

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Ruth Zink Yeager, 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-10 and R-20 zone to an R-20 and R-10 zone; for the following reasons:

- Error in original zoning supported by,
- Change in immediate neighborhood since adoption of 8th District Land Use Map

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

STRUTT & POOLE, INC.

By: George F. Strutt Contract purchaser
Address: 2127 Pine Valley Road
Cockeysville, Maryland

John Warfield A. Mica, Attorney at Law
Address: 406 Jefferson Building (4)
Valley 5-7666

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1962, at 10:00 o'clock A.M.

John Warfield A. Mica
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John W. Rose, Zoning Commissioner Date: December 18, 1962
FROM: Mr. George E. Gervais, Deputy Director
SUBJECT: #5726, R-10 and R-20 to R-20 and R-10
Westside of Baltimore Harrisburg Expressway
2355 feet North of Timonium Road, being
property of Ruth Yeager.
8th District
HEARING: Thursday, December 27, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification, and has the following advisory comment to make:

- In light of the zoning reclassifications previously granted to the south, the Planning staff voices no objection to the subject petition. It does express concern with respect to possible future changes to the north which may add un- duly to provision of school services and access to the strip between Padonia Road and Timonium Road, immediately to the west of the Harrisburg Expressway.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of change in the area and the location

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of December, 1962, that the herein described property or area should be and the same is hereby reclassified; from an R-10 and R-20 zone to an R-20 and R-10 zone, and for a Special Exception to the use of the site plan by the State Roads Commission, Division of Land Development, Office of Planning and Zoning.

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October, 1962, 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 zone; and/or the Special Exception for the use of the site plan be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE
VALLEY 9-3000

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

No. 15428

DATE 1/9/63

TO: John Warfield Armiger, Esq.
Jefferson Building
Towson 4, Md.
BILL TO: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
01622			\$91.35
	Advertising and posting of property for Ruth Yeager		91.35
	5726		
			91.35

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.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
TOWSON 4, MARYLAND
8 MCCURDY AVENUE, TOWSON 4, MARYLAND

Description of Part of the Property of
Ruth Z. Yeager to be rezoned from R-40 to R-10

September 25, 1962 #8

Beginning for the same at a point on the twentieth or North 89° 53' 51" East 3863.34 foot line of the first parcel of land described in a deed from Ruth Z. Yeager et al to Valley Wood, Incorporated, dated May 17, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3702, folio 229, said point of beginning being distant 1781.39 feet, from the beginning of said twentieth line, said point of beginning being distant 2,081.95 feet measured westerly along said twentieth line from the West right-of-way line of the Baltimore Harrisburg Expressway, said point of beginning being also the end of the second or North 9° 13' 50" East 689.42 foot line of the land zoned R-20 by Zoning Case #4962, and running thence binding reversely on part of the twenty fourth line of zoning area 8-R-40.1 as now surveyed North 9° 13' 50" East 467.83 feet to intersect the twenty second line of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania, to Ruth Z. Yeager, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356, thence binding on part of said twenty second line as now surveyed South 86° 36' 40" West 102.21 feet, thence for a line of division South 3° 23' 20" East 456.53 feet to the place of beginning.

Containing 0.536 acres of land more or less.

Being part of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356.

Description of Part of the Property of Ruth Z. Yeager
to be rezoned from R-20 to R-10

September 25, 1962

Beginning for the same at a point on the West Right-of-Way Line of the Baltimore Harrisburg Expressway, 200.00 feet wide, said point of beginning being the end of the twentieth or North 9° 32' 30" West 1155.39 foot line of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania, to Ruth Z. Yeager dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356, said point of beginning being distant 2355 feet more or less, measured Northerly along the West right-of-way line of said Baltimore Harrisburg Expressway, from the North side of Timonium Road, and running thence binding reversely on part of said twentieth line of the first parcel of said deed and binding on the West right-of-way line of said Baltimore Harrisburg Expressway as now surveyed South 9° 14' 35" East 578.89 feet to the Northeast corner of Lot 8, Block A, as shown on a plat entitled "Subdivision Plan, Valleywood, Section 3 A" dated January 18, 1962, and recorded among the Plat Records of Baltimore County in Liber W.J.R. 28, folio 79, and to the end of the eleventh or North 09° 53' 51" East 2081.95 foot line of the land zoned R-10 by Zoning Case #4962, thence South 89° 53' 51" West, binding reversely on the eleventh of said Zoning Case #4962, and binding for part of the distance on the North outline of said plat of Valley Wood, in all 2081.95 feet, to intersect the third line of Zoning Area 8-R-20.3, thence binding reversely on part of said third line of Zoning Area 8-R-20.3, as now surveyed North 9° 13' 50" East 467.83 feet to intersect the twenty second line of the first parcel of the above herein mentioned deed thence as now surveyed North 86° 36' 40" East binding reversely on part of the twenty second line, and binding reversely on all of the

Description of Part of the Property of Ruth
Z. Yeager to be rezoned from R-40 to R-20

September 25, 1962

Beginning for the same at a point on the twentieth or North 89° 53' 51" East 3863.34 foot line of the first parcel of land described in a deed from Ruth Z. Yeager et al to Valley Wood, Incorporated dated May 17, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3702, folio 229, said point of beginning being distant 1781.39 feet from the beginning of said twentieth line, said point of beginning being distant 2,081.95 feet, measured westerly along said twentieth line from the West right-of-way line of the Baltimore Harrisburg Expressway, said point of beginning being also the end of the second or North 9° 13' 50" East 689.42 foot line of the land zoned R-20 by Zoning Case #4962, thence South 89° 53' 51" West binding on part of the third line of the land zoned R-20 by said Case #4962, and binding reversely on part of said twentieth line of the first parcel of the above mentioned deed, in all 690.00 feet, thence for a line of division North 3° 23' 20" West 417.55 feet to intersect the twenty second line of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager, dated June 9, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356, thence binding reversely on part of said twenty second line as now surveyed North 86° 36' 40" East 678.88 feet, thence for a line of division South 3° 23' 20" East 456.53 feet to the place of beginning.

Containing 6.811 acres of land more or less.

Being part of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356.

Description of Part of the Property of Ruth Z. Yeager
to be rezoned from R-20 to R-10

September 25, 1962
Sheet 2

twenty first line of the first parcel of the above herein mentioned deed, in all 1917.28 feet to the place of beginning.

Containing 23.705 acres of land more or less.

Being part of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting. 12-6-62
 Posted for. Amel. Co. of R. 203 Jamsb. Am. Co. of R. 203 Jamsb.
 Petitioner. Amel. Co. of R. 203 Jamsb.
 Location of property. N. 1/2 of Sec. 10, T. 10 N., R. 20 E., S. 10 W., M. 10 N.
 Location of Signal. N. 1/2 of Sec. 10, T. 10 N., R. 20 E., S. 10 W., M. 10 N.
 Location of Signal. N. 1/2 of Sec. 10, T. 10 N., R. 20 E., S. 10 W., M. 10 N.
 Remarks. N. 1/2 of Sec. 10, T. 10 N., R. 20 E., S. 10 W., M. 10 N.
 Date of return. 12-7-62

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., ~~since the date of~~ ~~its~~ ~~first~~ ~~time~~ ~~its~~ ~~first~~ ~~time~~ before the 27th day of December, 1962, the first publication appearing on the 7th day of December 1962.

THE JEEFERSONIAN,
Frank M. Smith
 Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4th 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 one successive weeks before the
27th day of December 1962, the first
publication appearing on the 6th day of
Dec. 1962.

THE COUNTY NEWS WEEK

W. J. Keyser
Manager

PETITION FOR ZONING

RECALLING
District

MEETING: From 8:45 A. to 8:25 P.
Zone: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 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,

[illegible]

Containing Call areas of land
Holding part of the first parcel
of land described in a deed
from the City of Baltimore to
of Pittsburgh, Pennsylvania to
John C. Yeager, dated June
1934, and the same is shown
Land Records of Baltimore
County in Lot G. 2597
folio 354.

B-20
Beginning of Lot 11-18
Point on the West Right of
Way Line of the Baltimore
Hunting Express, 2009
feet wide, said point of be-
ginning being the intersection
twentieth or North "S" 32'-50"
West 1155 1/2 foot line of the
Baltimore and Annapolis
Company of Pittsburgh, Maryland
and the North Branch of the
June 9, 1934, and recorded
in the same Record as the
Baltimore County in Lot
G. 2597, folio 354, said point
of beginning being the intersec-
tion of the said line of the
feet more or less, measured
Northwesterly along the West
Right of Way Line of the
Baltimore Harrisburg Express
away from the North side

[illegible]

Being part of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Beth Z. Yeager, dated June 3, 1934, and recorded among the Land Records of Baltimore County in Liber G.L.R. 2307, folio 234.

[illegible]

EDITION FOR ZONING RECLASS

ZONING: From R-4 to R-25 Districts to R-2 and R-10 Zones
LOCATION: West side of Baltimore-Harrisburg Expressway, 2315 feet North of Thurmond Road
Date: Tuesday, December 2, 1963 at 10:00 A.M.
PUBLIC HEARING: Room 168, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Board and Regulations of Baltimore County, will hold a public hearing concerning all the unincorporated land in the Eighth District of Baltimore County.

R-4 to R-20

[illegible][illegible]

Being part of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager, dated June 9, 1954, as recorded among the Land Records of Baltimore County in Liber G.L.B. 2592, folio 100.

R-40 to H-10
Beginning for the same at a point on the twentieth or North 89° 25' 25" East 2843.2 feet from the corner of Sec. 26, T. 27 N., R. 40 E., as described in a deed from B. V. Yeager, et al., to Valley View, Incorporated, dated June 1, 1915, and recorded in the Land Records of Baltimore County in Liber 10, folio 100, the line runs S. 25° 25' W. along a planting being distance 1781.39 feet, to the beginning of said twentieth line, said line measured westerly along said twentieth line to the intersection of the center of the Baltimore-Harburg Expressway said point of beginning being also the intersection of the center of said expressway; S. 69° 43' E. line of the land ceded 79.29 feet from the corner of sec. 26, T. 27 N., R. 40 E., running S. 25° 25' W. along the twenty-fourth line of lotting area 8.461 to a point on the fourth line of lotting area 8.461 so as to intersect the twenty-second line of the first parcel of land described in a deed from the Baltimore & Harburg Expressway Company, Inc., to Ruth Z. Yeager, et al., dated July 1, 1924, and recorded in the Land Records of Baltimore County in Liber G.L.R. 2597, folio 314, thence along the center of said expressway S. 25° 25' W. 2597.50 feet, to the intersection of the center of said expressway South 3° 25' East 415.63 feet to the corner of beginning.

Being part of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager, dated June 9, 1934, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356.

Being the property of Ruth Z. Yeager as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
Dec. 7.

TELEPHONE
VALLY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 14194

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

DATE 10/5/62

TO: John Warfield Arwiger, Esq.
Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

01622

DEPOSIT TO ACCOUNT NO.

TOTAL AMOUNT

\$50.00

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST

Petition for Reclassification for Hugh Z. Yeager

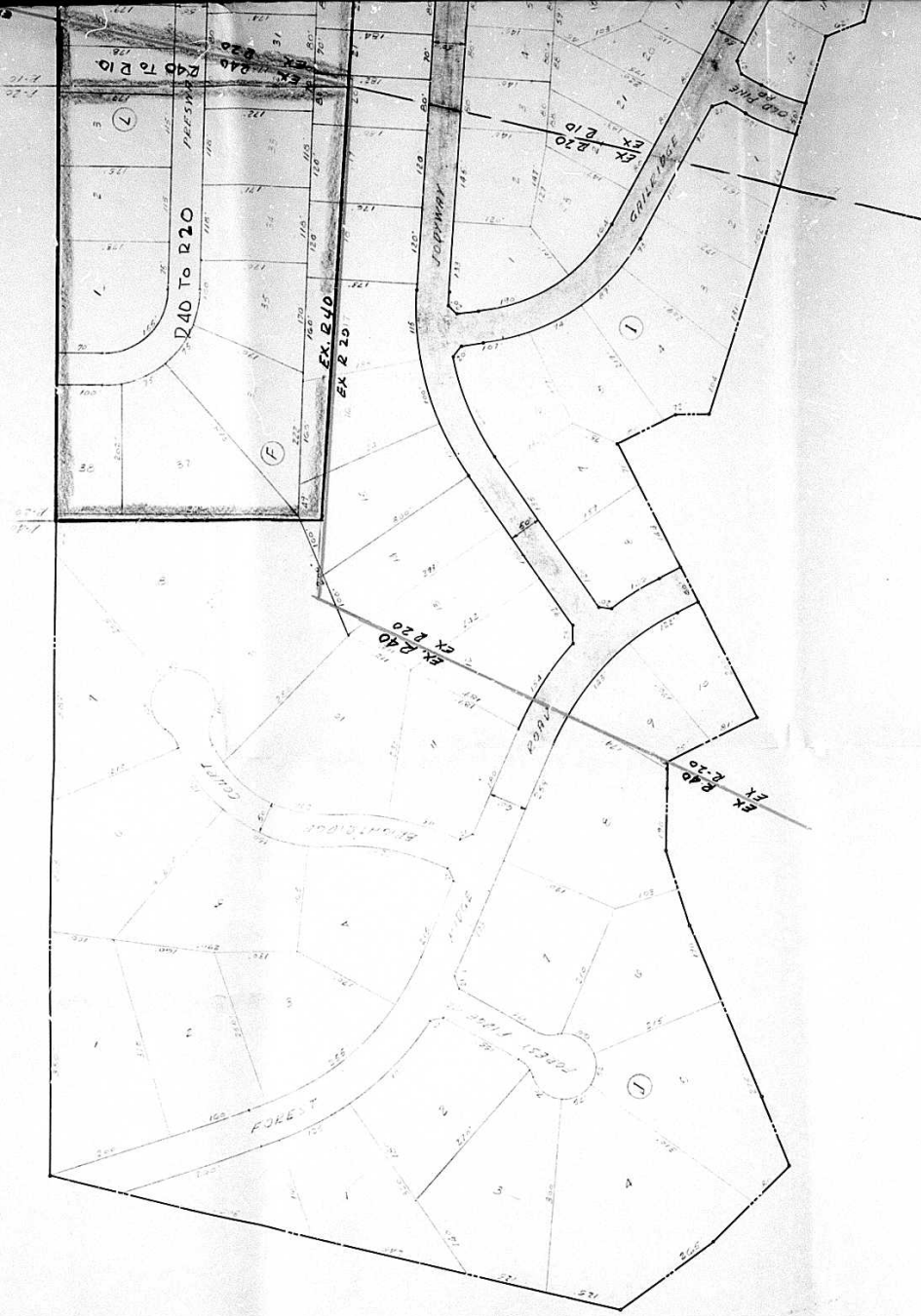
50.00

10-502 913 * * * TIL--

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.



SAL
VALLE
A DEY
STRUTT

BALTO. CO. MD.
SCALE: 1"=100'

