ES: PETITION FOR RECLASSIFICATION OF PROPERTY in 8th District -Coachford, Inc., North Line Realty, Inc., Touk Realty, Inc. Petitioners BEFORE ZONING COMMISSIONER BATTIMORE COUNTY # 8 SEC.3-D No. 5828 BL

S/S of Parks Ave.

20 E of

FES

RA

No. 16594

DATE 1/17/61

136.00

13600

TELEPHONE

No. 5828

Pursuant to the advertisement, posting of property and public hearing on the property on the south side of Parks Avenue 530 feet east of York Road, in the Eighth District of Baltimore County, the petitioners

Exhibit "A, hereof cultimot in red on the armono plat, entitled plat No.1 showing property of Coacherd, Inc., both Lime Pealty, inc., and Towick Realty, inc., both Town as "R-10" Zone to an "R

2. That the property of the North Line Pealty Co., Inc., described in Exhibit "8" hereof and outlined in groun on the aforesal plat, be reclassified from an "8-10" and "8-20" Zows to an "8-4" Zon and

3. That the property of Toulk Real ty, Inc., described in Exhibit "O" hereof and outlined in blue on the aforesaid plat, be reclassified from an "R-10" and an "R-20" Zenes to a "3-1" Zone.

As set out on plat marked No. I which is made a part hereof.

The facts in the matter are very clearly stated by Mr. George

E. Gavrelis, Deputy Director of Planning as follows:

have requested the followings

E. Cavevila, populy invector or ranning as locations to the content of the subject property in situated alongide the proposed extends the relation of Pascella Ross desaterly from Nork Ends to be Linday Valley Ross. That portion of Pascella Ross susterly ren in the Ross to the Internationary Expressing associated by the Expressing associated and the Expressing associated as the Ross would be an accomplished fact were not possible. The this District Zonfo, Nap created a small commercial area at the southeasterly corner of the Intersection of Pascella Ross and the Southeasterly Corner of the Intersection of Nouncil Ross and the Southeasterly Corner of the Intersection of Nouncil Ross and the Southeasterly the Corner of the Intersection of Nouncil Ross and the Southeasterly the Intersection of Nouncil Ross and the Southeasterly the Intersection of Nouncil Ross and Southeasterly the Intersection of Nouncil Ross and Southeasterly the Intersection of Nouncil Ross and Southeasterly the Nouncil Ross and Nouncil Ross and

BALTIMORE COUNTY, MAINLAND

OFFICE OF FINANCE

rision of Collection and Recei COURT HOUSE TOWSON 4, MARYLAND

DETACH UPPER SECTION AND RETURN WITH YOUR RENITTANCE Advertising and posting of property for Trails, Realty, et al

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL, WITH YOUR REMITTANCE.

4-1863 7351 . . . 111-

James Reelty & Co., Inc 162h York Reed Lutherville-P.O., Mr.

2. The Flanding staff offers no adverse cases in principle to expanding the prhaps the small conserval areas at fort and Factoria Roads. It does question, however, whether or not a ringle family residential scaling only to be related along the nether of the factorial family residential scaling only to the contract of the family of the contract of t

area at York Read, the Planting staff of fire a paranton of the commercial area at York Read, the Planting staff offers no sivrays comment to the creation of a partnent soning seateful start Read as No. 4 partnent soning here would be a legical consequential change. This sequence of land meage-connected to apartnents to single featly residential is being proposed by the Flanting staff for current land measures. The Flanting staff had expressed conservative threspect to the scale of the partnent development here: that appropriate stopping points have built into the land apartnent continue would not be an entering weight for subsequent apartnent

In addition there was ample evidence that many changes

in zoning had taken place in the vicinity of the requested reclassifications

For the above reasons that portion described in Exhibit "A" and outlined in red is reclassified from an "R-10" Zone to an "R-A" Zone.

2. The property described in Exhibit "B" and outlined in green is reclassified from an "R-10" Zone and "R-29" Zone to an "R-4" Z

3. The property described in Exhibit "C" and outlined in blue on aforesaid plat is reclassified Ffd an "R-10" Zone and "R-20" Zone to a "B-L" zone, described as follows:

Since the "N=2" sens, described as follows:

From the "N=2" sens, described as follows:

From the "N=2" sens, described as follows:

From the "N=2" sens, described to the beginning of the eighth

er south 77 degrees (3) stands 00 scords east 100.11 feet. line of the

first pared of land as described in a deed from Cast L. indices, et al.,

to the Naryland fittle Guarantee Co., dated December 5, 1962, and records,

enemy the Land Records of Baltisers County in 182 and 45th Line set 182,

From the Land Records of Baltisers County in 182 and 45th Line set 182,

Foct, thence leaving the said eighth line and running for lines of sizes,

the four following courses and distances for some set 182,

From the Land Records of Baltisers County in 182 and 45th Line of civities,

the four following courses and distances for South 61, degrees 20 minutes 12 seconds East 70,0 feet; thrift South 55 degrees 30 minutes 18 seconds

Next 185.17 feet, and Fourthly, by a line curving to the right with a

rection of 300.0 feet for a division of the 182 and 182 and 183 an

BALTIMORE COUNTY, MARYIMIND

OFFICE OF FINANCE

Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

INFORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLACE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. #5878

17-minutes 30 seconds West 10.17 feet, themse North 05 degrees 56 minutes 50 seconds East 39.05 feet, thence North 18 degrees 13 minutes 10 seconds West 322.14 feet to the point of beginning.

Being part of the first parcel of land as described in a deed from Carl F. Haines, et al, to the Maryland Title Gurantoe Company, dated December 5, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. 1969, follo bit.

The remainder of the property in Exhibit "C" and as outlined in orange is denied from an "R-10" Zone to a "B-L" Zone and shall remain e. "R-10" Zone.

It is this 2ft/ day of May, 1963, by the Zoning Commissioner of Baltimore County OPDERED that portion of the property described in Exhibit "A", outlined in red, be reclassified from an "R-10"Zor to an "R-A" Zone: the property described in Exhibit "B", outlined in green. be reclassified from an "R-10" Zone and "R-20" Zone to an "R-1" Zone and the property described in Exhibit "C", outlined in blue, be reclassified in parfrom "R-10" Zone and "R-20" Zone to a "B-L" Zone, subject, however, to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

It is further CRDERED that the remainder of the property described in Exhibit "C", and as outlined in orange, b. and the same is hereby denied and that the property or area is continued as and to remain

TELEPHONE

BALTIMORE COUNTY, MARYIND OFFICE OF FINANCE

No. 18438 DATE 6/20/63

Office of Zoning & Planning County Office Bldg., Towen h, Md.

ITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	CO#7
Con	et of appeal - Towick Sealty, Inc. et al,	\$70.00
No.	S828 PAID — Settlemen Greaty, No. — Office of Reas	4
(Fee	oblay appeal) o-2853 sas • • TIL-	70.00
		-
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS-PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

No. 18436

DATE 6/27/63

COST

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119 County Office Sellding

6-2863 006 · · · IIL-

BALTIMONE COUNTY, MARYLAND OFFICE OF FINANCE court House COWSON 4, MARYLAND

DATES/15/63

No. 15437

BILLIEN Zening Day

DEPOSIT TO ACC	COUNT NO. 01622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$50,00 COST
-	Putition for Resileasification for Touth Realty, Int., et al.	50.00
	PARTICIPATE AND A STREET AND A STREET	
	1-1565 +519 • • • IIL	90.00
19	3	

MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

SYNTRIM D

5828

MAP

501.3-D

DESCRIPTION OF THE PROPERTY OF NORTH LINE REALTY, INC. to be REZONED FROM R-10 AND P-20 TO P-A

Beginning for the same at the beginning of the eighth or North 77 degrees 56 minutes East 807.74 foot line of the second parcel of land described in a deed from Carl L. Haines et al to the Maryland Title Guarantee Company dated December 5, 1962 and recorded among the Land Records of Baltimore County in Liber H.R.G. 4084 being
Folio 44; said point of beginning also at the end of the second line of the first parcel of land as described in the abovementioned deed; said point of beginning being also on the centerline of the easternmost end of Dennison Street as now opened; running thence with and binding on part of the said eighth line of the shovementioned second parcel and binding reversely on part of the said second line of the abovementioned first parcel, as recently surveyed, North 72 degrees 01 minutes 20 seconds East 191.99 feet; running thence for lines of division the four following courses and distances viz: first, by a line curving to the left with a radius of 300.00 feet for a distance of 243.32 feet, said curve being subtended North 25 degrees 30 minutes 48 seconds East 145.17 feet; third, North 64 degrees 29 minutes 12 seconds West 70.0 feet; and fourth, North 25 degrees 30 minutes 48 seconds East 191.39 feet to intersect the eighth or South 77 degrees 45 minutes East 1302.11 foot line of the above mentioned first parcel of land at a distance of 949.72 feet from the beginning of the said eighth line; thence running with and binding on part of the said eighth line of said first parcel, as recently surveyed, South 83 degrees 42 minutes 35 seconds East 351.44 feet to the end thereof; thence running with and binding on all of first line of the abovementioned first percel of land, and binding also on all of the first line of the above mentioned second parcel of land, and binding also on part of the fourth line of that parcel of land as described in a deed from Ida M. Parks etal to Coachford Inc. dated June 29, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3860 Folio 84, as recently surveyed, South 5 degrees 19 minutes 55 seconds West 880.86 feet; Thence running with and binding on all of the second, third, fourth, fifth, sixth and seventh lines of the said second parcel of land of the above first mentioned deed of Haines to the Maryland Title Guarantee Company

MAP South 79 degrees 36 minutes 20 seconds West 666.10 feet, second, North 10 degrees 23 minutes 40 seconds West 272.46 feet; third, North 72 degrees 01 minutes 20 550.3-3 seconds East 11.96 feet; fourth, North 72 degrees 01 minutes 20 seconds East 50. feet; fifth, North 17 degrees 58 minutes 40 seconds West 189.75 feet; and sixth, North 17 degrees 58 minutes 40 seconds West 20.0 feet to the point of beginning. Containing 12,142 Acres of Land more or less.

the six following couses and distances, as recently surveyed; viz: first,

Being part of the first parcel and all of the second parcel of land as described in a deed from Carl L. Haines etal to The Maryland Title Guarantee Company dated December 5, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4084 Folio 44.

The beginning point of this description being in the bed of Dennision Street at a point distant 75.7 feet, more or loss, east of the center line of York Rú. as measured along the bed of Dennisio

Donald L. Brown olon Street

5828

PAUL J. FEELEY

June 26, 1963

Baltimore County Office of Planning and Zoning County Office Building Towson 4, Maryland

Re: Petition for Reclassification of property in 8th District -Coachford, Inc., Morth Line Realty, Inc., and Towik Realty, Inc., Petitioners - No. 5828

Please enter an appeal from the decision of the Zoning Commissioner on behalf of the protestants in the above captioned case.

> Very truly yours Yane of Freeley

PJP/cmf

I HEREBY CERTIFY that a copy of the above Order for Appeal was mailed this 26 day of June, 1963, to M. William Addelson, Esquire, attorney for the Petitioners, 1035 Matheison Building, Baltimore 2, Maryland.

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#5828

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SMALKIN & HESSIAN

.HIN 25'63 M (8)

June 25, 1963

Mr. John G. Rose Zoning Commissioner of Baltimore County County Office Building Towson 4, Maryland

ra: Zoning Docket No. 5828 Towick Realty, et al

Dear Mr. Rose:

M BEALE TOLLING SAMUEL & SMALEN JOHN W HESSIAN JA T BENJAMIN WESTON THOMAS & ANDREW JOHN W HESSIAN III

CONTROL OF DESIGNATION OF STREET

Please enter my appearance in the above entitled cause on blank of Carl M. Lambert, William G. Schlipp, and Robert Need, residence of the Hight Blaction District of Baltisons of the Hight Blaction District of Baltisons of the Hight Blaction District of Baltisons of the Hight Black of High Black of High Black of Hight Black of Black of High Black of Black of Black of High Black 0

Very truly yours, John W. Hessian III

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cc: M. William Adelson, Esq. Maryland National Bank Building Baltimore 2, Maryland Attorney for the Portitioners, Towick Resity, et al

#5828

be@aning.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Line Roalty, Inc. and Tookie health and the Roalty, Inc. and Tookie healty, Inc. and Tookie health in the Tookie County and which Redescribed in the description and plat attached hereto and made a part percet, \$6.3.D hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant 23 follows: RODERCHECKER RA to the Zoning Law of Baltimore County/fram

to the Zending Law of Ballismer County/Emmone. Zending Law of Ballismer County/Emmone. Zending Law of Ballismer County/Emmone. Zending Law of Law of

Property is to be posted and advertised as prescribed by Zoning Regulation

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 and are to be bound by the zoning

regulations and restrictions of Balt imore County adopted pursuant to the Zoning Law for Baltimore TOWIK BEALTY, INC. COACHFORD, DIC.

E. J. Sm. Vicebund By E. D. Sm. - Vicebunds By E. D. Sm. - Vicebunds CONTRACTOR STATE Address C/o M. William Adelson, Esq MORTH LINE REALTY, INC. By E. P. Just - Vice has idea 1035 Maryland Natl. Rank Bldg.

Baltimore 2, Maryland H. km. dde laton; Petil-Lichopar's Atty.

Orlication between Control and Contr

. 196_3. that the subject matter of this petition be advertised, a required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning issioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ., 196_3, at _1:00o'clock

County the the 15 83 - 17th day of April

12 Som issioner of Baltimore County. Ozoning

RIPTION OF THE PROPERTY OF TOWIK REALTY. INC.

#5828

MAP Beginning for the same at the beginning of the eight or South 77 degrees 00 seconds East 1302.11 feet line of the first parcel of land as Carl L. Haines etal to the Maryland Title Guarantee Compa corded among the Land Records of Baltimore County R.R.G. 4084 Folio 44; running thence with and binding on part of the said ine as recently surveyed South 83 degrees 42 minutes 35 seconds East feet; thence leaving the said eighth line and running for lines of Mylaion following courses and distances wir: first, South 25 degrees 30 minutes 48 seconds West 191.39 feet; second, South 64 degrees 29 minutes 12 seconds East 70.0 feet; third, South 25 degrees 30 minutes 48 seconds West 145.17 feet; and fourth, by a line curving to the right with a radius of 300.00 feet for a distance of 243.52 feet, said curve being subtended by a chord bearing South 48 degrees 46 minutes 04 seconds West 236.89 feet to intersect the second or South 77 degrees 56 minutes West 807.74 foot line of the said hereinabove mentioned first parcel of land at a distance of 191.89 feet from the end of said second line; thence running with and binding on part of said second line as recently surveyed South 72 degrees Ol minutes 20 seconds West 191.99 foot to the easternmost end of Dennison Street as now opened, (thence running with and binding on the third line of the said hereinabove mentioned first parcel of land and binding also on the centerline of said Dennison Street, 40 feet wide, as recently surveyed South 72 degrees 01 minutes 20 seconds West 298.79 feet; thence leaving the said center-Dennison Street and binding on all of the fourth, fifth, sixth and seventh the said he inabove mentioned first parcel of land the four following and distances as recently surveyed; viz: first, North 18 degrees 13 minutes

Containing 10.601 Acres of Land more or less. Being part of the first parcel of land as described in a deed from

> SMALKIN & HESSIAN ATTORNEYS AT LAW 117 ALLEGHANY AVENUE TOWSON, MAHYLAND 2120

Re: Petition for reclassification from "R-10" and "R-20" Zones to "R-A" and "S-1" Zones, 5/5 Farks Avenue, 330" east of York Road, cht District, Coachford, Inc., Towk Realty, Inc., North Line Realty, Inc., Petitionsrs-No. 5025

10 seconds West 379.02 feet; second, North 2 degrees 47 minutes 30 seconds West 40.47 feet; third, North 5 degrees 56 minutes 50 seconds East 39.05 feet; and O fourth, North 18 degrees 13 minutes 10 seconds West 322.44 feet to the point of

ATTORNEY --

Carl L. Haines etal to the Maryland Title Guarantee Company dated De

The beginning point of this description being in the bed of Parks Avenue at a point distant

of York Road as measured along the bed of Parks Avenue

and recorded among the Land Records of Baltimore County in Liber R.R.G

#5828 August 14, 196 MAP #8

SEC.3-D

5828

No. 3423

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SEC. 3-D

RA

County Board of Appeals County Office Building Towson, Maryland 21204

Re: Petition for reclassification fice "M-10" and "M-20" Zones oo "R-A" and "B-L" Zones, S/S Porks Avenue, 530" east of York Rock, Eth Listrict, Coachford, Inc., York Realty, Inc., North Line Realty, Inc., Petitioness No. 5828

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Please enter the appeal forthe protestants, filed herein on June 26, 1963, "Dismissed with Prejudice", so that the Order passed in this cause by the Zoning Corrissioner of Relitione County on Nay 28, 1963, shall be and remain in full force and effect.

Paul J. Heley. Paul J. Heley. Attorney for Appellants and Protestants

I hereby certify that on this //#day of August, 1964, a copy of the aforegoing order for Dimissal was mailed to M. William Adelson, Beq. Aktorney for Potitioner. 1035 Mary-land Gational Bank Building, Baltimore, Naryland 21202.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

70 Mr. John G. Rove, Zoning Commissioner Date. April 5, 1963

PROM Mr. George E. Gavrelis, Deputy Director

SHRHECT. #5828. Parcel "A" from H-10 to H-A, Parcel "B" from R-10 and R-20 to R-1, and Parcel 70s from R-10 and R-20 to B-1. South side of Parks Avenue 530 foet East of Tork Road. Being property of Torki Roadly, Inc., et al.

8th District

HEARING: Wednesday, April 17, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassifications and has the following advisory occeents to make with respect to pertinent planning factors:

- 2. The Planning staff offers no abverse comment in principle to expanding the perhaps two small conserval areas at York and Padonia Road. It does question, however, whether our new form and you will be prelated along the relation to the first property with a depth consistent with that along the maintaining the Walker-Duming property. Such a device would provide the realfonces on Bernison Street from the under affects of proximity to a commercial Press.
- 3. Assuming the validity of the expansion of the connectal area at York Road, the Flamming staff offers no servers consent to the creation of partnent soning earlier that the server is not to be created as the server soning earlier than the server soning earlier than the server soning earlier than the server soning earlier residential, is being proposed by the Flamming staff to the scale of maps. The Flamming staff that expressed concern server to the scale of the scal

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County Board of Appeals County Office Building Towson, Maryland 21204

Please unter the appeal of Carl H. Lambert, William G. Schlipp and Robert L. Wade, filled herein on June 25, 1963, "Disafesed with Prejudice", so that the Order passed in said cause by the Zoning, Commissioner of Barrier

I Hereby Certify that on this 14 day of August, 1964, a copy of the aforegoing Order for Dismissal was mailed to M. William Adelson, Esq., Attor for Petitioners, 1035 Maryland National Bank Building, Baltimore, Maryland 2

John W. Hessian, III, Atforney for Appellants, Carl H. Lamberc, William G. Schilpp and Robert L. Wade

#5828

#8 SEC.3-D

RA

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CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY

5828

Townen, Maryland

District. Date of Posting Musical 35, 1863 Posted for Beauty of the Real of the Control of the C

Location of Signer Acc. C. Parker Oco; See B. Lad of Bearing St.;

Remarks: Signature Date of return: Opil # 1963

> # 5828 appalo CERTIFICATE OF POSTING

IG DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

Date of Posting. 12/27/63

District. 8 th Presidence: Countyford one to all presidences of YORK & D. Location of property \$5. 708KS 9KG, 530' First of YORK & D.

Location of Signe Gt. the Goodwood of Demonson At any one at the Goodwood of Parke Rown in woods field Remarks Stoften over side signs from Posted by To Hart Tarlet Dase of return 1/2/64

(2 Signa)

CERTIFICATE OF PUNCATION

TOWSON, MD. Harch 29, 19.63

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., outcontextach

of 1 time successful marks before the 17th day of _____ April _____, 19.63., the first publication appearing on the 29th day of March

19.63 ...

THE JEFFERSONIAN, Frank Strutter

Cost of Advertisement, \$.....

The state of the s

PETITION FOR ZONING RECLASSIFICATION—SILI BUTSA.
DENNING, POPOL À From B. 10 & R.A. Zone.
Parcel 5 from B. 10 & R.-9 to R.A. Zone.
Parcel 5 from B. 10 & R.-9 to R.A. Zone.
Parcel C from B. 10 & R.-9 to R.A. Zone.
Jan C. R. Lee of Yurk Basis
DATE A TIME Weldender, April 17,
PUBLIC HEARING, Room 185, Cominy
Office Building, 11 W, Chempeake Ave.
Rose. Townson, Marriand.





