

RE: PETITION FOR RECLASSIFICATION
From "R-6" Zone and "R-6" Zone
to "R-4" and "R-1" Zones; Special
Exception for Office Building -
Permit for Off-street Parking in
a residential area, R.W. Side of
Walnut Grove Road and S.W. Side
of Holgate Road, 15th District -
Tace Realty, Inc., petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5707-RX
Special Hearing

The petitioner, in the above matter, seeks reclassification of property described in the within petition from "R-6" and "R-6" Zones to "R-4" and "R-1" Zones; a special exception for an Office Building and a request for off-street parking in a residential area.

From the testimony presented at the hearing it is the opinion of the Zoning Commissioner that Parcel "A" should be reclassified from "R-6" to an "R-4" Zone and Parcel "B" described in the printed advertisement should be reclassified from "R-6" to "R-1".

The special exception for an Office Building as outlined in pink on the plat submitted with the petition should be granted.

That part of the petition requesting a green permit for off-street parking in a residential area, outlined in green on said plat, should be granted.

It is this 28th day of December, 1942, by the Zoning Commissioner of Baltimore County, ORDERED that the property or area described in the description as Parcel "A" be reclassified from "R-6" to an "R-4" Zone; Parcel "B", described in the printed advertisement, be reclassified from "R-6" to "R-1" Zone.

The special exception for an Office Building be and the same is granted.

That part of the petition requesting a Permit for off-street parking in a residential area, outlined in pink on said plat, is also granted.

[Signature]
Zoning Commissioner of
Baltimore County

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

No. 15358
DATE 11/29/62

To: Gregory Construction Co., Inc.
3024 Spaulding Ave.
Baltimore 15, Md.
BILLED BY: Zoning Department of
Baltimore County

DEBIT TO ACCOUNT NO.	AMOUNT	DATE
0162	197.85	
QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property Re: Tace Realty, Inc.	97.85
	11062 3150 * * * TIL-	97.85

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/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, *Tace Realty, 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 an *R-6 and R-4* zone to an *R-4 and R-1* zone; for the following reasons:

Changes have occurred in the neighborhood and immediate area, affecting the use of this property. It is ideally located for the erection of a neighborhood shopping center, Churches, Garden Apartments with abundant open space surrounding it. Such rezoning would be of great benefit to the neighborhood and surrounding area, and would satisfy a great need.

See Attached Descriptions

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, *Office building with "fices and parking in a Residential Zone."*

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.

Contract purchase
Address: *3024 Spaulding Ave. 15*

Petitioner's Attorney
Prokstant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of October, 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 had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 5th day of December, 1962, at 2:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County

5707-RX

[Handwritten notes]

MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore 10, Maryland
HO 3-7300

DESCRIPTION

PARCEL TO BE REZONED FROM R-6 TO R-4 HOLGATE
Savings and exempting Parcel 8 to rezoned from R-6 to R-4
ROAD, FOX RIDGE MANOR, FIFTEENTH ELECTION DIS-
TRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at the south end of the gusset line that connects the northwest side of Walnut Grove Road, as proposed to be relocated and 60 feet wide, and the southwest side of Holgate Road, as proposed to be relocated and 60 feet wide, thence binding on the said northwest side of Walnut Grove Road the three following courses and distances (1) S. 36° 19' 23" W., 390.81 feet (2) southerly by a line curving to the left with a radius of 1020.00 feet the distance of 464.15 feet, and (3) S. 10° 15' 03" W., 269.17 feet to the north-east end of the gusset line that connects the said northwest side of Walnut Grove Road, proposed 60 feet wide, and the north side of Marilyn Avenue, as proposed to be relocated 70 feet wide, thence binding thereon S. 55° 15' 03" W., 14.14 feet to the said north side of Marilyn Avenue, proposed to be relocated 70 feet wide, thence binding thereon the three following courses and distances (1) N. 79° 44' 57" W., 111.91 feet, (2) westerly by a line curving to the left with a radius of 820.00 feet the distance of 134.46 feet and (3) N. 89° 08' 40" W., 670.44 feet to the southeast end of the gusset line that connects the said north side of Marilyn Avenue and the east side of a proposed road to be laid out 80 feet wide, thence binding thereon N. 41° 08' 40" W., 14.14 feet to the said east side of the proposed 80 foot road, thence binding

Leiter Mate
John C. Child
Associates
George W. Bully
Robert W. Cullen
Leonard M. Glass
Norman F. Harrison
Paul Lee
Paul S. Swanson

MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore 10, Maryland
HO 3-7300

DESCRIPTION

FOR SPECIAL EXCEPTION PARCEL ON MARLYN
AVENUE, FIFTEENTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Beginning for the same at the southwest end of the gusset line that connects the west side of Walnut Grove Road, as proposed to be relocated 60 feet wide, and the north side of Marilyn Avenue, as proposed to be relocated 70 feet wide, thence binding on the said north side of Marilyn Avenue the two following courses and distances (1) N. 79° 44' 57" W., 111.91 feet and (2) westerly by a line curving to the left with a radius of 820.00 feet the distance of 134.46 feet, thence leaving said Marilyn Avenue N. 00° 51' 20" E., 470.09 feet, thence southeasterly 342 feet, more or less, to the aforementioned west side of Walnut Grove Road, thence binding thereon the two following courses and distances (1) southerly by a line curving to the left with a radius of 1020.00 feet the distance of 135 feet, more or less, and (2) S. 10° 15' 03" W., 269.17 feet to the northeast end of the gusset line herein referred to, thence binding thereon S. 55° 15' 03" W., 14.14 feet to the place of beginning.

EHS:abr 12/11/62
J. O. #59123

Water Supply
Sanitary
Drainage
Highways
Structures
Development
Investigations
Reports

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Associates
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MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore 10, Maryland
HO 3-7300

DESCRIPTION

PARCEL FOR SPECIAL PARKING PERMIT, MARLYN
AVENUE, FIFTEENTH ELECTION DISTRICT, BALTI-
MORE COUNTY, MARYLAND

Beginning for the same at the northwest end of the gusset line that connects the north side of Marilyn Avenue, as proposed to be relocated 70 feet wide, and the east side of a proposed Middleborough Road. 80 feet wide, thence binding on the said east side of Middleborough Road the three following courses and distances (1) N. 00° 51' 20" E., 158.82 feet, (2) northerly by a line curving to the right with a radius of 720.00 feet the distance of 344.88 feet and (3) S. 28° 18' 00" E., 400.00 feet, thence leaving said Middleborough Road S. 61° 42' 00" E., 75.00 feet, thence by lines parallel to and 75 feet measured easterly at right angles to the said east side of Middleborough Road the three following courses and distances (1) S. 28° 18' 00" W., 400.00 feet, (2) southerly by a line curving to the left with a radius of 645.00 feet the distance of 308.95 feet and (3) S. 00° 51' 20" W., 93.82 feet to a point 75 feet northerly from the said north side of Marilyn Avenue thence by a line parallel to and 75 feet measured northerly at right angle to the said north side of Marilyn Avenue S. 89° 08' 40" E., 605.44 feet, thence S. 00° 51' 20" W., 75.00 feet to the said north side of proposed Marilyn Avenue, thence binding thereon N. 89° 08' 40" W., 670.44 feet to the southeast end of the gusset line herein referred to, thence binding thereon N. 44° 08' 40" W., 14.14 feet to the place of beginning.

EHS:abr 12/11/62 J. O. #59123

MATZ, CHILDS & ASSOCIATES, INC.
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thereon the five following courses and distances (1) N. 00° 51' 20" E., 158.82 feet and (2) northerly by a line curving to the right with a radius of 720.00 feet the distance of 344.88 feet, (3) N. 28° 18' 00" E., 400.00 feet, (4) northeasterly by a line curving to the right with a radius of 680.00 feet the distance of 248.89 feet and (5) N. 49° 16' 15" E., 4.89 feet to the west end of the gusset line that connects the said southeast side of the proposed 80 foot road and the southwest side of Holgate Road, 60 feet wide, heretofore mentioned, thence binding thereon S. 85° 43' 45" E., 14.14 feet to the said southwest side of Holgate Road, thence binding thereon the three following courses and distances (1) S. 40° 43' 45" E., 182.98 feet, (2) southeasterly by a line curving to the left with a radius of 1180.00 feet the distance of 266.66 feet and (3) S. 53° 40' 37" E., 71.28 feet to intersect the seventh line of the land which by deed dated October 19, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1260, Folio 84 was conveyed by Walter R. Haile et al to Marie S. Evering et al thence binding reversely on a part thereof S. 46° 42' 45" E., 274.34 feet to the end of the sixth line of the land which by deed dated December 6, 1957 and recorded among the afore-said Land Records in Liber G.L.B. No. 3280, Folio 490 was conveyed by Crown Investment Corp. to Daro Land Holding Co., Inc., thence binding reversely on a part of said sixth line N. 51° 29' 11" E., 34.47 feet to the aforesaid southwest side of Holgate Road, thence binding thereon S. 53° 40' 37" E., 87.02 feet to the north end of the gusset line first herein referred to, thence

MATZ, CHILDS & ASSOCIATES, INC.
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binding thereon S. 08° 40' 37" E., 11.31 feet to the place of beginning.
Saving and excepting therefrom the following described parcel:
To be rezoned from R-6 to R-4 Zone
Beginning for the same at a point located N. 00° 51' 20" E., 75.00 feet from the point of curvature on the north side of Marilyn Avenue, as proposed to be relocated 70 feet wide, said point of curvature being located 1342.71 feet measured easterly along the said north side of Marilyn Avenue from its intersection with the easternmost line of Plat 1, Section 1, Fox Ridge Manor as recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27, Folio 79, thence by a line parallel with and 75 feet measured northerly from the said north side of Marilyn Avenue N. 89° 08' 40" W., 605.44 feet to a point 75 feet east of the east side of a proposed 80 foot road, thence by the three following courses and distances which are parallel with and 75 feet measured easterly from the said east side of a proposed 80 foot road (1) N. 00° 51' 20" E., 93.82 feet, (2) northeasterly by a line curving to the right with a radius of 645.00 feet the distance of 308.95 feet and (3) N. 28° 18' 00" E., 400.00 feet, thence in a southeasterly direction by a line at right angle to the aforementioned proposed 80 foot road S. 61° 42' 00" E., 392.69 feet, thence southerly by a line at right angle to the aforementioned north side of Marilyn Avenue S. 00° 51' 20" W., 565.09 feet to the place of beginning.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date, November 23, 1962

FROM: Mr. George K. Gervais, Deputy Director

SUBJECT: 5707-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-123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MIDDLEBOROUGH

FOXCHASE LANE

ROAD

TACE

DRIVE

Bldg. 1
FF 3120
TF 2220
UNITS
#100

Bldg. 2
FF 3120
TF 2220
UNITS
#100

Bldg. 6
FF 3220
TF 2320
UNITS
#100

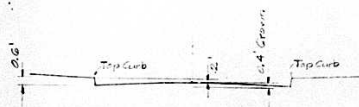
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Bldg. 4
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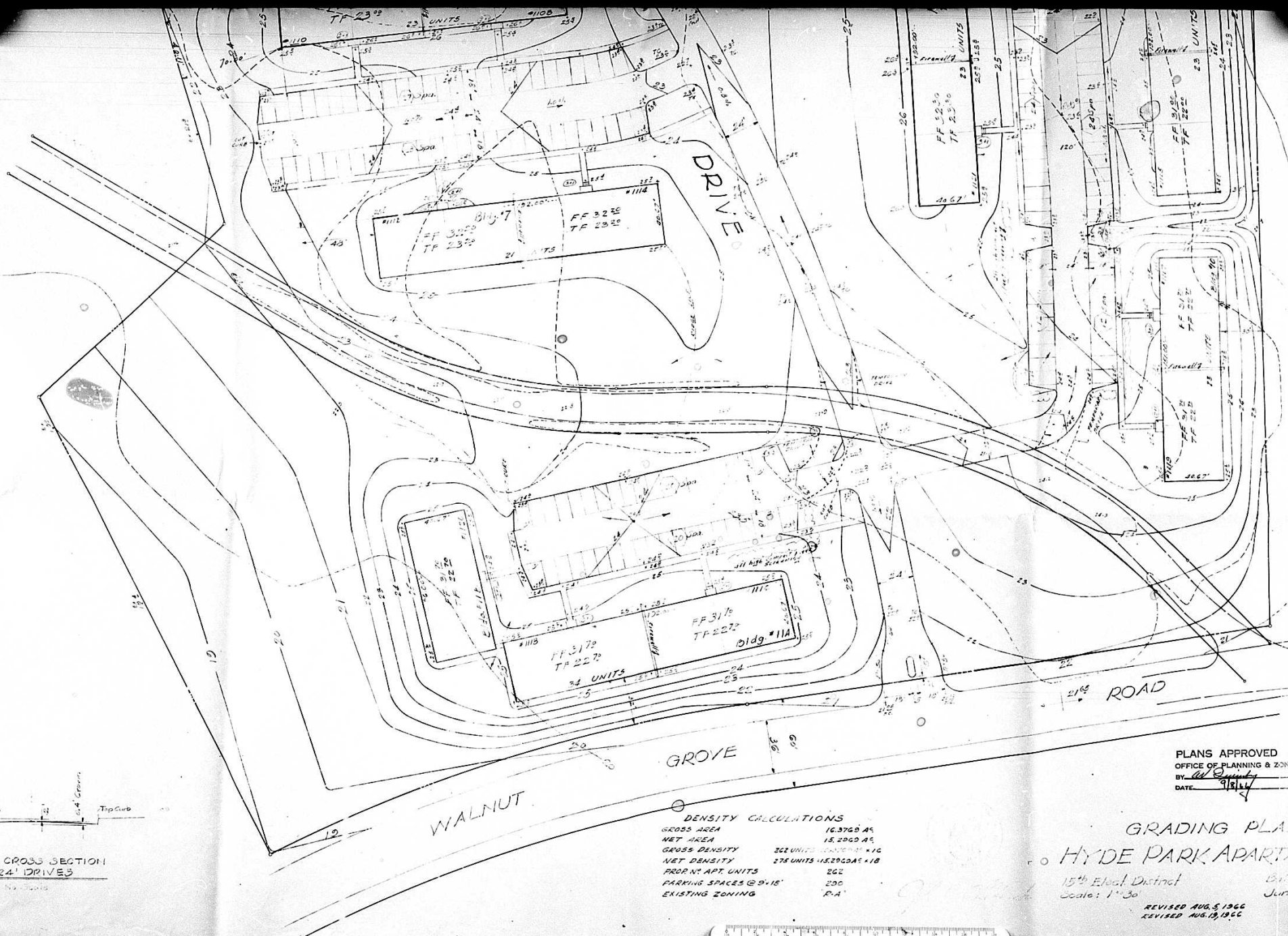
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TF 2040
UNITS
#107

Bldg. 3
FF 3230
TF 2330
UNITS
#123

Bldg. 9
FF 3120
TF 2220
UNITS
#111



Typical cross section
20' & 24' DRIVES



DENSITY CALCULATIONS

GROSS AREA	16,376.45
NET AREA	15,200.45
GROSS DENSITY	262 UNITS / 16,376.45 = 16
NET DENSITY	275 UNITS / 15,200.45 = 18
PROPOSED APT. UNITS	262
PARKING SPACES @ 9-15'	200
EXISTING ZONING	P.A.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 9/14/66

GRADING PLAN HYDE PARK APARTMENT

15th Elect. District
Scale: 1" = 30'
Brisco County
June 6, 1965

REVISED AUG. 5, 1966
REVISED AUG. 19, 1966

