

Albert D. Hutzler, et al
VS.
Nathan H. Kaufman, Jr.,
ETAL
DEFENDANTS

IN THE CIRCUIT COURT
FOR
BALTIMORE COUNTY
ATLAW
#2801 - Misc. 7 - 276

OPINION

This Appeal is from the decision of the County Board of Appeals of Baltimore County dated November 12, 1963, by which Petitioner's request for re-classification of 20.13 Acres, more or less, from R-10 and R-20 Zones to an R-A Zone, and 59.71 Acres, more or less, from R-10 and R-20 Zones to a B-L Zone was denied.

The subject tract is located on the southwest side of the intersection of Reisterstown Road and the Baltimore County Beltway in the Third Election District of Baltimore County. Seven parcels of land owned by the Petitioners constitute the 80.01 Acres, more or less, sought to be re-zoned. Parcels 1 and seven, originally Zoned R-10 and R-20 and now to be re-classified R-A are that part of the property fronting on the north side of Naylor's Lane, a narrow residential road. Petitioners seek to construct garden type apartment here which would serve as a buffer zone between the single family residences on the south side of Naylor's Lane and the proposed shopping center to the north. The remainder of the tract, consisting of Parcels one, two, three, four and five for which B-L zoning is sought is the proposed site of a large regional shopping center.

In requesting re-zoning for the seven parcels of land, Petitioners claim error in the original 1957 comprehensive zoning map as well as numerous changes in the immediate vicinity which make the present zoning invalid. In addition to this argument, they cite the need for a shopping center in the area, plus the fact that this is one of the three potential metropolitan sites mentioned in the study of the Baltimore Regional Planning Council entitled "Metropolitan for the Baltimore Region". The Board heard extensive testimony by Petitioners' expert witnesses who explained in great detail all phases of the proposed plan and its impact on the neighboring community. In reviewing the testimony and the Board's subsequent Opinion (two members submitted one Opinion, while the third

member of the Board filed a separate Opinion) it appears to the Court that the paramount reason for refusing the requested re-classification at this time was the existing traffic situation in and around Pikesville, and on the Reisterstown Road which bleeds that suburb. There was ample testimony from Mr. Edwin Munk and Dr. Worthington Ewell, as well as witnesses representing the Department of Public Works, in addition to other officials of Baltimore County that a number of important changes involving the physical capacities of surrounding roads and traffic patterns thereon would have to be effected, before such a commercial center would be feasible. The addition traffic generated by the proposed regional shopping center onto existing surrounding roads, they stated, would have a detrimental effect on the community. Granting the re-classification under these conditions would also violate Section 23-18 of the Baltimore County Code, 1961 Supplement.

Petitioners, citing the case of St. Marks etc. Church V. Doub, 219 Md. 387, argue that "volume should not be confused with congestion and that traffic is a police rather than a zoning problem". In that case traffic volume was only one of six general objectives being considered by the Baltimore County Commissioners in adopting the new Zoning Use Map for the Third Election District. Coincidentally Reisterstown Road was under discussion, but in that case there was no evidence of congestion, but rather the evidence showed a heavy volume of traffic, which given proper traffic control, would present no major problem. It was the Board's opinion that existing roads in the area are at or near capacity at the present and that a large additional volume of traffic would cause chaotic conditions.

While it appears that Naylor's Lane, one of the roads fronting on the site is scheduled for future improvement, possibly in 1964, this has not yet been accomplished nor has a completion date been ascertained. The testimony also showed that the traffic situation in the Pikesville area will not be remedied to any great degree even with improvement of feeder roads until such time as sections of the proposed Northwest Expressway are completed. Provision has been made for that construction to take place sometime between July 1965 and 1970. The Maryland Court of Appeals held in Trustees of McDonough V. Baltimore County, 221 Md. 550, at pages 570-571, that the County Council in its deliberations on a recommended new Comprehensive Zoning Plan "was entitled to consider any proposed new highways, or proposed improvements to existing highways, that were reasonably probably of fruition in the foreseeable future in determining the proper classification for the

for the subject property" later in the same Opinion the Court considered the decision of the Commissioners in light of the facts and circumstances existing at the time they passed their resolution. We cannot say that the Opinions of the Board were arbitrary, capricious or illegal based on the evidence before them of present road capacity and the expectation of future relief.

We agree, however, with Petitioners that portions of their tract are no longer realistically Zoned under R-10 and R-20 Classifications due to changes which have taken place in recent years. The construction of the Baltimore Beltway has affected the subject property since the northern boundary abuts the Beltway. There have been numerous Zoning re-classification in properties fronting on the Reisterstown Road, North from Naylor's Lane to the Beltway interchange. Some of these were originally deeded out of the larger Hutzler tract. But significantly none of the changes made in the past few years is comparable in magnitude to that sought by the Petitioners, nor have they generated the kind of traffic which would be attracted to a regional type shopping center. As was stated in Furnace Branch Land Company V. Board of County Commissioners of Anne Arundel County, 232 Md. 536, "Change in conditions may justify the amendment of the existing Zoning Ordinance to reclassify a particular property, but it does not necessarily compel it. Even as in original Zoning, re-zoning must be in the general public interest for the promotion of the health, safety and welfare of the community, as well as in the individual interest of the landowner". Annotated Code of Maryland (1957) Article 66B, Section 21, Wakefield V. Kraft, 202 Md. 134; Huff V. Board of Zoning Appeals, 214 Md. 48. See also Price V. Cohen, 213 Md. 457, where rezoning to permit erection of a shopping center was held to have been properly denied, where it would materially increase the traffic hazard.

The County Board of Appeals of Baltimore County based on the evidence before it, decided not to grant re-classification at this time. We find that evidence to have been fairly debatable and this Court may not substitute its judgment for that of the legislative body as to the wisdom of the action taken. For that reason the decision of the Board will be affirmed.

(s) Harry E. Dyer, Jr.
HARRY E. DYER, JR. JUDGE

September 11, 1964

RE: PETITION FOR RECLASSIFICATION :
Parcels Nos. 1, 2, 3, 4 and 5, :
from "R-10" and "R-20" Zones :
to "B-L" Zone; :
Parcels Nos. 6 and 7 from "R-10" :
and "R-20" Zones to "R-A" Zone :
SW/S Reisterstown Road and :
NW/S Naylor Lane :
Third District :
Albert D. Hutzler, et al :
Petitioners :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY :
No. 5715

DISSENTING OPINION

A motion was made by the attorney for the protestants asking for a dismissal of the petition. The majority of the Board ruled that the petition should be dismissed. This member of the Board dissents from the majority opinion.

CHAIRMAN

DATE: July 15, 1963

RE: PETITION FOR RECLASSIFICATION :
Parcels Nos. 1, 2, 3, 4 and 5, :
from "R-10" and "R-20" Zones :
to "B-L" Zone; :
Parcels Nos. 6 and 7 from "R-10" :
and "R-20" Zones to "R-A" Zone :
SW/S Reisterstown Road and :
NW/S Naylor Lane :
Third District :
Albert D. Hutzler, et al :
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BALTIMORE COUNTY :
No. 5715

OPINION

The petitioner proposes to erect a large shopping center surrounded by apartment dwellings on the southeast side of the intersection of Reisterstown Road and the Baltimore County Beltway in the Third Election District of Baltimore County.

The Board listened to voluminous testimony regarding the extent and impact of increased traffic generated by such a proposal on existing facilities and proposed facilities in the neighborhood. The majority of the board is convinced that the granting of such a petition at this time would be premature traffic-wise and act to the detriment of the community at large.

The majority opinion is cognizant of the fact that without question proposed roads will be built in the coming years to handle increased traffic. However, the majority of this Board cannot, by any stretch of the imagination, foresee what the impact of a shopping center and an apartment development of this magnitude would have on future roads and to compare the generated traffic as related to the existing roads would be out of the question. This was also the opinion of the petitioner's own witnesses.

In addition to the foregoing testimony, the petitioner attempted to show both change and error in the existing map which would materially affect said petitioners property. The majority opinion takes issue and finds that there is neither change in the character of the neighborhood nor error in the map sufficient to grant a petition of the magnitude requested. The majority opinion, after careful consideration of the many days testimony of the petitioner, feels that he has failed to provide a satisfactory basis for the granting of said petition and in conclusion the majority opinion of this Board is that it would be useless to continue with the protestants case in view of its feelings as stated above. Thereby at the completion of the petitioner's case granted a motion to dismiss propounded on behalf of the protestants and, in addition, dismissed the case in furtherance of the administrative powers inherent in this Board.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of July, 1963 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby denied.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles Mitchell Austin

RE: PETITION FOR RECLASSIFICATION :
Parcels Nos. 1, 2, 3, 4 and 5 :
from "R-10" and "R-20" Zones :
to "B-L" Zone; :
Parcels Nos. 6 and 7 from "R-10" :
and "R-20" Zones to "R-A" Zone, :
SW/S Reisterstown Road and :
NW/S Naylor Lane :
Third District :
Albert D. Hutzler, et al :
Petitioners :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY :
No. 5715

OPINION

This is a petition of Albert D. Hutzler, et al, for reclassification from "R-20" and "R-10" Zones to "B-L" and from "R-20" and "R-10" to "R-A" zoning. The requested "B-L" Zone, consisting of Parcels 1, 2, 3, 4 and 5, is the site of a proposed large regional shopping center. The remainder of the property, for which "R-A" zoning is sought, is to be used for garden-type apartments. The total acreage involved in this petition is approximately 81 acres. The subject tract is located on the southeast side of the intersection of Reisterstown Road and the Baltimore County Beltway in the Third Election District of Baltimore County.

The Board heard voluminous testimony regarding the extent and impact of increased traffic which would be generated by the proposed shopping center and apartment development on both existing and proposed facilities in this area. The Board is convinced that the granting of this petition at this time would act to the detriment of the community and is premature. The Board is cognizant of the fact that, in the coming years, improvements to existing roads and additional roads will be built to handle constantly increasing traffic. But the Board cannot foresee the effect of the development of this total tract would have on future roads which have not yet been designed. We can only consider the effect of such heavy traffic on existing roads. Traffic experts who testified for both the petitioner and the protestants agreed that Reisterstown Road in its present condition could not handle the proposed shopping center traffic. It was also stated that congestion would be created on surrounding residential streets and on the exit ramps leading from the Beltway.

The petitioner also attempted to show both change in the character of the neighborhood and error in the existing map which was adopted in 1957. The majority of the Board takes issue and finds that there is neither change nor error sufficient to grant a petition of this magnitude with its far reaching effect on the Pikesville community. After careful consideration of the many days of testimony in this case, the majority of the Board feels that the petitioner has failed to prove a satisfactory basis for the granting of said petition.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of November, 1963 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby denied.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles Mitchell Austin



KCF/1g (4)
10/25/62



PETITION FOR ZONING RECLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Albert D. Hutzler and Gretchen H. Hutzler, his wife, owners of Parcels Nos. 1, 2, and 6, and Jerome Markman and Diane H. Markman, his wife, owners of Parcel No. 3, and Albert D. Hutzler, Jr., and Bernice L. Hutzler, his wife, owners of Parcel No. 4, and Michael J. Kelly and Sarah D. Kelly, his wife, owners of Parcel No. 5, and Marcus M. Bernstein, Jr., and Caroline H. Bernstein, his wife, owners of Parcel No. 7, all of which parcels are more particularly described in the descriptions and shown on the plats which are filed herewith and made a part hereof, such parcels being situate in the Third Election District of Baltimore County, Maryland, hereby petition that the zoning status of such parcels be reclassified, pursuant to the Zoning Laws of Baltimore County, as follows:

Parcels Nos. 1, 2, 3, 4, and 5 - from R. 10 and R. 20 zones to a B. L. Zone

Parcels Nos. 6 and 7 - from R. 10 and R. 20 zones to an R. A. Zone

for the following reasons: Because of changes in the area, and because of error on the Comprehensive Zoning Map currently in effect for this area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

We agree to pay expenses of the above re-classification, advertising, posting, etc., upon filing of this petition, and

PROCTOR, ROYSTON
AND
MUELLER
CAMPELL BUILDING
TOWSON 4, MD.
VALLEY 3-1800

10:00 A.M.
12/13/62
4-2625

further agree to and are to be bound by the Zoning Regulations and restrictions of Baltimore County adopted pursuant to the Zoning Laws for Baltimore County.

Albert D. Hutzler
Albert D. Hutzler
Gretchen H. Hutzler
Gretchen H. Hutzler
Owners of Parcels Nos. 1, 2, and 6.
Jerome Markman
Jerome Markman
Diane H. Markman
Diane H. Markman
Owners of Parcel No. 3
Albert D. Hutzler, Jr.
Albert D. Hutzler, Jr.
Bernice L. Hutzler
Bernice L. Hutzler
Owners of Parcel No. 4
Michael J. Kelly
Michael J. Kelly
Sarah D. Kelly
Sarah D. Kelly
Owners of Parcel No. 5
Marcus M. Bernstein, Jr.
Marcus M. Bernstein, Jr.
Caroline H. Bernstein
Caroline H. Bernstein
Owners of Parcel No. 7

Kenneth C. Proctor
Kenneth C. Proctor
Campbell Building
Towson 4, Maryland
VA 3-1900
Charles Markell, Jr.
Charles Markell, Jr.
929 N. Howard Street
Baltimore 1, Maryland
LE 5-3240
Petitioners' Attorneys

Raymond R. Hutzler
Raymond R. Hutzler
Raymond R. Hutzler
Raymond R. Hutzler

ORDERED by the Zoning Commissioner of Baltimore County, this 21st 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 the 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 11th day of December, 1962, at 10:00 o'clock, A.M.

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

PROCTOR, ROYSTON
AND
MUELLER
CAMPELL BUILDING
TOWSON 4, MD.
VALLEY 3-1800

HOWARD C. SUTTON 1904-1916
ROBERT B. SUTTON 1944
HOWARD D. TUSTIN, JR. 1945
RICHARD P. TUSTIN 1945
ESTABLISHED 1849
S. J. MARTENET & CO.
REGISTERED
SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE 2, MD.
LEXINGTON 9-4263

S. J. MARTENET 1869-1922
HARRY G. JAYNE 1871-1924
SEPTIMUS P. TUSTIN 1870-1921
J. HOWARD SUTTON 1884-1940
WILLIAM G. ATWOOD 1887-1921
SAMUEL A. THOMPSON 1888-1944
GEORGE E. WINNER 1907-1943
HOWARD D. TUSTIN 1907-1940

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HOWARD C. SUTTON 1904-1916
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HOWARD D. TUSTIN 1907-1940

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Parcel No. 1

thence binding on said Road South 33 degrees and 58 minutes East 22 feet, thence leaving said Road, South 53 degrees and 43 minutes West 265.83 feet, thence South 37 degrees and 59 minutes East 100.92 feet, thence North 33 degrees and 24 minutes East 244.67 feet to the Southwest side of Reisterstown Road and thence, binding on said Southwest side of said Road South 33 degrees and 58 minutes East 697.67 feet to the place of beginning.

Containing 50.96 Acres of land, more or less.

Saving and Excepting from the above described parcel of land so much of the same for a depth of 225 feet Southeastly from the center line of Reisterstown Road as is currently zoned BL.

The courses in the above description as referred to the Magnetic Meridian of 1941.

Being part of the land described in three deeds from Mabel Hutzler Schaefer and husband to Albert D. Hutzler and wife dated and recorded as follows:

May 8, 1928 Liber W.H.M. No. 657 folio 151
February 25, 1931 Liber L.M.L.M. No. 876 folio 223
February 6, 1947 Liber J.W.B. No. 1540 folio 395 and

part of the land described in a deed from Calvert Bank to Albert D. Hutzler and wife dated July 1, 1941 and recorded in Liber C.H.K. No. 1174 folio 267 etc.

October 18, 1962

Richard P. Tustin
Richard P. Tustin
Reg # 3460

HOWARD C. SUTTON 1904-1916
ROBERT B. SUTTON 1944
HOWARD D. TUSTIN, JR. 1945
RICHARD P. TUSTIN 1945
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HARRY G. JAYNE 1871-1924
SEPTIMUS P. TUSTIN 1870-1921
J. HOWARD SUTTON 1884-1940
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SAMUEL A. THOMPSON 1888-1944
GEORGE E. WINNER 1907-1943
HOWARD D. TUSTIN 1907-1940

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Parcel No. 2

All that parcel of land situate in the Third Election District of Baltimore County, bounded and described as follows:
BEGINNING for the same in the Southwesternmost Right of Way Line of Reisterstown Road as shown on Plat No. 23202 prepared by the State Roads Commission of Maryland at a point opposite to Station 35 + 80.75 on the Base Line of Reisterstown Road as shown on said plat, said place of beginning being distant 1,672 feet more or less Northwestly measured along said Southwest side of Reisterstown Road from the corner formed by the intersection of said Southwest side of Reisterstown Road with the Northwest side of Naylors Lane and in the ninth line of the land described in a deed from Albert D. Hutzler and Gretchen H. Hutzler, his wife, to Albert D. Hutzler, Jr. and Bernice L. Hutzler, his wife, dated August 25, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1249 folio 357 etc., and running thence, binding reversely on a portion of said ninth line, South 75 degrees and 36 minutes West 302 feet, thence reversely on a portion of the eighth line of said land described in said deed South 78 degrees and 16 minutes West 310 feet more or less to the Southeasternmost Right of Way Lines of the Baltimore Beltway as shown on Plat No. 17780, prepared by the State Roads Commission of Maryland, thence, binding on said Southeasternmost Right of Way Lines, Northeastly 142 feet more or less to a point distant 80 feet Southeastly, measured radially from Station 111 + 50 on Base Line of Right of Way, Ramp A as shown on said plat, thence still Northeastly, binding on said Right of Way Line, 168 feet more or less to a point in the twelfth line of the parcel of land described in a deed from Calvert Bank to Albert D. Hutzler

HOWARD C. SUTTON 1904-1916
ROBERT B. SUTTON 1944
HOWARD D. TUSTIN, JR. 1945
RICHARD P. TUSTIN 1945
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HARRY G. JAYNE 1871-1924
SEPTIMUS P. TUSTIN 1870-1921
J. HOWARD SUTTON 1884-1940
WILLIAM G. ATWOOD 1887-1921
SAMUEL A. THOMPSON 1888-1944
GEORGE E. WINNER 1907-1943
HOWARD D. TUSTIN 1907-1940

Parcel No. 1

All that parcel of land situate in the Third Election District of Baltimore County, bounded and described as follows:
BEGINNING for the same at the corner formed by the intersection of the Southwest side of Reisterstown Road, 66 feet wide, with the Northwest side of Naylors Lane, 30 feet wide, said place of beginning being at the beginning of the parcel of land described in a deed from Mabel Hutzler Schaefer and husband to Albert D. Hutzler and Gretchen H. Hutzler, his wife, dated May 8, 1928 and recorded among the Land Records of Baltimore County in Liber W.H.M. No. 657 folio 151 etc. and running thence, binding on said Northwest side of Naylors Lane, South 58 degrees and 39 minutes West 192.20 feet to a point distant 225 feet Southwestly, measured at Right Angles, from the center line of Reisterstown Road, thence running for lines of division, now made, across lands owned by Albert D. Hutzler and wife the five following courses and distances:
1) Parallel with and 225 feet Southwestly from the center line of Reisterstown Road, North 33 degrees and 58 minutes West 275 feet,
2) South 58 degrees and 39 minutes West 100 feet,
3) North 71 degrees, 26 minutes and 30 seconds West 280.55 feet,
4) South 65 degrees and 42 minutes West 1500.0 feet and
5) Parallel with and distant 380 feet Northerly from the North side of Naylors Lane, South 82 degrees and 16 minutes West 310.44 feet to a point distant 50 feet Easterly, measured at Right Angles from the Westernmost outline of the land described in two deeds from Mabel Hutzler Schaefer and husband to Albert D. Hutzler and wife the first dated February 6, 1947 and recorded in Liber J.W.B.

HOWARD C. SUTTON 1904-1916
ROBERT B. SUTTON 1944
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S. J. MARTENET 1869-1922
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J. HOWARD SUTTON 1884-1940
WILLIAM G. ATWOOD 1887-1921
SAMUEL A. THOMPSON 1888-1944
GEORGE E. WINNER 1907-1943
HOWARD D. TUSTIN 1907-1940

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Parcel No. 2

and Gretchen H. Hutzler, his wife, dated July 1, 1941 and recorded as aforesaid in Liber C.H.K. No. 1174 folio 267 etc., thence binding on part of said twelfth line and on part of the thirteenth line of said land the two following courses and distances: South 37 degrees, 19 minutes and 30 seconds East 95 feet, more or less and North 56 degrees and 38 minutes East 257.5 feet more or less to said Southwesternmost Right of Way Line of Reisterstown Road as shown on said Plat No. 23202 and thence, binding on said Right of Way Line South 33 degrees and 56 minutes East 139.75 feet to the place of beginning.

Containing 1.06 Acres of land more or less.

The courses in the above description are referred to the Magnetic Meridian of 1941.

Being part of the land described in the above mentioned deed from Calvert Bank to Albert D. Hutzler and wife.

October 18, 1962

Richard P. Tustin
Richard P. Tustin
Reg # 3460



PARCEL NO. 3

All that parcel of land situate in the Third Election District of Baltimore County, bounded and described as follows:

BEGINNING for the same at the end of the fifth line of the land described in a deed from David L. S. Pringer et.al. Executors to Michael J. Kelly and Sarah D. Kelly, his wife, dated February 4, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2873 folio 243 etc., said place of beginning being also North 33 degrees and 58 minutes West 1017.41 feet, South 53 degrees and 44 minutes West 265.73 feet and North 75 degrees and 46 minutes West 26 feet from the corner formed by the intersection of the Southwest side of Reisterstown Road, 66 feet wide, with the Northwest side of Naylors Lane, 30 feet wide, and running thence North 76 degrees and 42 minutes West 60.87 feet, thence North 75 degrees and 36 minutes West 443.83 feet, thence North 74 degrees and 55 minutes East 358.34 feet, thence South 24 degrees and 39 minutes East 3.30 feet, thence North 52 degrees and 04 minutes East 32.60 feet and thence South 26 degrees and 24 minutes East 263.88 feet to the place of beginning.

Containing 1.14 Acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1941.

October 18, 1962

Richard P. Tustin
Reg # 3460



PARCEL NO. 4

All that parcel of land situate in the Third Election District of Baltimore County, bounded and described as follows:

BEGINNING for the same on the Southwest side of Reisterstown Road at Station 37 + 44.72 on Plat No. 23202 prepared by the State Roads Commission of Maryland, said place of beginning being also at the distance of 1508.19 feet Northwesterly, measured along said Southwest side of Reisterstown Road from the corner formed by the intersection of said Southwest side of Reisterstown Road with the Northwest side of Naylors Lane and running thence, binding on part of the second line of the land described in a deed from William A. Groom to Albert D. Hutzler, Jr. and Bernice L. Hutzler, his wife, dated June 13, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1572 folio 170 etc., South 55 degrees, 59 minutes and 30 seconds West 277.41 feet to a point in the second line of the land described in a deed from Albert D. Hutzler and Gretchen H. Hutzler, his wife to Albert D. Hutzler, Jr. and Bernice L. Hutzler, his wife, dated August 25, 1942 and recorded among said Land Records in Liber C.H.K. No. 1249 folio 357 etc., at the distance of 90.13 feet Southeasterly from the beginning of said second line, thence binding on the remainder of said second line and on the third to sixth lines, inclusive, of said last mentioned deed the five following courses and distances:

- South 37 degrees and 07 minutes East 181.40 feet
- South 37 degrees and 07 minutes East 36.60 feet
- South 74 degrees and 55 minutes West 397.19 feet
- North 75 degrees and 36 minutes West 87.50 feet and
- North 43 degrees and 20 minutes West 276.00 feet to the beginning of the seventh line of the land described in said last

Parcel No. 4

mentioned deed; thence binding on a portion of said seventh line, North 16 degrees and 53 minutes West 150 feet more or less to the Southeasternmost Right of Way Line of Baltimore Beltway, as shown on Plat No. 17780 prepared by the State Roads Commission of Maryland, thence Northeasterly, binding on said Right of Way Line, 50 feet, more or less to a point in the eighth line of the land described in said last mentioned deed, thence binding on the remainder of said eighth line North 78 degrees and 16 minutes East 310 feet more or less to the beginning of the ninth line of the land described in said deed, thence binding on a portion of said ninth line North 75 degrees and 36 minutes East 302 feet to the Southeasternmost Right of Way Line of Reisterstown Road as shown on said Plat No. 23202, thence binding on said Right of Way Line as shown on said plat the three following courses and distances:

- South 33 degrees and 56 minutes East 69.25 feet
- North 56 degrees and 04 minutes East 40.00 feet and
- South 33 degrees and 56 minutes East 94.72 feet

to the place of beginning.

Containing 5.98 Acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1941.

Being all of the land described in the two deeds to Albert D. Hutzler, Jr. and Bernice L. Hutzler, his wife, hereinabove mentioned, saving and excepting therefrom so much as was deeded to State Roads Commission of Maryland for construction of the Baltimore Beltway.

October 18, 1962

Richard P. Tustin
Reg # 3460



PARCEL NO. 5

All that parcel of land situate in the Third Election District of Baltimore County, bounded and described as follows:

BEGINNING for the same at the end of the sixth line of the land described in a deed from Clara I. R. Paulstick et.al. to Michael J. Kelly and Sarah D. Kelly, his wife, dated April 26, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1559 folio 211 etc., said place of beginning being also North 33 degrees and 58 minutes West 1017.41 feet and South 53 degrees and 44 minutes West 244.13 feet from the corner formed by the intersection of the Southwest side of Reisterstown Road, 66 feet wide with the Northwest side of Naylors Lane, 30 feet wide, and running thence, South 53 degrees and 44 minutes West 21.60 feet, thence North 75 degrees and 46 minutes West 26 feet, thence North 26 degrees and 14 minutes West 263.88 feet, thence North 52 degrees and 04 minutes East 32.60 feet, thence South 30 degrees and 11 minutes East 104.80 feet, thence South 15 degrees and 34 minutes East 80.8 feet and thence South 35 degrees and 36 minutes East 100.4 feet to the place of beginning.

Containing 0.21 of an Acre of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1941.

October 18, 1962

Richard P. Tustin
Reg # 3460



PARCEL NO. 6

All that parcel of land situate in the Third Election District of Baltimore County, bounded and described as follows:

BEGINNING for the same on the Northwest side of Naylors Lane, 30 feet wide, at the distance of 192.20 feet Southwesterly from the corner formed by the intersection of said Northwest side of Naylors Lane with the Southwest side of Reisterstown Road, 66 feet wide, and running thence, binding on said Northwest side of Naylors Lane South 58 degrees and 39 minutes West 639.11 feet to the end of the fifth line of the land described in a deed from Albert D. Hutzler and wife to Marcus M. Bernstein, Jr. and Caroline Hutzler Bernstein, his wife, dated July 1, 1941 and recorded among the Land Records of Baltimore County in Liber C.T.B.Jr. No. 1174 folio 266 etc., thence binding reversely on the fifth, fourth and third lines of said land described in said deed, the three following courses and distances:

- North 22 degrees and 36 minutes West 297 feet
- South 49 degrees and 06 minutes West 322 feet and
- South 16 degrees and 53 minutes East 240.5 feet to

said Northwest side of Naylors Lane; thence binding on said Northwest and North sides of Naylors Lane South 60 degrees and 46 minutes West 256.42 feet and South 82 degrees and 16 minutes West 100 feet to the beginning of the land described in a deed from Morris S. Lasaron, Jr. et.al. to Harry Merowitz and Mildred Merowitz, his wife, dated October 21, 1950 and recorded among said Land Records in Liber G.L.B. No. 1912 folio 54 etc., thence binding reversely along the outlines of said land described in said deed the eight following courses and distances:

Parcel No. 6

- 1) North 5 degrees and 59 minutes West 317.97 feet
- 2) North 50 degrees and 03 minutes West 139.85 feet
- 3) North 27 degrees and 53 minutes West 67.87 feet
- 4) South 65 degrees and 42 minutes West 222.38 feet
- 5) South 50 degrees and 06 minutes West 56.48 feet
- 6) North 39 degrees and 54 minutes West 19.80 feet
- 7) South 50 degrees and 48 minutes West 16.14 feet and
- 8) South 6 degrees and 46 minutes East 400.46 feet to the North side of Naylors Lane, thence binding on said North side of Naylors Lane, South 82 degrees and 16 minutes West 608.94 feet to the Westernmost outline of the land described in a deed from Mabel Hutzler Schaefer and husband to Albert D. Hutzler and Gretchen H. Hutzler, his wife, dated February 6, 1947 and recorded as aforesaid in Liber J.W.B. No. 1540 folio 395 etc., thence binding on a portion of said last mentioned outline, North 11 degrees and 08 minutes West 380.67 feet to a point distant 380 feet Northerly, measured at Right Angles, from said North side of Naylors Lane; thence leaving said outline and running for lines of division now made across lands owned by Albert D. Hutzler and wife the five following courses and distances:

- 1) Parallel with and 380 feet Northerly from said North side of Naylors Lane, North 82 degrees and 16 minutes East, 360.53 feet,
- 2) North 65 degrees and 42 minutes East 1500.00 feet,
- 3) South 71 degrees, 26 minutes and 30 seconds East 280.55 feet,
- 4) North 58 degrees and 39 minutes East 100.00 feet and
- 5) Parallel with and 225 feet Southwesterly from the center line of Reisterstown Road, 66 feet wide, South 33 degrees and 58 minutes East 275 feet to the place of beginning.

Parcel No. 6

Containing 18.32 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1941.

Being part of the land described in three deeds from Mabel Hutzler Schaefer and husband to Albert D. Hutzler and wife, dated and recorded as follows:

- May 8, 1928 Liber W.H.M. No. 657 folio 151 etc.
- February 25, 1931 Liber L.M.L.M. No. 876 folio 225 etc.
- February 6, 1947 Liber J.W.B. No. 1540 folio 395 etc.

October 18, 1962

Richard P. Tustin
Reg # 3460



PARCEL NO. 7

All that parcel of land situate in the Third Election District of Baltimore County, bounded and described as follows:

BEGINNING for the same on the Northwest side of Naylors Lane 30 feet wide at the distance of 831.30 feet Southwesterly from the corner formed by the intersection of said Northwest side of Naylors Lane with the Southwest side of Reisterstown Road, 66 feet wide and running thence, binding on said Northwest side of Naylors Lane South 58 degrees and 39 minutes West 141 feet and South 60 degrees and 46 minutes West 191.4 feet, thence leaving said Naylors Lane North 16 degrees and 53 minutes West 240.5 feet, thence North 49 degrees and 06 minutes East 322 feet and thence South 22 degrees and 34 minutes East 297 feet to the place of beginning.

Containing 1.948 Acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1941.

October 18, 1962

Richard P. Tustin
Reg # 3460



INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 17418 DATE 7/19/63 TO: Kenneth C. Proctor, Esq. Campbell Building Towson 4, Maryland BILLED BY: County Board of Appeals (Zoning) DEPOSIT TO ACCOUNT NO. 01.712 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE QUANTITY COST \$22.00 Cost of Certified Documents for - No. 5715 Albert D. Hutzel, et al SW/S Reisterstown Road & NW/S Maylows Lane 3rd District 11-22-63 1000 * * * TIL - 22.00 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. 20806 DATE 2/4/63 TO: Kenneth C. Proctor, Esq. Campbell Building Towson 4, Maryland BILLED BY: County Board of Appeals (Zoning) DEPOSIT TO ACCOUNT NO. 01.712 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE QUANTITY COST \$2.00 Cost of Certified Documents - No. 5715 Albert D. Hutzel, et al SW/S Reisterstown Road and NW/S Maylows Lane 3rd District 12-4-63 7458 * * * TIL - 2.00 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. 15413 DATE 2/11/63 TO: Messrs. Proctor, Royston & Mueller, Campbell Building Towson 4, Maryland BILLED BY: Office of Planning & Zoning 115 County Office Bldg., Towson 4, Md. DEPOSIT TO ACCOUNT NO. 01.622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE QUANTITY COST \$70.00 Cost of appeal in the matter of petition of Hutzel, et al No. 5715 11-12-63 4990 * * * TIL - 70.00 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. 15370 DATE 12/11/62 TO: Messrs. Proctor, Royston & Mueller, Campbell Building Towson 4, Md. BILLED BY: Zoning Department of Baltimore County DEPOSIT TO ACCOUNT NO. 01.622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE QUANTITY COST \$111.00 Advertising and posting of property for Albert Hutzel, et al 11-11-62 3573 * * * TIL - 111.00 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.

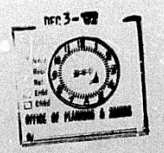
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland District 320 Date of Posting April 30, 1963 Posted for B-1-B-30 To B-1 Petitioner: Albert D. Hutzel, et al Location of property: SW/S Reisterstown Rd. & NW/S Maylows Lane Location of Sign: 2 signs on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. (at intersection) 1 sign on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. Remarks: 1 sign on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. 1 sign on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. 1 sign on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. Posted by [Signature] Date of return May 2, 1963

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland District 320 Date of Posting 11-2-62 Posted for B-1-B-30 To B-1 Petitioner: Albert D. Hutzel, et al Location of property: SW/S Reisterstown Rd. & NW/S Maylows Lane Location of Sign: 2 signs on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. (at intersection) 1 sign on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. Remarks: 1 sign on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. 1 sign on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. 1 sign on NW/S Maylows Lane 12 Reisterstown Rd. & Baltimore Ave. Posted by [Signature] Date of return 11-2-62 5 additional signs posted by request of attorney

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 14262 DATE 10/31/62 TO: Messrs. Proctor, Royston & Mueller, Campbell Building Towson 4, Md. BILLED BY: Zoning Department of Baltimore County DEPOSIT TO ACCOUNT NO. 01.622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE QUANTITY COST \$50.00 Petition for Reclassification for Albert Hutzel, et al 11-12-62 4078 * * * TIL - 50.00 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.

STATE OF MARYLAND STATE ROADS COMMISSION 300 WEST PALSTON STREET BALTIMORE 1, MD. November 28, 1962 Mr. Walter Addison, Chief Division of Traffic Engineering Jefferson Building Towson 4, Maryland RE: Route 140 West side of Reisterstown Road Between Baltimore Beltway & Maylows Lane Proposed Potomac Shopping Center Dear Mr. Addison: This office reviewed the subject plan of channelization and entrances and the following comments are with respect thereto: Indicated in red are various changes to the channelization as proposed by your office. These changes were made upon recommendations of the State Roads Commission Traffic Engineer and Development Engineering Section. The left turn movement from the northbound lane of Route 140 into the North entrance and a double left turning movement at the South entrance has been provided. The median treatment at Maylows Lane has been changed on the assumption that median channelization and road construction will not extend to the South of Maylows Lane at this time. A median break has been provided for left turn movement into the existing service road (shaded orange) and the proposed motel-apartment site as a temporary measure only. At such time as the adverse residential ownership ceases then the service road and median break should be closed. The design of the channelization between the proposed entrances to the shopping is based on the fact that all service and access to these adverse ownership properties will be by way of the rear service road.

ROADS COMMISSION November 28, 1962 Mr. Walter Addison, Chief Division of Traffic Engineer Page 2 It should be brought to the attention of all those concerned that any and all necessary construction, rehabilitation, signalization, illumination right of way acquisition etc. shall be the full responsibility of the adjacent developers. Very truly yours, Charles Lee, Chief Development Engineering Section BY: John L. Duerr Asst. Development Engineer Encl. JLD/mls cc: Mr. David H. Fisher Mr. C. A. Goldstein Mr. George H. Lewis Mr. Edward Mark Mr. Kenneth Proctor Mr. John Rose Mr. George Gaverilis



NOTICE OF ZONING
BALTIMORE ZONING
ASSOCIATION and District
ZONING: Daniels Nos. 1, 2, 3, and 4; From 16-10 and B-20
Zones to A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

NOTICE OF ZONING
BALTIMORE ZONING
ASSOCIATION and District
ZONING: Daniels Nos. 1, 2, 3, and 4; From 16-10 and B-20
Zones to A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

OFFICE OF THE BALTIMORE COUNTY ZONING COMMISSIONER
THE BALTIMORE COUNTY ZONING COMMISSIONER
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Columbia, Md.
CATONSVILLE, MD.
No. 1 Newburg Avenue
November 27, 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, Maryland, once a week for One week, that is to say the 27th day of November, 1962, that is to say the same was inserted in the issues of November 27, 1962.
The Baltimore County Zoning Commission
By *John G. Rose*
Zoning Commissioner
BALTIMORE COUNTY
November 27, 1962

OFFICE OF THE BALTIMORE COUNTY ZONING COMMISSIONER
THE BALTIMORE COUNTY ZONING COMMISSIONER
THE COMMUNITY NEWS
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BALTIMORE COUNTY
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OFFICE OF THE BALTIMORE COUNTY ZONING COMMISSIONER
THE BALTIMORE COUNTY ZONING COMMISSIONER
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The Baltimore County Zoning Commission
By *John G. Rose*
Zoning Commissioner
BALTIMORE COUNTY
November 27, 1962



zoning Improvement and
Ordinances of various Parcels
passed Oct. 19, 1962
by Maryland & Co.
of Baltimore & Co., by 5116

THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Sole & 100 Feet to One Inch
of Baltimore & Co., by 5116
of Baltimore & Co., by 5116

