

RE: PETITION FOR RECLASSIFICATION
OF PROPERTY IN 8th District -
Cochford, Inc., North Line
Realty, Inc., Towik Realty, Inc.,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5828

21-10
#8
SEC 3-D
BL
RA

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
have requested the following:

1. That the property of the Cochford, Inc., described in
Exhibit "A", heretofore outlined in red on the annexed plat, entitled plat No.1
showing property of Cochford, Inc., North Line Realty, Inc., and Towik
Realty, Inc., be reclassified from an "R-10" Zone to an "R-4" Zone;
2. That the property of the North Line Realty Co., Inc.,
described in Exhibit "B" heretofore outlined in green on the annexed
plat, be reclassified from an "R-10" and "R-20" Zones to an "R-4" Zone;
and
3. That the property of Towik Realty, Inc., described in
Exhibit "C" heretofore outlined in blue on the annexed plat, be reclassified
from an "R-10" and an "R-20" Zones to an "R-4" Zone.

As set out on plat marked No. 1 which is made a part hereof.
The facts in the matter are very clearly stated by Mr. George
E. Gavrilis, Deputy Director of Planning as follows:

1. The subject property is situated alongside the proposed
extension of Patuxent Road easterly from York Road to Bully Valley Road.
That portion of Patuxent Road westerly from York Road to the Harrisburg
Expressway essentially is complete. Although Patuxent Road was considered
in the making of the 8th District Zoning Map, final judgments as to when
Patuxent Road would be an accomplished fact were not possible. The 8th
District Zoning Map created a small commercial area at the southeasterly
corner of the intersection of Patuxent Road and York Road. As this road
is completed it will serve as the major collector street for all of the
developments adjacent to it as well as serving as a feeder street to
the institutional and park uses nearby and the Dulany Senior High School.
As such a new locus has been created for providing for the shopping and
convenience needs of the residential area tributary to Patuxent Road.

2. The Planning staff offers no adverse comment in principle to
expanding the perhaps two small commercial areas at York and Patuxent Roads.
It does question, however, whether or not a single family residential zoning
ought to be retained along the southerly side of Denison Street with a
depth consistent with that of the lots adjoining the Walker-Dunlop property.
Such a device would protect the residents on Denison Street from the undue
effects of proximity to a commercial area.

3. Assuming the validity of the expansion of the commercial
area at York Road, the Planning staff offers no adverse comment to the creation
of apartment zoning easterly along Patuxent Road. Apartment zoning here would
be a logical consequential change. This sequence of land use-commercial
to apartments to single family residential is being proposed by the Planning
staff for current land use maps. The Planning staff had expressed concern
with respect to the scale of the apartment development here. It now feels
that appropriate stopping points have built into the plan and that apart-
ment zoning here would not be an entering wedge for subsequent apartment
reclassifications.

In addition there was ample evidence that many changes
in zoning had taken place in the vicinity of the requested reclassifications

1. For the above reasons that portion described in Exhibit "A"
and outlined in red is reclassified from an "R-10" Zone to an "R-4" Zone.
2. The property described in Exhibit "B" and outlined in
green is reclassified from an "R-10" Zone and "R-20" Zone to an "R-4" Zone; and
3. The property described in Exhibit "C" and outlined in
blue on annexed plat is reclassified from an "R-10" Zone and "R-20"
Zone to an "R-4" Zone, described as follows:

BEGINNING for the same at the beginning of the eighth
first parcel of land as described in a deed from Carl L. Haines, et al.,
to the Maryland Title Guaranty Co., dated December 5, 1962, and recorded
among the Land Records of Baltimore County in Liber R.R.G. 4084, folio 44,
running thence with and binding on part of the said eighth line as
recently surveyed South 83 degrees 12 minutes 35 seconds East 351.44 feet
to the intersection of the said eighth line and running for lines of division,
the four following courses and distances, viz: First, South 25 degrees
30 minutes 18 seconds East 371.39 feet; second South 84 degrees 29 minutes
12 seconds East 70.0 feet; third South 25 degrees 30 minutes 18 seconds
West 115.17 feet; and fourth, by a line curving to the right with a
radius of 300.00 feet for a distance of 243.32 feet, said curve being
subtended by a chord bearing South 18 degrees 16 minutes 01 seconds West
236.89 feet to intersect the second or south 77 degrees 56 minutes West
407.74 foot line of the said homestead mentioned first parcel of land
at a distance of 371.39 feet from the end of said second line; thence
South 72 degrees 01 minute 20 seconds West 191.99 feet to the eastern-
most end of Denison Street as now opened, thence North 16 degrees 11
minutes 16 seconds West 150.0 feet to a point, thence running South 72
degrees 01 minute 20 seconds West 296.79 feet to a point, thence North
16 degrees 11 minutes 16 seconds West 229.02 feet, thence North 02 degrees

17 minutes 30 seconds West 104.17 feet, thence 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 Guaranty Company,
dated December 5, 1962 and recorded among the Land Records of Baltimore
County in Liber R.R.G. 4084, folio 44.

The remainder of the property in Exhibit "C" and as outlined
in orange is denied from an "R-10" Zone to a "B-1" Zone and shall remain
an "R-10" Zone.

It is this 24th day of May, 1963, by the Zoning
Commissioner of Baltimore County ORDERED that portion of the property
described in Exhibit "A", outlined in red, be reclassified from an "R-10" Zone
to an "R-4" Zone; the property described in Exhibit "B", outlined in green,
be reclassified from an "R-10" Zone and "R-20" Zone to an "R-4" Zone and
the property described in Exhibit "C", outlined in blue, be reclassified in part
from "R-10" Zone and "R-20" Zone to a "B-1" 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 ORDERED that the remainder of the property
described in Exhibit "C", and as outlined in orange, be and the same is
hereby denied and that the property or area is continued as and to remain
an "R-10" Zone.

[Signature]
Zoning Commissioner of
Baltimore County

EXHIBIT B
DESCRIPTION OF THE PROPERTY OF NORTH LINE REALTY, INC.
to be REZONED FROM R-10 AND R-20 TO R-4

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 Guaranty Company dated December 5,
1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4084
Folio 44; said point of beginning, also at the end of the second line of the first
parcel of land as described in the abovesmentioned deed; said point of beginning
being also on the centerline of the easternmost end of Denison Street as now
opened; running thence with and binding on part of the said eighth line of the
abovesmentioned second parcel and binding reversely on part of the said second line
of the abovesmentioned 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
by a chord bearing North 48 degrees 46 minutes 04 seconds East 236.89 feet; second,
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 1502.11 foot line of the above mentioned first parcel of land at a distance
of 349.72 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 12 minutes 35 seconds East 351.44 feet to the end
thereof; thence running with and binding on all of first line of the abovesmentioned
first parcel 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 et al. to Cochford Inc.
dated June 29, 1961 and recorded among the Land Records of Baltimore County in
Liber R.R.G. 3860 Folio 84, as recently surveyed, South 5 degrees 19 minutes
35 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 Guaranty Company
the six following courses and distances, as recently surveyed, viz: first,

TELEPHONE VALLEY 3-3000

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

TO: James Realty & Co., Inc.
1448 York Road
Letherville-P.O., Md.

RECEIVED: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for Towik Realty, et al.	136.00
1	1-1663 7351 • • • TIL -	136.00

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.

TELEPHONE VALLEY 3-3000

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

TO: John W. Hession, III, Esq.,
117 Allegany Avenue,
Towson 4, Maryland

RECEIVED: Office of Planning & Zoning
112 County Office Building
Towson 4, Maryland

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Cost of appeal - Towik Realty, Inc.	170.00
1	No. 5828	70.00
1	0-2863 206 • • • 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.

TELEPHONE VALLEY 3-3000

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

TO: John W. Hession, III, Esq.,
117 Allegany Avenue,
Towson 4, Md.

RECEIVED: Office of Planning & Zoning
County Office: 112 County Office Building
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Cost of appeal - Towik Realty, Inc. et al.	170.00
1	No. 5828	70.00
1	(Pending appeal)	70.00
1	0-2863 206 • • • 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.

TELEPHONE VALLEY 3-3000

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

TO: Eugene P. Smith, Esq.,
1035 Maryland National Bank Building
Baltimore 2, Md.

RECEIVED: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification for Towik Realty, Inc., et al.	50.00
1	1-1663 7351 • • • 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.

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
seconds East 11.96 feet; fourth, North 72 degrees 01 minutes 20 seconds East 50.0
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.
Being part of the first parcel and all of the second parcel of land as
described in a deed from Carl L. Haines et al. to The Maryland Title Guaranty
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 Denison Street at a point distant
75.7 feet, more or less, east of the center line
of York Rd. as measured along the bed of Denison Street

[Signature]
Donald L. Brown
Reg. No. 3423

5828

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

2 Segme

5878

THE JEFFERSONIAN

Cost of Advertiser's ad. \$ _____

EXHIBIT A
DESCRIPTION OF PART OF THE PROP-
ERTY OF COACHFORD INC.
-- -- -- ASSIGNED FROM B-10 TO B-A

[illegible]

Exterminating Mites of 1 and 2 mites
Bugs and ticks that passed of their kind in the last 24 hours. The following are the names of the mites that have been exterminated in the last 24 hours. The following are the names of the mites that have been exterminated in the last 24 hours. The following are the names of the mites that have been exterminated in the last 24 hours.

The Beginning point of this description being in the bed of Dennisham Street point distant 75.7 feet, more or less, of the center line of York Rd. as surveyed along the bed of Dennisham Street

EXHIBIT C
DESCRIPTION OF THE PROPERTY
TOWIN REALTY, INC.
to be REZONED FROM R-10 AND

[illegible]

Being part of the first parcel of
as described in a deed from Carl L. B.
et al to the Maryland Title Guar-
Company dated December 3, 1962
recorded among the Land Records
Baltimore County in Liber B.R.G.
Folio 44.

The Beginning point of this section being in the bed of Parks A at a point distant 523 feet, more or less, east of the center line of York Road, measured along the bed of Parks A.

Being the property of Coachford, North Line Realty, Inc. and Fowick & Co., Inc. as shown on plat filed with Zoning Department.

By Order of

JOHN G. ROSE,
Zoning Commissioner
Baltimore

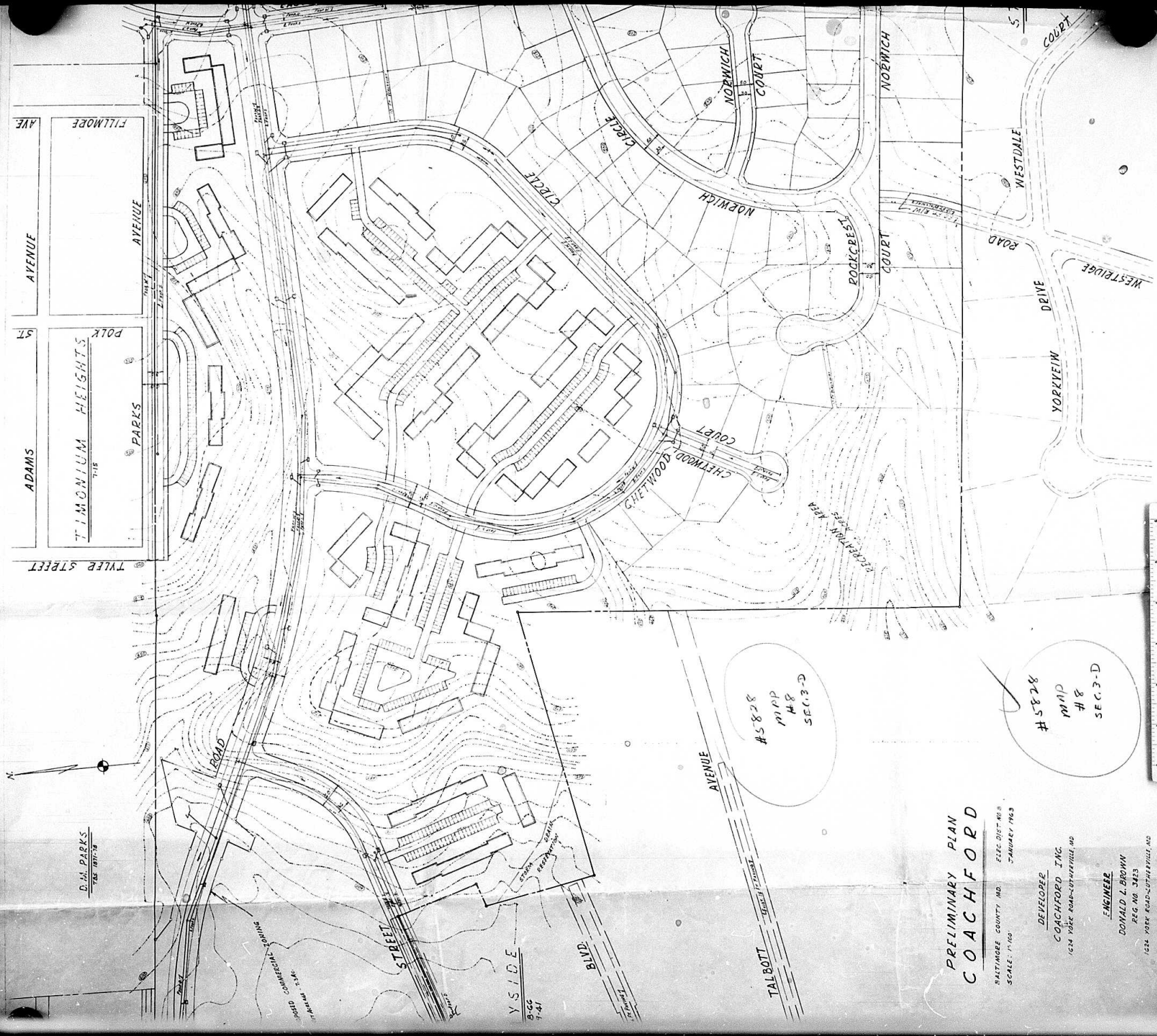
AVENUE
FILLMORE AVE

DULANEY VALLEY MEMORIAL GARDENS

GLB 25-75

POTS SPRING ELEMENTARY SCHOOL





D.M. PARKS
T-15 1017-18

ROAD
CONNECTION
TO
ADAMS
2.54

STREET

YSIDE
8-65
7-41

BLVD.

AVENUE

TALBOTT
T-15 1017-18

PRELIMINARY PLAN COACHFORD

NATICK COUNTY NO. 1
FILED DIST. NO. 8
SCALE: 1" = 100'
JANUARY 1963

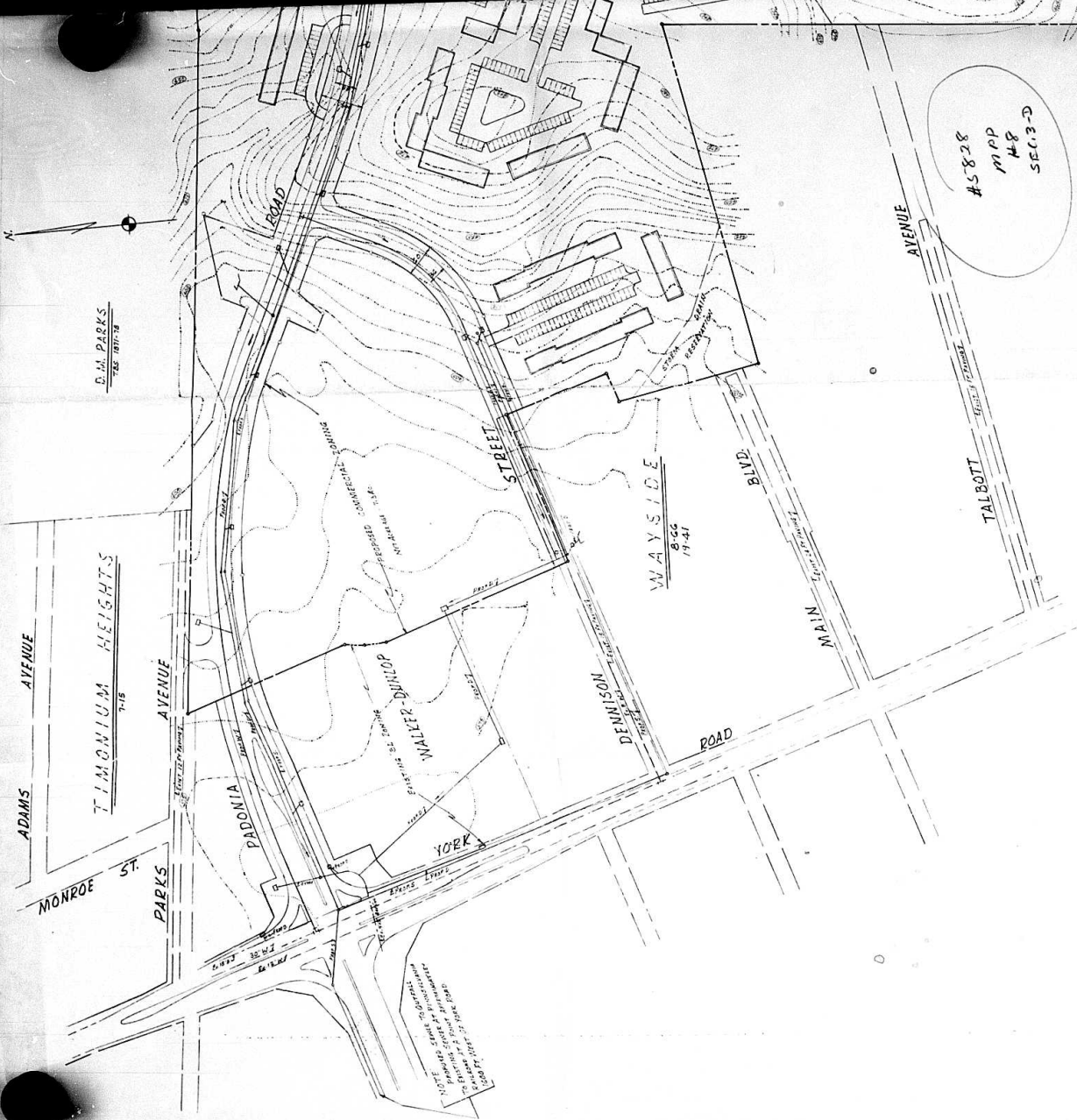
DEVELOPER
COACHFORD, INC.
1234 YORK ROAD-COACHFORD, MA

ENGINEER
DONALD L. BROWN
REG. NO. 3413
1234 YORK ROAD-COACHFORD, MA

#5828
MAP
#8
SEC. 3-D

#5828
MAP
#8
SEC. 3-D





D.M. PARKS
1871-72

TIMONIUM HEIGHTS
1918

WAYSIDE
8.66
19.41

#5828
MAP
#8
SEC. 3-D

#5828
MAP
#8
SEC. 3-D

PRELIMINARY PLAN COACHFORD

SALTIMORE COUNTY, MD. SEC. DIST. NO. 8
SCALE: 1"=100' O. JANUARY, 1963

DEVELOPER
COACHFORD, INC.
1614 YORK ROAD-COACHFORD, MD.

ENGINEER
DONALD L. BROWN
REG. NO. 3483
1214 YORK ROAD-COACHFORD, MD.

4. SURVEY DENSITY CALCULATIONS

1. Gross Acreage	42.294
2. Acreage For Non-Residential Use	0
3. Gross Residential Acreage	42.294
4. Total Acreage	42.294
5. Gross Residential Density	81.9
6. Net Residential Density	72.0
7. Total Density	144.7
8. Total Parking	522

5. COSTS, DENSITY CALCULATIONS

1. Gross Acreage	42.294
2. Acreage For Non-Residential Use	0
3. Gross Residential Acreage	42.294
4. Total Acreage	42.294
5. Gross Residential Density	81.9
6. Net Residential Density	72.0
7. Total Density	144.7
8. Total Parking	522