

CROMWELL VALLEY, INC.
RECLASSIFICATION & SPECIAL
EXCEPTION FOR ELEVATOR
APARTMENTS

BEFORE THE
ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

ORDER OF DISMISSAL

Mr. Clerk:

Will you kindly dismiss the Petition for Reclassification and
Special Exception heretofore filed in the above entitled case.

James H. Cook
305 W. Chesapeake Avenue
Towson 4, Maryland
Va. 3-4111
Attorney for Cromwell
Valley, Inc., Petitioner

CROMWELL VALLEY, INC.
B/O of Breeseville Rd. 109 S. of
Baltimore Circle
9th

5725-1X

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Cromwell Valley, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10, M-R, and M-L zone to an R-A zone, for the following reasons:

1. There has been a change in the neighborhood, and
2. There was an error in the original zoning of this land, and
3. For other reasons to be assigned at the time of hearing.

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, Elevator Apartments.

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.

CROMWELL VALLEY, INC.

By: Robert S. Mattie

Robert S. Mattie, Legal Owner

Vice President

Address: 101 St. Paul Street

Baltimore 2, Maryland

Attest: John W. Boone

John W. Boone, Petitioner's Attorney

Address: 305 W. Chesapeake Ave.

Towson 4, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of November, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of December, 1962, at 2:00 o'clock

By: John W. Boone
John W. Boone, Zoning Commissioner of Baltimore County.
Filed November 2, 1962
Pub. 1, 1962, Petition withdrawn at request of
petitioner for
Zoning Commissioner of Baltimore County.

TELEPHONE
VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 15418

DATE 4/63

To: Messrs. Boone & Cook
305 W. Chesapeake Ave.
Towson 4, Md.

Zoning Department of
BALTIMORE COUNTY

01622

REPORT TO ACCOUNT NO.	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
QUANTITY		
Advertising and posting of property for Cromwell Valley Inc.		73.00
		73.00

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: 9th Date of Posting: 12-6-62
Posted for: Baltimore County, Maryland, R-A zone, Elevator Apartments
Petitioner: Cromwell Valley, Inc.
Location of property: 305 W. Chesapeake Ave. 109 S. of Baltimore Circle
Location of Signs: Signs were placed at the end of Breeseville Rd. at the intersection of S. S. of Baltimore Circle and at the intersection of Breeseville Rd. and Baltimore Circle.
Remarks: Signs were placed at the end of Breeseville Rd. at the intersection of S. S. of Baltimore Circle and at the intersection of Breeseville Rd. and Baltimore Circle.
Posted by: John W. Boone Date of return: 12-7-62

WITKIN RECORDS AND ASSOCIATES, ENGINEERS

BALTIMORE, MARYLAND

August 3, 1962

CROMWELL VALLEY SUBDIVISION
ENGINEERING DESCRIPTION
PROPOSED APARTMENT AREA

BEGINNING for the same at a point on the centerline of Breeseville Road, said point being 109.12 feet from the centerline of Breeseville Circle, as measured along said centerline of Breeseville Road, said point being also on the southerly outline of the Plat of "Cromwell Valley, Section North 1", as recorded among the Land Records of Baltimore County, Maryland in Plat Book G.L.B. 25 at folio 85, thence binding on said southerly outline the following three (3) courses and distances: (1) North 75° 54' 43" East, 135.36 feet; (2) North 61° 41' 40" East, 80.22 feet; (3) North 58° 44' 55" East, 254.70 feet to the beginning of the second line of the property of John Stuart McKennie as described in the exception reserved in a Deed from John Stuart McKennie and wife to Walter C. J. J. and wife, et al., dated March 20, 1952 and recorded among the aforementioned Land Records in Liber G.L.B. 2037 at folio 222, thence binding on the second and third lines of said exception, as now surveyed, the following two (2) courses and distances: (1) North 85° 23' 53" East, 57.00 feet; (2) North 01° 31' 07" West, 251.53 feet to a point on the southwesterly right of way of the Baltimore County Beltway; thence binding on said right of way the following eight (8) courses and distances: (1) South 48° 13' 27" East, 52.70 feet; (2) South 55° 47' 55" East, 210.30 feet; (3) South 1° 47' 40" East, 200.00 feet; (4) South 25° 58' 41" East, 55.02 feet; (5) South 47° 47' 40" East, 197.67 feet; (6) South 37° 39' 25" East, 354.83 feet; (7) South 55° 15' 55" East, 101.12 feet; (8) South 55° 15' 55" East, 303.00 feet to a point on the 12th or South 79° 10' East, 293.32 foot line described in a Deed from Clarence H. Ellis and wife to Cromwell Valley, Inc., dated September 9, 1955, and recorded among the aforementioned Land Records in Liber G.L.B. 2776 at folio 74, 2498.55 feet from the beginning thereof, thence binding reversely on said line, as now surveyed, North 79° 13' 04" West, 552.72 feet; thence running South 25° 34' 52" West, 651.10 feet to a point on the northerly side of the Drainage Reservation shown on the Plat of "Cromwell Valley, Section South 1" recorded among the aforementioned Land Records in Plat Book G.L.B. 24 at folio 19; thence binding on the said Drainage Reservation and on the outline of said Plat the following five (5) courses and distances: (1) South 82° 21' 25" West, 73.49 feet; (2) North 77° 03' 07" West, 211.17 feet; (3) South 82° 35' 52" West, 283.30 feet; (4) South 72° 56' 22" West, 324.55 feet; (5) South 53° 03' 21" West, 203.59 feet; thence binding on the outline of the land described in a Deed from Cromwell Valley, Inc. to the Board of Education of Baltimore County, dated July 15, 1958 and recorded among the aforementioned Land Records in Liber G.L.B. 3382 at folio 939, the following five (5) courses and distances: (1) North 19° 49' 00" East, 389.69 feet; (2) North 12° 31' 00" East, 290.00 feet; (3) North 77° 29' 00" West, 8.00 feet; (4) Northwesterly along a curve to the right having a radius of 210.00 feet, for a distance of 257.34 feet, being subtended by a chord bearing and distance of North 42° 21' 00" West, 241.70 feet; (5) North 07° 13' 00" West, 57.11 feet; thence running for lines of division the following two (2) courses and distances: (1) North 07° 13' 00" West, 111.12 feet; (2) Northwesterly along a curve to the left, having a radius of 260.00 feet, for a distance of 31.12 feet, being subtended by a chord bearing and distance of North 10° 39' 07" West, 31.16 feet to the point of BEGINNING.

Company, Inc., dated September 9, 1955, and recorded among the aforementioned Land Records in Liber G.L.B. 2776 at folio 74, 2498.55 feet from the beginning thereof, thence binding reversely on said line, as now surveyed, North 79° 13' 04" West, 552.72 feet; thence running South 25° 34' 52" West, 651.10 feet to a point on the northerly side of the Drainage Reservation shown on the Plat of "Cromwell Valley, Section South 1" recorded among the aforementioned Land Records in Plat Book G.L.B. 24 at folio 19; thence binding on the said Drainage Reservation and on the outline of said Plat the following five (5) courses and distances: (1) South 82° 21' 25" West, 73.49 feet; (2) North 77° 03' 07" West, 211.17 feet; (3) South 82° 35' 52" West, 283.30 feet; (4) South 72° 56' 22" West, 324.55 feet; (5) South 53° 03' 21" West, 203.59 feet; thence binding on the outline of the land described in a Deed from Cromwell Valley, Inc. to the Board of Education of Baltimore County, dated July 15, 1958 and recorded among the aforementioned Land Records in Liber G.L.B. 3382 at folio 939, the following five (5) courses and distances: (1) North 19° 49' 00" East, 389.69 feet; (2) North 12° 31' 00" East, 290.00 feet; (3) North 77° 29' 00" West, 8.00 feet; (4) Northwesterly along a curve to the right having a radius of 210.00 feet, for a distance of 257.34 feet, being subtended by a chord bearing and distance of North 42° 21' 00" West, 241.70 feet; (5) North 07° 13' 00" West, 57.11 feet; thence running for lines of division the following two (2) courses and distances: (1) North 07° 13' 00" West, 111.12 feet; (2) Northwesterly along a curve to the left, having a radius of 260.00 feet, for a distance of 31.12 feet, being subtended by a chord bearing and distance of North 10° 39' 07" West, 31.16 feet to the point of BEGINNING.

Containing 35.005 acres of land, more or less.
By: John W. Boone
John W. Boone, Zoning Commissioner of Baltimore County
Registered Engineer and Land Surveyor
No. 1974

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6th Dec. 1962.
THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 208 successive weeks before the 28th day of December, 1962, the first publication appearing on the 6th day of December, 1962.

THE COUNTY NEWS WEEK

By: John W. Boone

John W. Boone, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

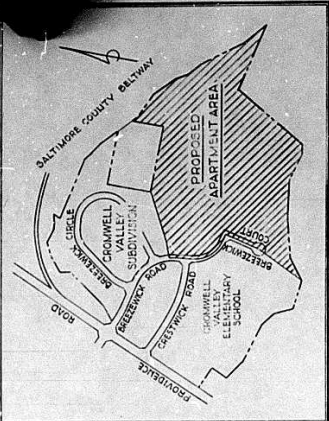
TOWSON, MD., December 7, 1962.
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 208 successive weeks before the 28th day of December, 1962, the first publication appearing on the 7th day of December, 1962.

THE JEFFERSONIAN

By: John W. Boone

John W. Boone, Zoning Commissioner of Baltimore County

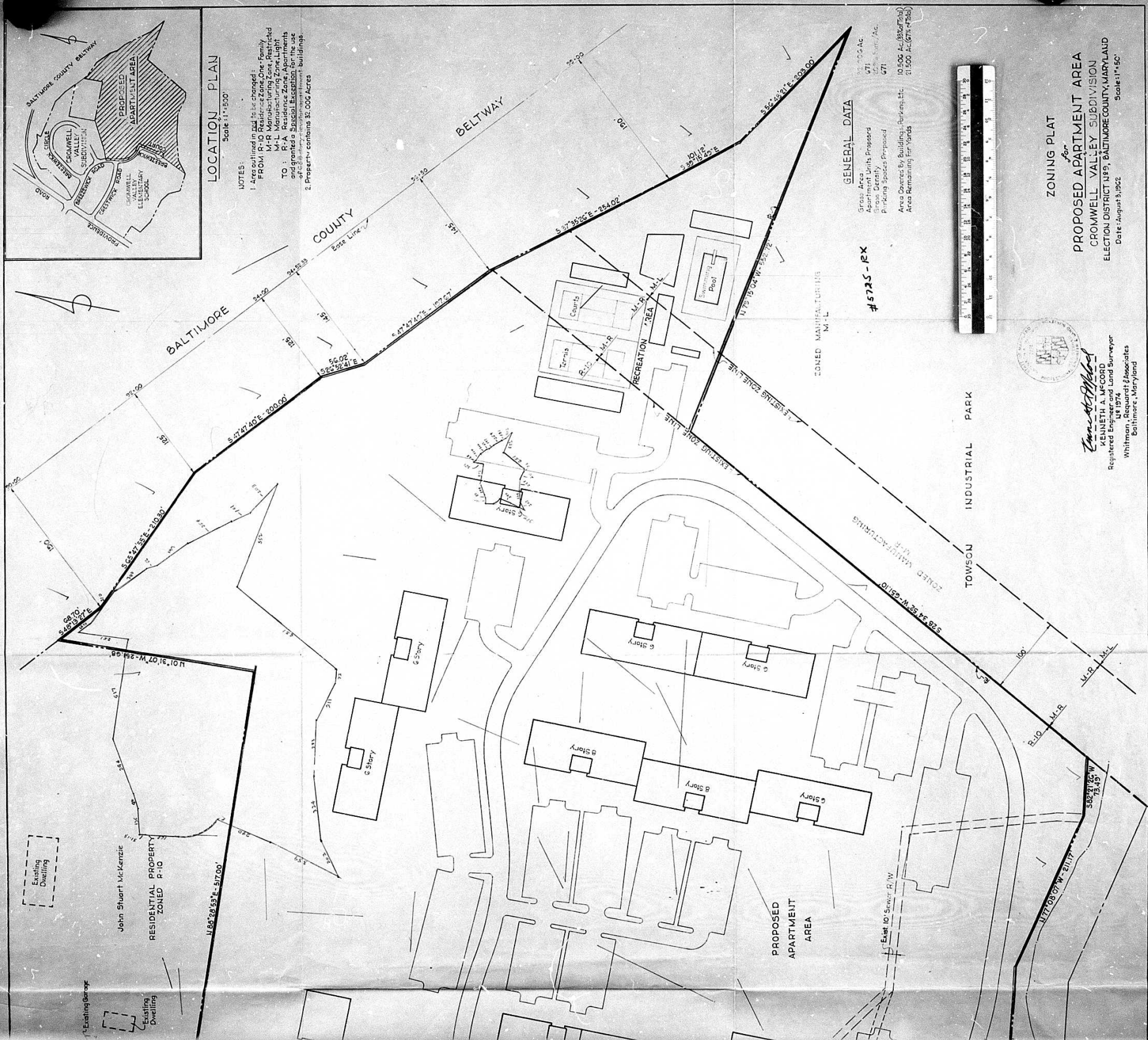
Cost of Advertisement, \$.....



LOCATION PLAN Scale 1" = 500'

NOTES:

1. Area outlined in red to be changed:
FROM: M-L Manufacturing Zone, Light
M-R Manufacturing Zone, Light
TO: R-A Residential Zone, Light
and granted a Special Exception for the use
of the property for the use of permanent buildings.
2. Property contains 31.000 Acres



GENERAL DATA

Gross Area 31.000 Ac.
 Apartment Units Proposed 671
 Gross Density 21.65 Units/Ac.
 Parking Spaces Proposed 671
 Area Covered By Building, Parking, etc. 10,500 Ac. (338,750 Sq. Ft.)
 Area Remaining for Parks 21,500 Ac. (671,250 Sq. Ft.)

#5725-RX



ZONING PLAT

for
PROPOSED APARTMENT AREA
 CROMWELL VALLEY SUBDIVISION
 ELECTION DISTRICT N89, BALTIMORE COUNTY, MARYLAND
 Date: August 3, 1992
 Scale: 1" = 500'



Kenneth A. McCord

KENNETH A. MCCORD
 Registered Engineer and Land Surveyor
 Baltimore, Maryland

TOWSON INDUSTRIAL PARK

ZONED MANUFACTURING M-L

ZONED MANUFACTURING M-L

PROPOSED APARTMENT AREA

John Stuart McKenzie

RESIDENTIAL PROPERTY ZONED P-10

Exist 10' Snow P/W

Exist 10' Snow P/W

Existing Dwelling

Existing Dwelling

Existing Garage

