. - Baltimore 18, Maryland 110 pkins 7-5700

DESCRIPTION

1.4383 ACRE TRACT, PART OF "MILEROOK"

THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND PRESENT ZONING: R-6

PROPOSED ZONING: M-L

he West-Beginning for the same at a point on the Northeasterly side of ern Maryland Railroad Right-of-Way at the end of the first line of the land now or formerly owned by William F. Chew and described in a Deed recamong the Land Records of Baltimore County in Liber G.L.B. No. 2761, Folio 431, and running thence, binding on a part of the second line of said land, and binding also reversely on a part of the eighth line of the land which by Deed dated June 2, 1890 and recorded among said Land Records in Liber J.W.S. No. 180, Folio 355 was conveyed by Robert R. Boarman, Trustee, to John C. Childs, and referring the courses of this description to the Grid Meridian established in the Haltimore County Metropolitan District (1) N. 27° 22' 27" E., 325.36 feet, thence leaving said lines and running for a line of division (2) S. 69° 22' 10" E., 186.29 feet, thence by a line parallel with and 185.00 feet Southeasterly from, the first line of this description (3) 5. 27° 22' 27" W., 346.82 feet to a point on the Northeasterly side of the Western Maryland Railroad Right-of-Way herein referred to, and thence, binding thereon (4) Northwesterly, by a curve to the right with a radius of 1113.28 feet, the distance of 185.22 feet (said arc being subtended by a chord bearing N. 62° 45' 17.5" W., 185.01 feet) to the place of beginning.

> HGWisbr J. O. #57101 12/26/61

Containing 1.4383 acres of land.

MAP

561.2-B

MATZ, CHILDS & ASSOCIATES, INC. Engineers - Surveyors - Site Planne 2129 N. Charles St. - Baltimore 18, Maryland

DESCRIPTION

#5544

MAPV

SEC.2-B

MLERA

15.5907 ACRE TRACT, PART OF "MILBROOK", THIRD

ELECTION DISTRICT, BALTIMORE COUNTY, MD. PRESENT ZONING: R-G

PROPOSED ZONING: R-A

Beginning for the same at a point in the second line of the lan by Deed dated June 2, 1890 and recorded among the Land Records of Bar more County in Liber J. W.S. No. 180, Folio 355 was conveyed by Robert R. Boarman, Trustee, to John C. Childs, at the distance of 375.06 feet measured along said line from its intersection with the northeasterly side of the Western Maryland Railroad Right-of-Way, and running thence, binding on a part of said line, and binding also reversely on a part of the third line of the land which by Deed d'ted July 26, 1889 and recorded among said Land Records in Liber J.W.S. No. 173, Folio 100 was conveyed by Rosa B. Walker, Executrix, to the St. Vincent Association, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) N. 43° 431 27" E., 35, 14 feet to the stone heretofore set at the end of the first line herein referred to, said stone being also at the end of the second line of the land which by Deed dated October 31, 1957 and recorded among said Land Records in Liber G. L. B. No. 3261, Folio 233 was conveyed by Walter J. Crismer and Son, Inc. to Hatton Homes, Inc., thence binding reversely on a part of said last mentioned line and still binding reversely on

John C. Childs Associate Name Her

AATZ, CHILDS & ASSOCIATES, INC. Engineers - Serveyors - Site Planner 2129 N. Charles St. - Baltimore 18, Maryland 110 oking 7-5700

DESCRIPTION

11.5026 ACRE TRACT, PART OF "MILBROOK"

THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

PRESENT ZONING: R-G

PROPOSED ZONING: M-L

Beginning for the same at a point in the Second line of the land which by Deed dated June 2, 1890 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 180, Folio 355 was conveyed by Robert R. Boarman, Trustee, to John C. Childs, where said line is intersected by the "ortheasterly side of the Western Maryland Railroad Right-of-Way, and running thence binding thereon, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) N. 69° 22' 10" W., 1374.78 feet and (2) Northwesterly, by a curve to the right with a radius of 1113.28 feet, the distance of 35.91 feet (said arc being subtended by a chord bearing N. 680 26' 43" W., 35.91 feet), thence by a line parallel with and 185.00 feet Southeasterly from the eighth line of the land herein referred to and from the second line of the land now or formerly owned by William F. Chew and described in a Deed recorded among said Land Records in Liber G.L.B. No. 2761, Folio 431, (3) N. 27° 22' 27" E., 346.82 feet, therce leaving said parallel line (h) S. 69° 22' 10" E., 89.86 feet to a point in the seventh line of the land which by Deed dated October 31, 1957 and recorded among said Land Records in Liber G.L.B. No. 3261, Folio 233 was conveyed by Walter J. Crismer and Son, Inc. to Hatton Homes, Inc., thence binding reversely on a part of said seventh line, (5) S. 43° 34' 37" E., 68.19 feet to the beginning thereof, thence binding reversely on the sixth line and on a part of the fifth line of said last mentioned land, (6) S. 34° 31' 51" E., 45.20 feet and (7) N. 64° 56' 10" E.,

561.2-B



