

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE ACADEMY COMPANY, 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-5 zone to an R-A zone for the following reasons:

1. That the Land Use Map which classified the subject property as an R-A zone was in error in that the lot is bounded on the north by a drive-in laundry, and on the south by a Baltimore Transit Company station building; and approximately 110 feet to the south lies the northernmost line of the Nursery Lane-West Apartments, a large apartment development; therefore, this parcel of land would be the only parcel of land on the westernmost side of Nursery Lane for a distance of 750 feet, more or less, measured in a southerly direction from the intersection of Nursery Lane and Edmondson Ridge Road, which is zoned to accommodate the construction of individual homes. On the eastern side of Nursery Lane, opposite the subject property, are the existing apartment buildings of the Nursery Lane Apartments-East, another large apartment development.

See Attached Description (Continued on attached sheet.)
and (2) for a Special Exception under the said Zoning Law with change of classification from 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 reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

THE ACADEMY COMPANY
By: *Norton M. Hacht*, President/Legal Owner
Address: 11 E. Fayette Street,
Baltimore 2, Maryland

Contract purchaser
Address: 11 E. Fayette Street, Baltimore 2, Maryland
Stuart W. Wilcox, Petitioner's Attorney
Address: 11 E. Fayette Street, Baltimore 2, Maryland
LEXINGTON 9-2370

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day of January, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the 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 11th day of March, 1963, at 11:00 o'clock A.M.

John M. Martin
Zoning Commissioner of Baltimore County

THE ACADEMY COMPANY
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

5799

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... the locality involved not being detrimentally affected.

the above Reclassification should be had, and it is further ordered that the... of the property...

It is ORDERED by the Zoning Commissioner of Baltimore County this 20th day of March, 1963, that the herein described property or area should be and the same is hereby reclassified, from an R-5 zone to an R-A zone.

and from and after the date of this order, subject, however, to approval of the plan for the development of said property by the Bureau of Public Services and the Office of Planning & 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 20th day of March, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... zone; and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Hesse, Zoning Commissioner Date: March 8, 1963

FROM: Mr. George E. Garrelis, Deputy Director

SUBJECT: #5799, R-5 to R-A, West side of Nursery Lane 81 feet from the intersection of Edmondson Ridge Road and Nursery Lane. Being property of The Academy Company.

1st District
HEARING: Wednesday, March 20, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-5 to R-A and has the following advisory comment to make with respect to pertinent planning factors:

1. Apartment zoning on the subject property would act as a transitional device between the... area at the corner of Nursery Lane and Edmondson Ridge Road. At the same time it uses and development potentials would be in harmony with those of adjacent residential areas.

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
200 YANKEE BLVD., TOWSON 4, MD.

Nursery Lane Property
The Academy Company

BRUNNEN for the same at a point on the west side of Nursery Lane, as proposed to be widened to 50 feet and shown on the Baltimore County Plat H.R.W. 55-232 and recorded among the Land Records of Baltimore County in Highway Liber No. 150, folio 600, where it is intersected by the last or South 68° 30' 20" East 79.21 feet line of the parcel of land which by deed dated May 25, 1961 and recorded among the Land Records of Baltimore County in Liber H.R.W. No. 3846, folio 600 was conveyed by The Academy Company to The Academy Company, said point of beginning being distant 81.13 feet southerly, measured along said west side of Nursery Lane from the point of curve opposite center line station 1942.95 on said South 62° 20' East 131.02 feet to intersect the second line of the aforementioned conveyance to The Academy Company, thence binding on said South 62° 20' East 131.02 feet to the last line of said conveyance, the three following courses and distances, to wit: (1) South 61° 21' 20" East 137.00 feet, (2) North 21° 16' 30" East 139.60 feet and (3) South 68° 31' 20" East 62.57 feet to the place of beginning.

CONTAINING 0.387 acres of land more or less.

BEING all of the parcel of land which by deed dated May 25, 1961 and recorded among the Land Records of Baltimore County in Liber H.R.W. No. 3846 folio 600 was conveyed by The Academy Company to The Academy Company, and excepting that portion lying in the bed of Nursery Lane, 50 feet wide, as shown on the Baltimore County Plat H.R.W. No. 55-232 and recorded among the Land Records of Baltimore County in Highway Liber No. 150, folio 600.

Beginning for the same at a point set in the West side of Nursery Lane said point being measured southerly 81 feet, more or less, from the intersection of Edmondson Ridge Road and Nursery Lane.

PETITION FOR ZONING RE-CLASSIFICATION

1st District

ZONING: From R-5 to R-A

LOCATION: West side of Nursery Lane 81 feet, more or less, from the intersection of Edmondson Ridge Road and Nursery Lane.

RECORD: H.R.W. No. 55-232 and recorded among the Land Records of Baltimore County in Highway Liber No. 150, folio 600.

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CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. March 8, 1963

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of the successive weeks before the 11th day of March, 1963, the first publication appearing on the 11th day of February 1963.

THE TIMES
Manager
John M. Martin

Cost of Advertisement \$ 74.00
Purchase Order # 2-159
Registration No. 2-2797

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1 Date of Posting: 3-3-63
Posted for: *Advertising and posting of your property*
Petitioner: *The Academy Company*
Location of property: *West side of Nursery Lane 81 feet from the intersection of Edmondson Ridge Road and Nursery Lane*
Location of signs: *11 E. Fayette Street, Baltimore 2, Maryland*

Remarks: *See above*
Posted by: *John M. Martin* Date of return: 3-8-63

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

INVOICE No. 16515
DATE 3/20/63

To: The Academy Company
11 E. Fayette Street
Baltimore 2, Md.

Bill To: Zoning Department of Baltimore County

EXPENSE TO ACCOUNT NO. 0122

QUANTITY 1

ADVERTISING AND POSTING OF YOUR PROPERTY

COST \$2.38

DATE 3/20/63

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

INVOICE No. 15425
DATE 4/7/63

To: The Academy Company
11 E. Fayette St.
Baltimore 2, Md.

Bill To: Zoning Department of Baltimore County

EXPENSE TO ACCOUNT NO. 0122

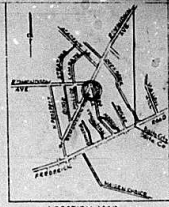
QUANTITY 1

PETITION FOR RECLASSIFICATION

COST \$0.00

DATE 4/7/63

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.



#5799 ✓

MAP
#1
SEC. 2-A
RA

RIDGE

RIDGE

Brick Group Buildings



JAMES S. SPARKER & ASSOCIATES
REGISTERED ENGINEER NO. 2181
YORK RD. & CHESAPEAKE AVENUE
TOWSON 4, MD.
Scale: 1/4" = 20' Nov. 9, 1962



PROPOSED APARTMENTS
1ST DISTRICT BALTIMORE CO. MD.
OWNER
THE ACADEMY COMPANY
11 E. FAYETTE ST.
BALTIMORE 2 MD.
W.U.R. No 5862, f 600

Area: .038 AC
Width: 14 ft
Gross Area: 8.5 AC

No. of Families: 6
Density: 125 Fam./Ac.
Parking: 100 (518)

Non-Conf. use

Baltimore Transit Co.
Brick Sub-station

NUNNERY



EDMONSON RIDGE ROAD



PROPERTY & TOPOGRAPHIC SURVEY
1st Dist BALTO COUNTY, MD.
The Academy Co.
11 E. Fayette Street
Baltimore 2, Md.

AREA: 0.38¹/₄⁺
Net Nunnery LA 97'
Gross Area: 0.45¹/₄ AC

#5799
MAP
#1
SEC. 2-A

Widening Line
H&PW 55-252
Highway Liber No. 1503442

LANE

NUNNERY

50'



JAMES S. SPAMER & ASSOCIATES, INC.
REGISTERED ENGINEER NO. 4181
YORK RD. & CHESAPEAKE AVENUE
TOWSON 4, MD.

1" = 20'

11-9-62

