

RE: PETITION FOR RECLASSIFICATION  
from an "R-10" Zone to an "R-A" Zone,  
N/S Reisterstown Road, 636' S.E. of  
Pleasant Hill Road  
Fourth District  
Louis E. Shecter, et al,  
Petitioners

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 5560

MAP #4  
SEC. 2-C  
RA

#### OPINION

This is a petition of Louis E. Shecter et al for the reclassification of seventeen acres of land located on the northeast side of Reisterstown Road, 636 feet southeast of Pleasant Hill Road in the Fourth Election District of Baltimore County from "R-10" to "R-A". The property in question is an irregular shaped parcel of land which extends northerly along the east side of Reisterstown Road for a distance of 236 feet from the point previously mentioned and widens out to approximately 1000 feet in width about 500 feet back from Reisterstown Road. At the point where the widening occurs, the property has frontage on Pleasant Hill Road, so that this property forms the boundary on two sides for the Pleasant Hill Methodist Church, located on the southeast corner of Pleasant Hill Road and Reisterstown Road, and a contiguous parcel of land to the east owned by Baltimore County, Maryland and used for an elevated water storage tank.

At the time of the adoption of the Fourth District zoning map on January 17, 1957, no apartment zoning of any kind was established in the entire Fourth Election District due to the lack of public facilities. Since that time, the water facilities serving this area have been increased by the construction of a 36-inch water main, replacing a prior existing 15-inch main, and public sewer facilities have been provided by the construction of the Gwynns Falls Interceptor from Mt. Wilson Sanatorium to Reisterstown. It is clear from the evidence in this case that no public sewer facilities existed to serve this property and other properties in the area at the time of the adoption of the map. Today the sanitary sewer mains extend through a parcel of land immediately contiguous to the seventeen acres petitioned for reclassification, said piece of land being contiguous on the east and being owned by the herein petitioners.

In addition to the above described changes, Mr. Hall of the Industrial Development Commission, testified that there have been a number of small industries established in the area to the south, employing approximately 1,100 persons with little or no rental housing existing in the area. There was testimony from Mr. Bernard Willemain that there is a demand for apartment land in this vicinity and in fact, there have been two parcels reclassified to "R-A" zones since the adoption of the map, one being approximately 1500 to 1800 feet to the south and the other being adjacent to the

Charlitz Shopping Center, some 1-1/2 to 2 miles to the north. Mr. Lester Matz, a highly qualified civil engineer, testified that the public water and sewer facilities were now more than adequate to accommodate the seventeen acres of apartment zoning herein requested, and further that the size and shape of the property is such that it would be extremely difficult from an economic viewpoint to develop the land in accordance with its existing "R-10" zoning because of severe topography. He further stated that the sight distance for vehicles leaving the property and entering Reisterstown Road would have to come to a stop, Reisterstown Road being a boulevard, and that there was more than adequate sight distance both to the north and to the south, and that he was of the opinion that there would be no traffic hazard or congestion created by the development of the seventeen acres as apartments.

The majority of the Board, by agreement of counsel, have inspected the site and are in agreement with Mr. Matz that no traffic hazard will occur by this reclassification. Further, it is clear that error was committed in the adoption of the map by not providing some apartment zoning somewhere in the Fourth Election District, particularly when there were large industrial areas zoned which inevitably would create a need for apartment housing as industrial development occurred. It is also clear that there have been substantial changes in conditions with respect to the property in question with sanitary sewer facilities and the increased public water supply, as well as the zoning changes. Moreover, it appears that this property is well suited to apartment development. Its direct, but limited, access to Reisterstown Road, the existence of the Baltimore County water tank, and other characteristics of the area lead us to believe that development of the land for apartments is a logical and appropriate use of the land.

#### ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of July, 1963 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby granted.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

CHAIRMAN

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Louis E. Shecter, et al 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-A 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 of Baltimore County.

Address 1727 N. Charles St. Baltimore, Md.

Contract purchaser Alan Shecter Legal Owner

Address 1727 N. Charles St. Baltimore, Md.

Protestant's Attorney

Address 1727 N. Charles St. Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of February, 1963, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd FEB 1963 at 10:00 clock



Zoning Commissioner of Baltimore County. 10:00 P 5/23/62

RE: PETITION FOR RECLASSIFICATION  
from an "R-10" Zone to an "R-A" Zone,  
N/S Reisterstown Road, S/E of  
Pleasant Hill Road,  
4th District  
Louis E. Shecter, et al,  
Petitioners

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 5560

MAP #4  
SEC. 2-C  
RA

#### DISSENTING OPINION

The petitioner herein seeks to reclassify a 17 acre tract from "R-10" to "R-A" in order to erect garden-type apartments having a total of 280 units. The property is located on the north side of Reisterstown Road, directly across from the Owings Mills Elementary School.

There was considerable testimony as to the amount of traffic on Reisterstown Road which has a 40 foot paved surface at this point. Protestants stated that traffic on Reisterstown Road has increased since the opening of the Beltway. They also pointed out that a considerable number of buses and can transport children to and from the elementary school across the street from the subject property.

The petitioner's plans call for one entrance and exit to the proposed apartment development at a point 125 feet south east of Ritters Lane and opposite the elementary school property. From the testimony presented, this does not appear to allow sufficient sight distance to the crest of the hill on Reisterstown Road at this point.

Mr. Bernard E. Willemain, planner, who testified for the petitioner, admitted that the property could be developed as "R-10" property.

Mr. George E. Gavelis, Deputy Director of Planning for Baltimore County, stated that the Planning Department was opposed to the reclassification and that "R-10" development of the subject property would be compatible with the neighborhood. He said the locational factor does not make this area suitable for "R-A" development. He testified that, in his opinion, there was no error in the land use map adopted January 18, 1957 or in any substantial zoning changes have occurred in the vicinity since the adoption of the map. This opinion was concurred in by Mr. Edward L. Beauchamp, realtor and appraiser.

After considering the testimony in this case and personally inspecting the site and surrounding neighborhood, this member of the Board is of the opinion that the reclassification petitioned for should be denied. The petitioner has failed to show

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

the above Reclassification should be had; and it further appearing that by reason of:

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of February, 1963, that the herein described property or area should be and the same is hereby reclassified; from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the Petitioner's property being located in an "R-10" zone and the map showing the property being shown in an "R-10" zone, the subject property should be reclassified from "R-10" to "R-A" and the original of the property was not in error.

the above reclassification should NOT BE HAD; and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of February, 1963, that the above reclassification 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-10" zone; and the Special Exception for a... should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 9-19-62  
Posted for: Special Hearing  
Petitioner: Louis E. Shecter, et al  
Location of property: N/S of Reisterstown Rd. S.E. of Pleasant Hill Road. 4th District  
Location of Sign: North side of Reisterstown Road. 2nd St. Southwest of Pleasant Hill Road  
Remarks: By Gary R. Hummel Date of return 9-20-62  
Posted by: Gary R. Hummel Signature

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 11-5-62  
Posted for: Reclassification from R-10 to R-A zone  
Petitioner: Louis E. Shecter, et al  
Location of property: N/S Reisterstown Rd. S.E. of Pleasant Hill Road  
Location of Sign: on Reisterstown Rd.  
Remarks: By J. R. B... Date of return 11-11-62  
Posted by: J. R. B... Signature

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 13, 1962

FROM: Mr. George E. Gervais, Deputy Director

SUBJECT: #5560 - 10 to 12-1/2 Northeast side of Reisterstown Road 0.36 Acre Northeast of Pleasant Hill Road, Being property of Rosalyn Schecter, et al.

4th District

REMARKS: Wednesday, May 23, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-12 zoning. It has the following advisory comments to make with respect to pertinent planning factors:

1. The property is surrounded on all sides by R-10 single family residential zoning. Although the property is situated on Reisterstown Road - a major arterial highway, it is not situated next to or in close proximity with neighborhood or community shopping facilities or centers of employment opportunity. The strong single family residential character of the area as set forth by the 4th District Zoning Map and the proposed apartment zone are not consistent with one another.

The planning staff believes that apartment zoning here would not be in accordance with the goals of the 4th District Map. It believes that apartment zoning is inappropriate in terms of the locational criteria established by the Planning Board. Granting of apartment zoning would have the effect of causing a chain reaction towards less restrictive zoning for other properties in the area by establishing the very condition of change in character required.

2. The 4th District Zoning Map attempted to balance potential population in the area with the ability of the County to provide sewer services as limited by the capacity of the Owyne Falls Interceptor in Baltimore City. Since the adoption of the map, zoning changes have occurred which have upset the then precarious balance of sewer capacity and population potential. Granting the subject petition would have the effect of increasing sewage flow approximately three times as compared with R-10 development on the same tract. Granting the petition could have a tendency to open the gates for less restrictive zoning for other properties in the area and add to the problems of providing equitably public sewerage facilities.

GEG:mas

Leiter Mate  
John C. Childs  
Associate  
Herman F. Hermann

MATZ, CHILDS &amp; ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

2129 N. Charles Street - Baltimore 18, Maryland  
HO 4-104 7-5700

## DESCRIPTION

17 Acre Parcel - Shelter Property

Beginning for the same on the northeast side of Reisterstown Road at the distance of 636.1, more or less Southeast from Pleasant Hill Road at the distance of 630 feet northwesterly from the line of South 64-1/2° West, 13-1/10 perches line mentioned in the Deed from William V. Warfield, Atty., to Alexander T. Dolfield and Wife, dated November 6, 1893, and recorded among the Land Records of Baltimore County, Maryland in Liber L.M.B. No. 21 at Folio 420, said place of beginning being also at the westernmost corner of a lot of ground conveyed by Alexander Y. Dolfield to Florence Gent, by deed dated March 14, 1903 and recorded among the aforementioned Land Records in Liber N.B.M. No. 268 at Folio 56; thence North 43° 39' 00" West, 526.04 feet, binding on the said northeast side of Reisterstown Road and on the first line described in a Deed from Underhill Estates at Baltimore, Inc. to Rosalyn M. Schecter, Louis E. Schecter and Alan Schecter, dated June 22, 1959 and recorded among the aforementioned Land Records of Baltimore County in Liber W.J.R. 3548 at Folio 590, to the end of the third or South 72° West, 21 perches line of a parcel of land described in a Deed from Thomas Cradock Walker and wife to John Morrow, et al, Trustees, dated June 17, 1835 and recorded among the Land Records of Baltimore City, Maryland in Liber T.K. No. 260 at Folio 389; thence binding reversely on said third line, as now surveyed, North 70° 17' 30" East, 7.65 feet to

See Supply  
Sewerage  
Drainage  
Highways  
Structures  
Developments  
#5560

MAP #4  
SEC. 2-C  
RA  
5/1/62

CHILD'S & ASSOCIATES, INC.  
2129 N. Charles Street - Baltimore 18, Maryland

Description: - Shelter Property - 17 Acre Parcel

the beginning of the first or South 43° 29' 00" East, 283.51 foot line of the Deed from Underhill Estates at Baltimore, Inc. to the Pleasant Hill Methodist Church, dated October 18, 1957 and recorded among the aforementioned Land Records of Baltimore County in Liber No. G.L.B. 3252 at Folio 299; thence binding on the outline of said Deed from Underhill Estates at Baltimore, Inc. to the Pleasant Hill Methodist Church the three (3) following courses and distances: (1) South 43° 29' 00" East, 283.51 feet; (2) North 46° 31' 00" East, 134.19 feet, erroneously called North 46° 31' 00" East, 134.00 feet in the aforementioned Deed; (3) North 20° 56' 56" West, 100.02 feet to the end of the third or South 46° 31' West, 45.24 foot line of the Deed from Rosalyn M. Schecter, Louis E. Schecter, Alan Schecter and Barbara Schecter to the Pleasant Hill Methodist Church, dated August 19, 1959 and recorded among the aforementioned Land Records of Baltimore County in Liber W.J.R. 3743 at Folio 574; thence binding reversely on the outline of the last mentioned Deed the two (2) following courses and distances: (1) North 46° 31' East, 45.24 feet; (2) North 14° 23' 20" East, 105.19 feet to the end of the second or North 70° 17' 30" East, 342.95 foot line of the aforementioned Deed from Underhill Estates at Baltimore, Inc. to Rosalyn M. Schecter, et al; thence binding on the third line of said Deed North 70° 49' East, 110.37 feet being the southernmost line of a piece or parcel of land

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CHILD'S & ASSOCIATES, INC.  
2129 N. Charles Street - Baltimore 18, Maryland

Description: - Shelter Property - 17 Acre Parcel

described in a Deed from C. Samuel Morris to the County Commissioners of Baltimore County, Maryland, dated May 27, 1953 and recorded among the aforementioned Land Records of Baltimore County in Liber G.L.B. No. 2300 at Folio 492; thence binding reversely on the outline of the two pieces or parcels of land conveyed by a Deed from Underhill Estates at Baltimore, Inc. to the County Commissioners of Baltimore County, Maryland, dated February 27, 1957 and recorded among the aforementioned Land Records of Baltimore County in Liber G.L.B. 3118 at Folio 116, the eight (8) following courses and distances: (1) South 72° 46' 22" East, 57.27 feet; (2) North 17° 13' 38" East, 80.01 feet; (3) Northeastly along a curve to the right, having a radius of 630.00 feet, for a distance of 75.23 feet and subtended by a chord bearing and distance of North 20° 38' 53" East, 75.18 feet; (4) North 20° 15' 15" West, 27.95 feet; (5) North 64° 36' 00" West, 163.64 feet; (6) Northwestly along a curve to the right, having a radius of 175.00 feet, for a distance of 64.69 feet, subtended by a chord bearing and distance of North 54° 00' 38" West, 64.32 feet; (7) North 88° 17' 38" West, 28.22 feet; (8) North 44° 13' 20" West, 25.13 feet to a point on the fifth (5th) or North 46° 50" East, 249.40 foot line of the aforementioned Deed from Underhill Estates at Baltimore, Inc. to Rosalyn M. Schecter, et al, 89.54 feet from the beginning thereof;

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

No. 11686  
DATE 5/24/62

TO: Louis E. Schecter  
1727 N. Charles Street  
Baltimore 1, Md.

BILLED BY: Zoning Department of Baltimore County

| DEPOSIT TO ACCOUNT NO. | QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT | COST |
|------------------------|----------|------------------------------------------------------|--------------|------|
| 01622                  |          | Advertising and posting of your property             | 103/00       |      |
|                        |          |                                                      | 103/00       |      |

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. 11671  
DATE 6/13/62

TO: Messrs. G. Smith & Harrison  
Two Jefferson Building  
Towson 4, Md.

BILLED BY: Office of Planning & Zoning  
119 County Office Bldg.  
Towson 4, Md.

| DEPOSIT TO ACCOUNT NO. | QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT | COST |
|------------------------|----------|------------------------------------------------------|--------------|------|
| 01622                  |          | Cost of appeal to Board of Appeals<br>No. 5560       | 570/00       |      |
|                        |          |                                                      | 570/00       |      |

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. 10327  
DATE 2/1/62

TO: Messrs. Smith & Harrison  
The Jefferson Building  
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

| DEPOSIT TO ACCOUNT NO. | QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE      | TOTAL AMOUNT | COST |
|------------------------|----------|-----------------------------------------------------------|--------------|------|
| 01622                  |          | Petition for Reclassification for Rosalyn Schecter, et al | 50/00        |      |
|                        |          |                                                           | 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.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#5560

District: 4th Date of Posting: 5-2-62

Posted for: Louis E. Schecter, et al

Petitioner: Louis E. Schecter, et al

Location of property: N.B.S. of Reisterstown Rd. 636 ft. S. of Pleasant Hill Road. etc. etc. etc.

Location of Sign: Northwest side of Reisterstown Rd. 630 ft. South of Pleasant Hill Road.

Remarks: See Map

Posted by: Steven R. Hermann Date of return: 5-3-62

CHILD'S & ASSOCIATES, INC.  
2129 N. Charles Street - Baltimore 18, Maryland

Description: - Shelter Property - 17 Acre Parcel

thence binding on the fifth, sixth, seventh, eighth, ninth and tenth lines of the said Deed from Underhill Estates at Baltimore, Inc. to Rosalyn M. Schecter, et al, the six (6) following courses and distances: (1) North 46° 50' 00" East, 159.86 feet; (2) North 45° 17' 40" East, 17.00 feet; (3) South 44° 42' 20" East, 100.00 feet; (4) North 45° 17' 40" East, 290.40 feet; (5) North 44° 42' 20" West, 100.00 feet; (6) North 45° 17' 40" East, 287.21 feet; thence running for a new line of division South 43° 29' 00" East, 696.77 feet to a point on the eighteenth (18th) or South 68° 49' 30" West, 1454.37 foot line of the said Deed from Underhill Estates at Baltimore, Inc. to Rosalyn M. Schecter, et al, 1379.32 feet from the beginning thereof; thence binding on the eighteenth, nineteenth, twentieth, twenty-first, twenty-second, and twenty-third lines of the last mentioned Deed the six following courses and distances: (1) South 68° 49' 30" West, 75.05 feet; (2) South 11° 46' 20" West, 865.35 feet; (3) North 43° 29' 00" West, 316.48 feet; (4) South 50° 24' 20" West, 75.00 feet; (5) North 43° 29' 00" West, 150.00 feet; (6) South 50° 24' 20" West, 400.00 feet to the point of beginning. Containing 17.000 acres of land, more or less.

Being a piece or part of the land described in a Deed from Underhill Estates at Baltimore, Inc. to Rosalyn M. Schecter, Louis E. Schecter and Alan Schecter, dated June 22, 1959 and recorded among

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Description: - Shelter Property - 17 Acre Parcel

the Land Records of Baltimore County, Maryland, in Liber W.J.R. 3548 at Folio 590.  
The courses in the above description are referred to True North as established by the Metropolitan District of Baltimore County.



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ZONING From R-10 Zone to R-A Zone.  
LOCATION: Northeast side of Belts-  
town Road 456 feet, more or less, South-  
west of Pleasant Hill Road.  
DATE AND TIME: Wednesday, May 13,  
1962, at 10:00 A. M.  
PUBLIC HEARING: Room 104, County  
Office Building, 111 W. Chesapeake Ave-  
nue, Towson, 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 Fourth District of Baltimore County:

Beginning for the same on the north-  
west side of Beltsview Road at the dis-  
tance of 630' more or less, southerly  
from Pleasant Hill Road at the distance of  
608 feet northerly, from the end of  
the South 44 1/2' West, 13 1/2' line  
mentioned in the Deed from William V.  
Warfield, Atty., to Alexander T. Doldfield  
and Wife, dated November 8, 1893, and  
recorded among the Land Records of Bal-  
timore County, Maryland, in Liber N. B.  
No. 21 at Folio 436, said place of beginning  
being also at the westernmost corner of a  
lot of ground conveyed by Alexander T.  
Doldfield to Frances G. Doldfield, by deed dated  
March 14, 1903 and recorded among the  
aforementioned Land Records in Liber N.  
B. No. 248 at Folio 56; thence North  
43° 23' 00" West, 124 feet, blind, on  
the said northern side of Beltsview Road  
and on the first line of Deed in a  
Deed from Underhill Estates at Baltimore,  
Inc., to Rosalyn M. Shecter, Louis E.  
Shecter and Alan Shecter, dated June 22,  
1959 and recorded among the aforemen-  
tioned Land Records of Baltimore County  
in Liber W. J. R. 2548 at Folio 590, to the  
end of the third or South 72° West, 21  
perches line of a parcel of land described  
in a Deed from Thomas Crocker Walker  
and wife to John Morrow, et al, Trustees,  
dated June 17, 1915 and recorded among  
the Land Records of Baltimore County, Mary-  
land in Liber T. K. No. 286, at Folio 289,  
thence binding reversely on said third line,  
as now surveyed, North 70° 17' 20" East,  
7.65 feet to the beginning of the first or  
South 43° 29' 00" East, 282.51 feet line  
of the Deed from Underhill Estates at Bal-  
timore, Inc., in the Pleasant Hill Methodist  
Church, dated October 18, 1957 and re-  
corded among the aforementioned Land  
Records of Baltimore County in Liber N.  
G. L. B. 2252 at Folio 299; thence binding  
on the outline of said Deed from Under-  
hill Estates at Baltimore, Inc., to the Pleas-  
ant Hill Methodist Church the three (3)  
following courses and distances: (1) South  
43° 29' 00" East, 282.51 feet; (2) North  
46° 31' 30" East, 134.19 feet, erroneously  
called North 43° 31' 30" East, 134.08 feet  
in the aforementioned Deed; (3) North  
50° 54' 56" West, 160.02 feet to the end  
of the third line or South 46° 31' West,  
15.24 feet line of the Deed from Rosalyn  
M. Shecter, Louis E. Shecter, Alan Shecter  
and Barbara Shecter to the Pleasant Hill  
Methodist Church, dated August 19, 1959  
and recorded among the aforementioned  
Land Records of Baltimore County in Liber  
W. J. R. 2743 at Folio 574; thence binding  
reversely on the outline of the last men-  
tioned Deed the two (2) following courses  
and distances: (1) North 46° 31' East,  
43.24 feet; (2) North 14° 23' 28" East,  
165.19 feet to the end of the second or  
North 70° 17' 20" East, 342.95 foot line of  
the aforementioned Deed from Underhill  
Estates at Baltimore, Inc. to Rosalyn M.  
Shecter, et al; thence binding on the third  
line of said Deed North 70° 49' East, 110.37  
feet being the southernmost line of a  
piece or parcel of land described in a Deed  
from C. Samuel Morris to the County Com-  
missioners of Baltimore County, Maryland,  
dated May 27, 1953 and recorded among  
the aforementioned Land Records of Bal-  
timore County in Liber G. L. B. No. 2200 at  
Folio 492; thence binding reversely on the  
outline of the two pieces or parcels of  
land conveyed by a Deed from Under-  
hill Estates at Baltimore, Inc. to the County  
Commissioners of Baltimore County, Mary-  
land, dated February 27, 1957 and  
recorded among the aforementioned Land  
Records of Baltimore County in Liber G.  
L. B. 2118 at Folio 116, the eight (8)  
following courses and distances: (1) South  
72° 46' 22" East, 57.27 feet; (2) North 17°  
13' 25" East, 80.01 feet; (3) Northeasterly  
along a curve to the right, having a radius  
of 626.09 feet, for a distance of 15.23 feet  
and subtended by a chord bearing and dis-  
tance of North 29° 28' 53" East 75.18 feet;  
(4) North 29° 15' 15" West, 27.95 feet;  
(5) North 64° 26' 00" West, 142.84  
feet; (6) northeasterly along a curve  
to the right, having a radius of 175.00  
feet, for a distance of 64.69 feet,  
subtended by a chord bearing and distance  
of North 54° 00' 28" West, 64.32 feet; (7)  
North 48° 17' 38" West, 29.22 feet; (8)  
North 44° 13' 20" West, 25.13 feet to a  
point on the fifth (5th) or North 46° 30'  
East, 219.40 foot line of the aforemen-  
tioned Deed from Underhill Estates at Bal-  
timore, Inc. to Rosalyn M. Shecter, et al,  
83.54 feet from the beginning thereof;  
thence binding on the fifth, sixth, seventh,  
eighth, ninth and tenth lines of the said  
Deed from Underhill Estates at Baltimore,  
Inc. to Rosalyn M. Shecter, et al, the six  
(6) following courses and distances: (1)  
North 46° 26' 00" East, 159.86 feet; (2)  
North 45° 17' 40", 17.00 feet; (3) South  
44° 42' 20" East, 100.00 feet; (4) North  
45° 17' 40" East, 290.40 feet; (5) North  
44° 42' 20" West, 100.00 feet; (6) North  
45° 17' 40" East, 287.21 feet; thence run-  
ning for a new line of division South 43°  
29' 00" East, 496.77 feet to a point on the  
eighteenth (18th) or South 69° 49' 50"  
West, 1424.37 foot line of the said Deed  
from Underhill Estates at Baltimore, Inc.  
to Rosalyn M. Shecter, et al, 1379.32 feet  
from the beginning thereof; thence bind-  
ing on the eighteenth, nineteenth, twenti-  
eth, twenty-first, twenty-second, and twenty-  
third lines of the last mentioned Deed  
the six following courses and distances:  
(1) South 64° 49' 30" West, 75.05 feet;  
(2) South 11° 46' 20" West 865.35 feet;  
(3) North 42° 29' 00" West, 216.48 feet;  
(4) South 50° 24' 20" West, 75.00 feet;  
(5) North 42° 29' 00" West, 150.00 feet;  
(6) South 50° 24' 20" West, 400.00 feet  
to the point of beginning. Containing  
17.000 acres of land, more or less.  
Being a piece or part of the land de-  
scribed in a Deed from Underhill Estates at  
Baltimore, Inc., to Rosalyn M. Shecter,  
Louis E. Shecter and Alan Shecter, dated  
June 22, 1959 and recorded among the  
Land Records of Baltimore County, Mary-  
land, in Liber W. J. R. 2548 at Folio 590.

The courses in the above description  
are referred to True North as established  
by the Metropolitan District of Baltimore  
County.

Being the property of Louis E. Shecter,  
et al as shown on plat plan filed with the  
Zoning Department.

By order of

JOHN G. ROSE,  
Zoning Commissioner of  
Baltimore County

May 4,

## CERTIFICATE OF PUBLICATION

TOWSON, MD., May 4, 1962

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a week's newspaper printed  
and published in Towson, Baltimore County, Md., ~~on~~  
at 1 time ~~successive weeks~~ before the 23rd  
day of May, 1962, the ~~xxx~~ publication  
appearing on the 4th day of May  
1962.

THE JEFFERSONIAN,

*Frank J. Thornton*  
Manager.

Cost of Advertisement, \$

REISTERSTOWN ROAD

TO BALTIMORE

TO REISTERSTOWN

PLEASANT HILL

HILL

PARK

Existing Zoning "R-10"

PLEASANT HILL RD.

The Pleasant Hills Methodist Church

The County Commissioners of Baltimore County (Elevated Water Storage Tank)

Parcel 'A'

17.00 Ac.

Ex. Zoning "R-10"

STREET PATTERN SIMILAR TO PREVIOUSLY SUBMITTED PRELIMINARY PLAN OF "ENCHANTED HILLS"

Parcel 'B' 95.447 Ac.

Ex. Zoning "R-10"

Ex. Zoning "R-10"

| Curve Data |                  |       |       |       |                    |
|------------|------------------|-------|-------|-------|--------------------|
| No.        | Point            | Δ     | Arc   | Tan   | Long Chord Bearing |
| 1          | 175° 21' 10" 44" | 64.05 | 5.272 | 64.52 | N 54° 00' 35" W    |
| 2          | 620° 00' 50" 31" | 78.23 | 37.64 | 75.18 | N 20° 38' 55" E    |

### DENSITY CALCULATIONS

1. Gross Acreage of Parcel 'A' - 17.00 Acres
2. Net Residential Acreage Parcel 'A' - 15.44 Acres
3. Gross Residential Density - 278.4 Apt. Units
4. Net Residential Density - 277.9 Apt. Units  
Plus 1/2 Family/Acre For 38 Fl. 7.7 Apt. Units
5. Total Number of Apartment Units Allowed - 285.6 Units
6. Total Number of Apartment Units Proposed - 280
7. Total Number of Parking Units Required (5.20) - 280
8. Total Number of Parking Units Proposed (5.20) - 338

Note:



INDICATES 17.00 AC. PARCEL TO BE REZONED FROM R-10 TO R-A

### PLAT to ACCOMPANY PETITION for REZONING

Existing Zoning "R-10"  
Proposed Zoning "R-A"

1st Elect. Dist.

Balto. Co., Md.

Scale: 1" = 100'

APRIL 20, 1968



Matz, Childs & Associates  
2120 N. Charles St.  
Baltimore, Md.

Crossing under Railroad reserved in Deed from Hugh A. Cooper to W.M.D.R.R. Mar. 20, 1906 W.P.C. 207-17

20' Right of Way reserved in Deed from Hugh A. Cooper to Bonita Land & Improvement Co. July 25, 1903 W.P.C. 288-13.  
20' R/W to Bonita Ave.