

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Leonard Stulman

I, or we, Leonard R. Stulman, wife, legal owner of the property situated 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 RA to BL and (2) that a Special Exception be granted for the following reasons:

Parcel A from a R-6 zone to a RA zone
Parcel B from a R-6 zone to a RA zone
Parcel C from a R-6 zone to a BL zone

Substantial changes in the neighborhood since the adoption of the original zoning maps and for such other reasons that may appear at the hearing.

See Attached Descriptions

Property is to be posted and advertised as provided 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.

Address: Leonard Stulman
Helen R. Stulman, his wife
Legal Owners

Contract purchaser: SMITH AND HARRISON
By: W. Lee Harrison
W. Lee Harrison
The Jefferson Building
Valley 3-6200

Address: Valley 3-6200
The Jefferson Building

ORDERED BY THE Zoning Commissioner of Baltimore County, this 11th day of February, 1963, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in newspaper 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 103, County Office Building in Towson, Baltimore County, on the 1st day of May, 1963, at 11:00 o'clock P.M.

By: W. Lee Harrison
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The Jefferson Building
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The Jefferson Building
Valley 3-6200

Pursuant to the advertisement, posting of property, and public hearing on the above Reclassification should be had; and it further appearing that by reason of a Special Exception for a... should be granted. IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this... day of... 1963, that the herein described property or area should be and the same is hereby reclassified, from... zone to... zone and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the subject property is located on a very old map so that the matter of error is very difficult to consider; also there have been many changes on this map and some in the vicinity of the subject property but they were not the type of changes that would warrant a reclassification of the subject property. For the above reasons the reclassification should not be had.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 1st day of May, 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 RA zone.

SMITH AND HARRISON
ZONING DEPARTMENT
May 10, 1963

John G. Rose, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Reclassification of property of Leonard Stulman and Helen R. Stulman, Petitioners, Joppa Road, Satyr Hill Road, 9th District, No. 5837

Dear Mr. Rose:
Please enter an appeal from your Order dated May 1, 1963 on the above captioned matter to the County Board of Appeals.

Sincerely yours,
SMITH AND HARRISON
By: W. Lee Harrison
W. Lee Harrison

WLB:b

INTER-OFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC SAFETY
Baltimore County, Maryland
Towson 4, Maryland
Date: April 30, 1963
TO: Mr. John G. Rose
FROM: Gilbert M. Nelson
SUBJECT: 5837 Area North of Joppa Road, Vicinity Perring Parkway

Review of the plat accompanying the petition for rezoning property at the intersection of Satyr Hill and Joppa Roads, dated September 25, 1962 and last revised April 5, 1962 results in the following comments.

Traffic generated by or utilizing the proposed development would be served by Joppa Road, proposed Perring Parkway, and the unnamed "y" road between Satyr Hill Cut-Off and Perring Parkway for access and circulation.

1. Existing congestion on Joppa Road East of Perring Parkway is caused by such factors as traffic volume - A.D.T. is approximately 12,400; numerous points of access to a variety of business and commercial uses including two shopping centers; and the two-lane width of Joppa Road. Improvements to Joppa Road east of Satyr Hill are not known to be scheduled nor are they shown on the plan.

2. Perring Parkway, when constructed, will operate as a high-capacity highway. The proximity of the Satyr Hill Road terminals to Joppa Road, as well as its design, would increase competition in this area.

3. Access and circulation from the proposed development to Satyr Hill Road and Joppa Road west of Perring Parkway appears to be restricted.

In summary, it is my opinion that construction of the proposed development before completion of improvements to both Joppa Road and Perring Parkway would seriously increase traffic problems in the general area. Furthermore,

There have been innumerable changes in the neighborhood since the adoption of the map. The petitioner cites twenty-two zoning reclassifications in the vicinity, along Joppa Road, several of which abut the tract in question. A number of others are directly across Joppa Road and include the large Perring Park Plaza which includes the E. J. Korvette Stores. The Baltimore County Beltway, unthought of in 1945, is now completed and Perring Parkway has been designed and constructed from its terminus to its intersection with the Beltway. Plans are in being for the extension of Perring Parkway northerly from the Beltway to Waltham Woods Road, a new road which will be built through the subject tract as a relocation of Satyr Hill Road and ample public sewer and water are now available.

The tract in question appears to be a pocket of undeveloped land bounded on the southeast by a tract owned by the Board of Education, on the south and west by business and commercial zoning, and on the west and north by residential development that has occurred principally since 1955. The 35,260 acres on which "B-L" (Business Local) Zoning is requested lies to the rear of commercially zoned and used properties on the north side of Joppa Road. It will be separated from the school property to the south and the development of Perring Parkway on the northeast by Parcel "B" on which "R-A" Apartment zoning is requested and the new Waltham Woods Road with a right-of-way of 80 to 90 feet. Homes along Satyr Hill Road will be separated from the commercial area by Parcel "A", which slopes sharply to the east, on which apartment zoning is also requested, and by the extension of Perring Parkway.

The testimony revealed that the petitioner desires to develop a wholesale furniture mart and he submitted a market analysis for both the commercial undertaking and the apartment complex. It is unquestioned that there have been genuine changes in conditions in recent years in regard to apartment zoning and developments. The record in this case reveals no apartment zoning was provided on this map at the time of its adoption and very little has been added since. There has been a growing need for apartments in the area and the construction of the new highway system make this an ideal location for such development. In addition, it is an ideal transition zone between the logical extension of the Joppa Road "B-L" zoning to Parcel "C" and the surrounding properties, "R-A" being compatible with other types of residential uses.

Similarly, the zoning and use proposed for Parcel "C" would undoubtedly be of immeasurable benefit to the retail merchants of the immediate area and to Baltimore County in general. There is no similar operation between New York and Atlanta and, indeed, the need and suitability of this location was not contested. The objections of the protestants seemed to rest upon fear of depreciation of their properties and increased traffic. However, the testimony of the experts in the case clearly negated these contentions and we so find.

For the aforementioned reasons, each independent of each other, none relying solely on the other, the Order of the Zoning Commissioner in this case is reversed and the rezoning of the property described in the petition from "R-6" Zone to "B-L" and "R-A" Zones is hereby granted.

ORDER
For the reasons set forth in the foregoing Opinion, it is this 31st day of April, 1964 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby granted.
Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
By: G. Mitchell Austin
CHAIRMAN
W. Lee Harrison

RE: PETITION FOR RECLASSIFICATION
Parcel "A" - from "R-6" to "R-A"
Parcel "B" - from "R-6" to "R-A"
Parcel "C" - from "R-6" to "B-L"
"A" - N/S Joppa Road & E/S Satyr Hill Road, 1599' N. Joppa Road
"B" - N/S Joppa Road, 550' NW of Clement Avenue
"C" - N/S Joppa Road, 150' NW/S of Clement Avenue
9th District
Leonard Stulman, et al, Petitioners

OPINION
The petitioner in this case requests the reclassification of 76,0158 acres of land, located at the intersection of Joppa Road and Perring Parkway in the Ninth Election District of Baltimore County, from "R-6" Zone to "R-A" and "B-L" Zones. The petition and the plat accompanying it divided the tract into three parcels: Parcel "A" comprising 26,736 acres, Parcel "B" comprising 13,9814 acres and Parcel "C" being 35,2608 acres. "R-A" (Apartment) zoning was requested for Parcels "A" and "B" and "B-L" (Business Local) was requested for Parcel "C".

The Zoning Map in this area was adopted in 1945 and the property was placed in an "A" Residential Zone at that time. It is well known that little or no comprehensive planning was involved in the adoption of these first zoning maps which simply recognized existing uses and placed all other land in the "A" Residential Zone. On March 30, 1955, the County Commissioners repealed the original Zoning Regulations and adopted completely new regulations with a series of new zones for residences, business and industry. These regulations contemplated the adoption of new zoning maps, based upon comprehensive land use studies, and automatically placed all land which had been zoned "A" Residential temporarily in the "R-6" Residential Zone.

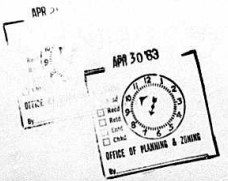
This action was clearly erroneous. The "R-6" Zone established by the 1955 Regulations requires both public water and sewer for any development. No sanitary sewer was available to this tract either in 1945 or in 1955. Public water was inadequate to serve any development of this property until sometime after 1955. Moreover, the lapse of nine years since the adoption of the new regulations and nineteen years since the adoption of the zoning map have failed to produce any comprehensive planning or zoning maps for this area. It would hardly seem reasonable or proper to impose interim zoning (not based on any land use studies) on a property for so long a period.

Mr. John G. Rose
April 30, 1963
Page 2

the proposed plan defines an undesirable traffic pattern for Satyr Hill Road north and west of Joppa Road and Perring Parkway.

Gilbert M. Nelson, Acting Chief
Division of Traffic Engineering

cc: Mr. James Dyer



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date: April 11, 1963

FROM: Mr. George W. Culp, Deputy Director

SUBJECT: 5517a. Parcel 14a, Sub to B-4, Parcel 14a - North Side and Parcel 14b, Sub to B-4, Parcel 14b - North Side of Joppa Road and East side of Satyr Hill, 1500 feet North of Joppa Road. Parcel 14a - North Side of Joppa Road 550 feet Northwest of Clement Avenue. Parcel 14b - North side of Joppa Road 150 feet Northwest of Clement Avenue. Being property of Leonard Stulman.

9th District

REMARKS: Wednesday, May 1, 1963 (11:00 P.M.)

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

1. Current planning studies by the staff with respect to future land usage in this area do not call for expansion of commercial zoning here. The planning staff questions the need for yet additional retail shopping area in this portion of the County and certainly questions the scale of the shopping center as proposed by this petition. The planning staff is of the opinion that recognition should be given to the existing shopping facilities in this area and judgment with respect to the subject property facilities in terms of the impact of additional commercial zoning on existing shopping areas. It seems evident that the County has a stake in the economic vitality of existing shopping areas and that division of their potential beyond the point of providing for reasonable competition will have an additional effect on the general welfare.
2. The Planning staff offers no adverse comment on the concept of apartment zoning here. Judgments on the commercial portion of this petition of course will affect the extent and limits of apartment zoning here.

GWB:ms

MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

2129 N. Charles St., Baltimore 18, Maryland
RD 10143 74500

DESCRIPTION PARCEL A

PARCEL TO BE REZONED FROM R-6 TO R-A SATYR HILL

ROAD AND PERRING PARKWAY NINTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning for the same at the point of intersection of the center line of Satyr Hill Road, 30 feet wide, and the easternmost outline of the "Plat of Joppa Heights, Little Farms", as recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, Folio 166, said beginning point being also 1500' ± Northwesterly from the intersection of the East Side of Satyr Hill Road and the North Side of Joppa Road and recorded among the aforesaid Land Records in Liber W.J.R. No. 3681;

Folio 56 was conveyed by Carwell Land Company to The Goucher Development Company; thence binding on the center line of Satyr Hill Road and on the first, second, third and part of the fourth lines of said deed the four following courses and distances (1) N. 43° 45' 20" E., 128.46 feet (2) northeasterly by a line curving to the right with a radius of 265.00 feet the distance of 113.35 feet (3) N. 68° 15' 50" E., 68.17 feet, (4) northeasterly by a line curving to the left with a radius of 1432.50 feet the distance of 111.00 feet ± thence leaving the said center line of Satyr Hill Road S. 63° 52' 45" E., 228.88 feet 6, thence N. 58° 57' 20" E., 232.85 feet, N. 56° 40' 00" E., 263.43 feet to intersect the first line of the land which by deed dated October 11, 1941 and recorded among the aforesaid Land Records in Liber C.H.K. No. 1195, Folio 120 was conveyed by Mabel C. Shanklin and others to Harry W. Smith and wife thence

MATZ, CHILDS & ASSOCIATES, INC.

2129 N. Charles St., Baltimore 18, Maryland

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Description: Parcel to be Rezoned From R-6 to R-A Satyr Hill Road and Perring Parkway Ninth Election District Baltimore County, Maryland

binding on a part thereof S. 63° 52' 45" E., 262.69 feet to intersect the sixth line of the land which by deed dated March 23, 1960 and recorded among the aforesaid Land Records in Liber W.J.R. No. 3681, Folio 564 was conveyed by Carwell Land Company to The Holyoke Realty Company, thence binding on a part thereof and on the seventh, first and second lines of said last mentioned deed the four following courses and distances (1) N. 26° 15' 20" E., 293.37 feet, (2) N. 19° 40' 40" W., 336.40 feet, (3) N. 41° 31' 30" E., 468.90 feet and (4) S. 65° 50' 00" E., 625.89 feet to intersect the fourth line of the land which by deed dated August 2, 1961 and recorded among the aforesaid Land Records in Liber W.J.R. No. 3875, Folio 284 was conveyed by Stella Petroff and husband to The Vassar Development Company, thence binding reversely on a part of said fourth line N. 25° 30' 26" E., 16.50 feet thence reversely along a part of the third line of said last mentioned deed S. 65° 50' 00" E., 351.93 feet to the northwest side of Perring Parkway, as proposed 200 feet wide, thence binding thereon the two following courses and distances (1) S. 62° 08' 58" W., 1210.39 feet and (2) southwesterly by a line curving to the left with a radius of 2964.79 feet the distance of 1443.00 feet ± to intersect the aforementioned outline of "Joppa Heights, Little Farms", and to the beginning of the seventh line of said second parcel of the deed from Carwell Land Company to The Goucher Development Company, thence binding on the seventh through the

MATZ, CHILDS & ASSOCIATES, INC.

2129 N. Charles St., Baltimore 18, Maryland

Page 3

Description: Parcel to be Rezoned From R-6 to R-A Satyr Hill Road and Perring Parkway Ninth Election District Baltimore County, Maryland

the fourteenth lines of said deed the eight following courses and distances, namely: (1) N. 23° 07' 30" W., 140.65 feet, (2) N. 20° 01' 10" W., 103.54 feet, (3) S. 69° 58' 50" W., 5.62 feet, (4) N. 23° 07' 30" W., 24.58 feet, (5) S. 76° 09' 30" W., 168.57 feet, (6) binding on the centerline of said Satyr Hill Road N. 14° 46' 30" W., 68.68 feet, (7) N. 70° 30' 30" E., 156.73 feet and (8) N. 23° 07' 30" W., 404.27 feet to the place of beginning.

Containing 26.1736 Ac ±

EHS:abr 6/25/62

J. O. #59178



MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

2129 N. Charles St., Baltimore 18, Maryland
RD 10143 74500

DESCRIPTION

PARCEL TO BE REZONED FROM R-6 TO R-A, CLEMENT

AVENUE, NEAR JOPPA ROAD AND PERRING PARKWAY,

NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

PARCEL "B"

Beginning for the same at a point on the northwest side of Clement Avenue, as laid out thirty feet wide, and shown on the Plat of "Joppa Park Annex" recorded among the Land Records of Baltimore County in Plat Book L. McL. M. No. 9, Folio 50, at the distance of 550 feet, more or less, as measured along said northwest side of Clement Avenue from its intersection with Joppa Road, as shown on said plat, said point of beginning being at the dividing line between Lots Nos. 52 and 53, as shown on said plat, and running thence, binding on said dividing line, (1) N. 58° 55' 00" W., 149.23 feet, to a point in the second line of the land which by deed dated April 5, 1948, and recorded among said Land Records in Liber T.B.S. No. 1655, Folio 172, was conveyed by Alice V. Miller and others to Eugene Z. Foster and wife, thence binding reversely on a part of said second line and on a part of the northwest outline of the plat herein referred to, (2) N. 30° 43' 35" E., 644.98 feet, thence leaving said lines and running for lines of division the two following courses and distances: (3) northerly, by a curve to the left with a radius of 700.00 feet, the distance of 657.80 feet, and (4) N. 62°

MATZ, CHILDS & ASSOCIATES, INC.

2129 N. Charles St., Baltimore 18, Maryland

Page 2

08° 58" E., 97.89 feet to a point in the southwest outline of Lot No. 5, Block "K", as shown on Plat 1, Section Two, "Perring Park", recorded among said Land Records in Plat Book W.J.R. No. 28, Folio 19, said point having the designated "1169" on said last mentioned plat, thence binding on the southwest outline of said last mentioned plat, the nine following courses and distances: (5) S. 49° 09' 00" E., 32.04 feet, (6) N. 36° 27' 00" E., 60.39 feet, (7) N. 78° 27' 10" E., 62.39 feet, (8) S. 86° 20' 50" E., 62.80 feet, (9) S. 71° 08' 50" E., 63.22 feet, (10) S. 58° 57' 00" E., 182.37 feet, (11) S. 56° 49' 50" E., 50.03 feet, (12) S. 58° 57' 00" E., 113.02 feet, and (13) N. 23° 14' 00" E., 25.25 feet to a point in the westernmost outline of Plat IV, Section One, "Perring Park", recorded among said Land Records in Plat Book W.J.R. No. 27, Folio 31, said westernmost outline being a part of the second line of the land which by deed dated August 2, 1961, and recorded among the aforesaid Land Records in Liber W.J.R. No. 3875, Folio 284, was conveyed by Stella Petroff and husband to The Vassar Development Company, thence binding reversely on a part of said second line, and reversely on the first line of said last mentioned land the two following courses and distances: (14) S. 05° 37' 00" E., 298.65 feet, and (15) S. 74° 01' 40" W., 217.00 feet to the easternmost corner of the outline of the Plat of "Joppa Park Annex" hereinbefore mentioned, thence binding on a part of the southeast outline of said plat, (16) S. 31° 05' 00" W., 1129.23 feet to the dividing line between

Lots Nos. 29 and 30, as shown on said first mentioned plat, thence, binding on said dividing line, and continuing the same course (17) N. 58° 55' 00" W., 165.00 feet to the center of said Clement Avenue, thence binding thereon (18) N. 31° 05' 00" E., 72.73 feet to intersect the southeasterly extension of said division line between Lots Nos. 52 and 53, thence binding thereon (19) N. 58° 55' 00" W., 15.00 feet to the place of beginning.

Containing 13.9814 acres of land.

hWB/shf
59178
April 4, 1963

MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

2129 N. Charles St., Baltimore 18, Maryland
RD 10143 74500

DESCRIPTION

PARCEL TO BE REZONED FROM R-6 TO R-L, JOPPA

ROAD NEAR SATYR HILL ROAD AND PERRING PARKWAY,

NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

PARCEL "C"

Beginning for the same at a point on the northeast side of Joppa Road, at the distance of 150 feet, more or less, from its intersection with the northwest side of Clement Avenue, as laid out thirty feet wide and shown on the plat of "Joppa Park Annex", recorded among the Land Records of Baltimore County in Plat Book L. McL. M. No. 9, Folio 50, said point of beginning being at the northwest outline of said plat and at a point in the second line of the land which by deed dated April 5, 1948, and recorded among said Land Records in Liber T.B.S. No. 1655, Folio 172, was conveyed by Alice V. Miller and others to Eugene Z. Foster and wife, and running thence, binding on said northeast side of Joppa Road, (1) northwesterly 264 feet, more or less, to a point in the fourth line of said last mentioned land, thence binding on a part thereof, (2) N. 30° 46' 30" E., 206 feet, more or less, to the end of the fourth line of the deed from Charles B. Kelly and wife to Bernard E. O'Connor and wife, dated December 21, 1954, and recorded among said Land Records in Liber G.L.B. 2615, Folio 553, thence binding reversely on said fourth line and reversely on the third line thereof

and continuing the same course in all, (3) N. 59° 13' 30" W., 240.00 feet to the northwest side of Oakmont Avenue, 40 feet wide, thence binding thereon, (4) S. 30° 46' 30" W., 92.40 feet to the beginning of the twelfth line of the deed from Carwell Land Company to The Bryn Mawr Realty Company, dated March 23, 1960, and recorded among said Land Records in Liber W.J.R. 3681, Folio 555, thence binding on the twelfth, thirteenth and fourteenth lines of said last mentioned deed the three following courses and distances: (5) N. 23° 07' 30" W., 125.00 feet (6) S. 66° 52' 30" W., 200.00 feet and (7) N. 23° 07' 30" W., 471.12 feet to a point on the easternmost outline of "Toppa Heights, Little Farms" as shown on the plat thereof recorded among said Land Records in Plat Book W.P.C. No. 6, Folio 166, said point being at the beginning of the land which by deed dated March 23, 1960, and recorded among the aforesaid Land Records in Liber W.J.R. No. 3681, Folio 555, was conveyed by Carwell Land Company to Bryn Mawr Realty Company, thence running and binding on the first, second, third and part of the fourth line of said deed the four following courses and distances: (8) S. 66° 52' 30" W., 52.80 feet, (9) N. 30° 33' 24" E., 16.64 feet, (10) northeasterly by a line curving to the right with a radius of 2764.79 feet the distance of 1524.50 feet and (11) N. 62° 08' 58" E., 342.53 feet, thence for new lines of division the three following courses and distances: (12) S. 17° 08' 58" W., 14.14 feet, (13) S. 27° 51' 02" E.,

242.21 feet, and (14) southerly by a line curving to the right with a radius of 700.00 feet, the distance of 715.65 feet to a point in the second line of said land described in the deed from Alice V. Miller and others to Eugene Z. Foster and wife, as aforesaid, and thence, binding on a part of said second line, (15) S. 30° 43' 35" W., 119.9 feet, more or less, to the place of beginning.

RWB/nhl
59178
4/4/63

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

No. 17725
DATE 4/8/63

TO: Leonard Stulman
1117 Dunnington Circle
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Advertising and posting of your property No. 5837	\$13.00
		13.00

REPORT TO ACCOUNT NO. 01.682

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.

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

No. 16425
DATE 5/14/63

TO: Moore, Smith & Harrison
Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Petition for Reclassification for Leonard Stulman, et al	50.00
		50.00

REPORT TO ACCOUNT NO. 01.682

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.

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

No. 17762
DATE 5/15/63

TO: Moore, Smith & Harrison
Jefferson Building
Towson 4, Md.

BILLED BY: Office of Planning & Zoning
219 County Office Bldg.,
Towson 4, Md.

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Cost of appeal in matter of petition of Leonard Stulman No. 5837	\$75.00
		75.00

REPORT TO ACCOUNT NO. 01.682

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.

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

No. 24732
DATE 7/15/64

TO: Ernest C. Winkler
The Jefferson Building
Towson, Md. 21284

BILLED BY: County Board of Appeals (Zoning)

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Cost of Certified Documents - No. 5837 Leonard Stulman, et al N/S Joppa Road & S/S Seton Hill Road N/S District	\$14.00
		14.00

REPORT TO ACCOUNT NO. 01.712

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.

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

No. 24725
DATE 4/1/64

TO: Roland E. Boudie, Esq.
5547 Baltimore National Pike
Columbiaville, Maryland 21228

BILLED BY: County Board of Appeals (Zoning)

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Cost of Certified Documents - No. 5837 Leonard Stulman, et al N/S Joppa Road & S/S Seton Hill Road N/S District	\$13.00
		13.00

REPORT TO ACCOUNT NO. 01.712

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: 4/14/63
Posted for: Hearing held May 1, 63, at 6:00 P.M.
Petitioner: LEONARD STULMAN, et al
Location of property: N. of Joppa Rd. NW. of E. from the intersection of N. & E. of Seton Hill Rd.
Location of Sign: On corner of Joppa Rd. and Seton Hill Rd. on private property of Leonard Stulman, et al
Posted by: Robert E. Boudie, Esq. Date of return: 4/16/63

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 4/14/63
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CERTIFICATE OF PUBLICATION

TOWSON, MD. APRIL 24, 1963

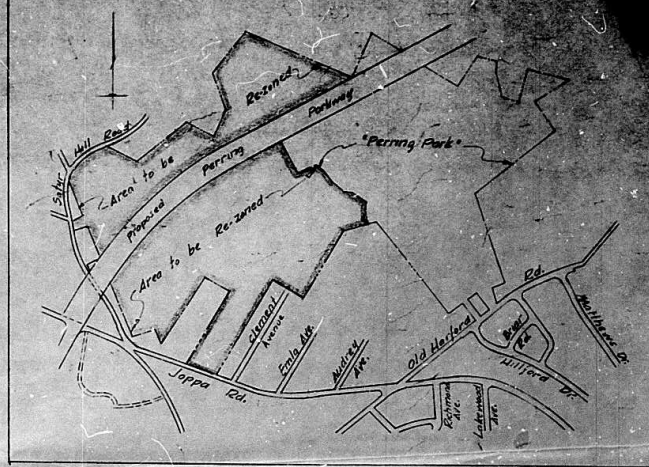
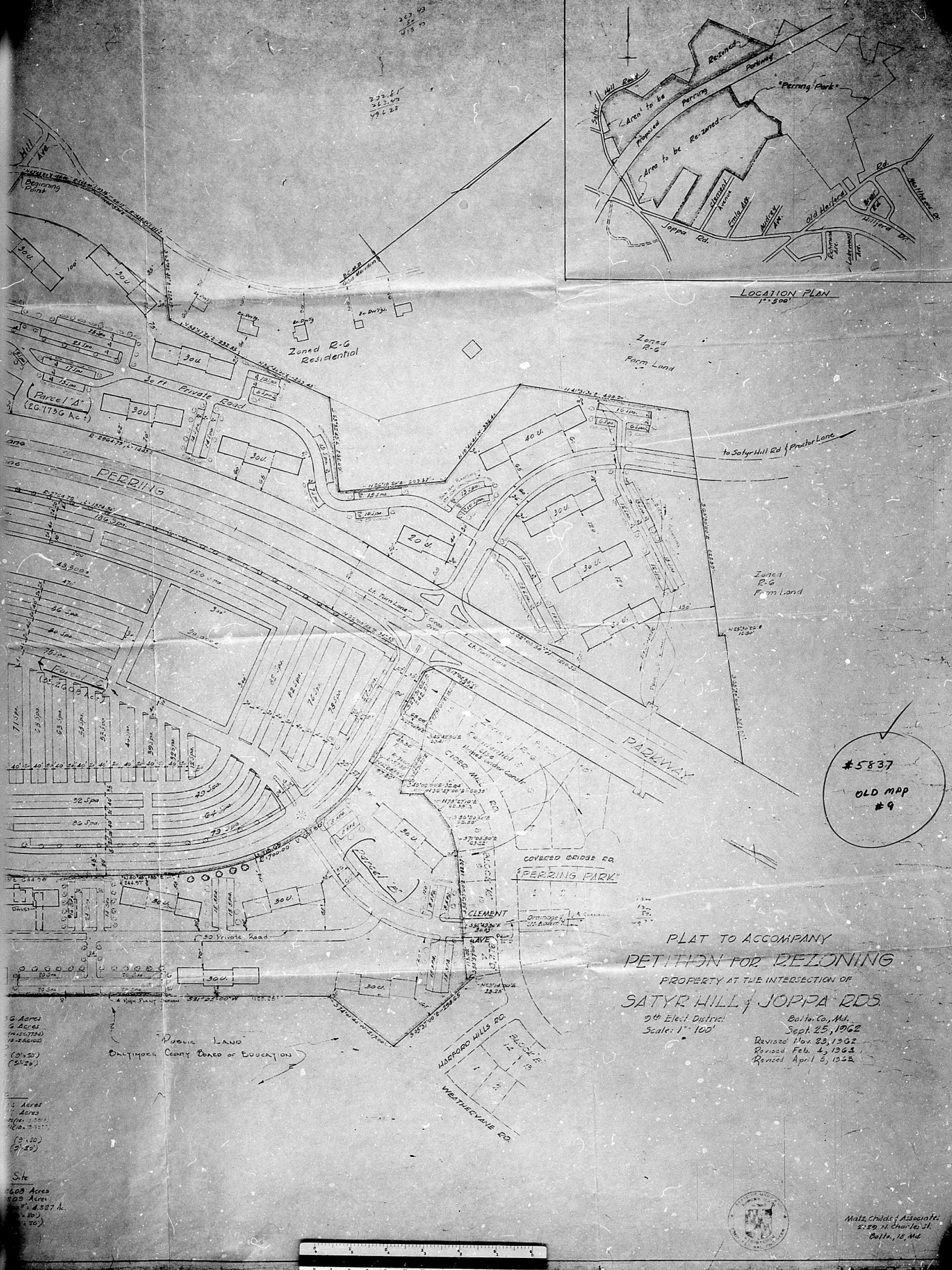
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., containing all the information required by the laws of the State of Maryland, and appearing on the 19th day of April, 1963.

THE JEFFERSONIAN
Franklin H. Smith, Jr.
Manager

Cost of Advertisement, \$

THE JEFFERSONIAN
Franklin H. Smith, Jr.
Manager

Cost of Advertisement, \$



#5837
OLD MAP
#9

PLAT TO ACCOMPANY
PETITION FOR REZONING
PROPERTY AT THE INTERSECTION OF
SATYR HILL & JOPPA RDS
9th Elect. District
Scale: 1"=100'

Baltimore, Md.
Sept. 25, 1962
Revised Nov. 23, 1962
Revised Feb. 4, 1963
Revised April 8, 1962

Public Land
Baltimore County Board of Education

6 Acres
6 Acres
14.7794
(31.20)
(31.20)
Site
1400 Acres
1000 Acres
14.7794
(31.20)
(31.20)

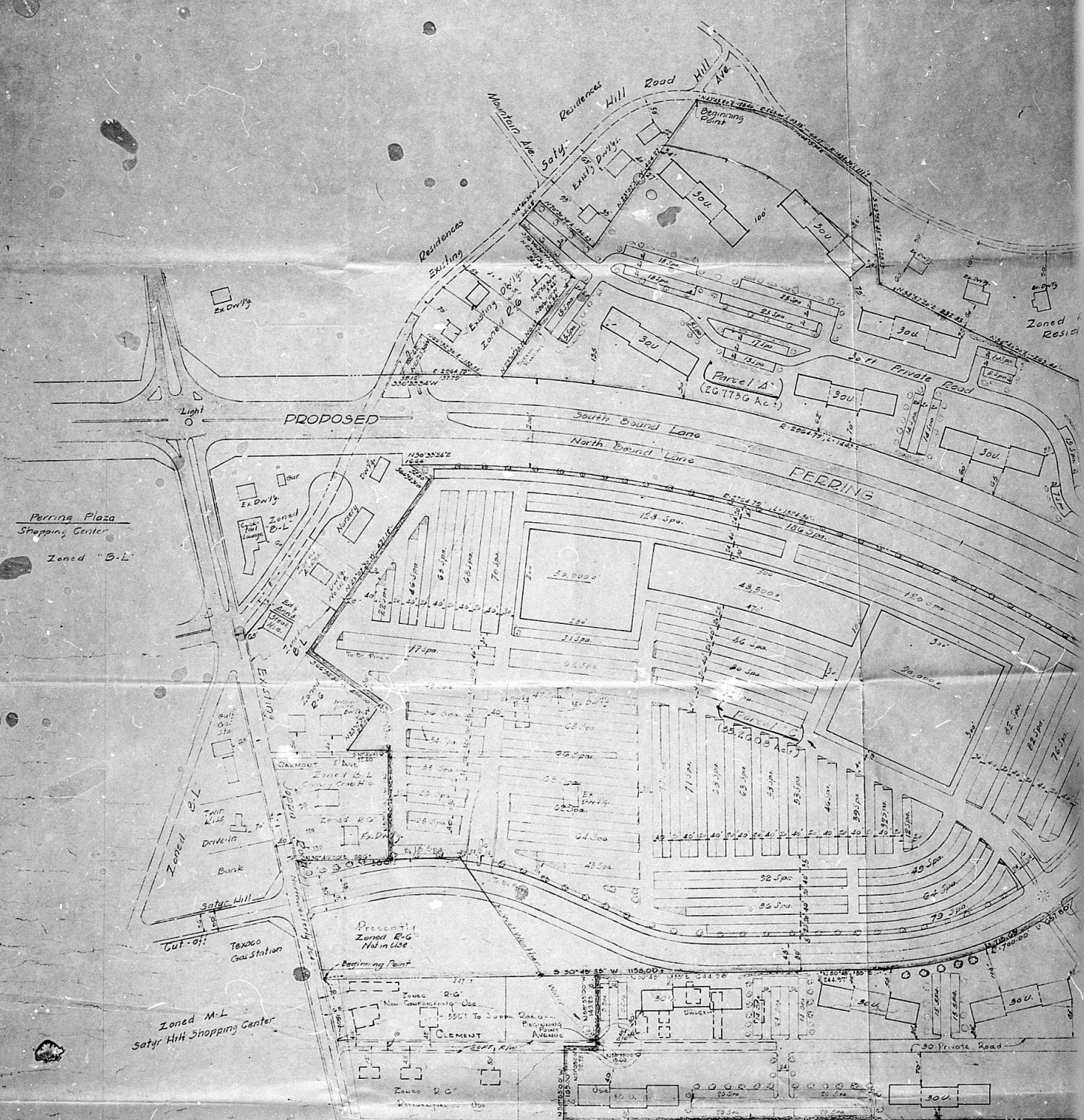


Matt Childs & Associates
529 N. Charles St.
Baltimore, Md.





4/27/15
12/1/15
6/7/15



PARCEL A Apartment Site
 Gross Acreage 66.7735 Acres
 Net Acreage 25.059 Acres
 Gross Density 4.28 Units/Acre (1,677,350)
 Net Density 4.21 Units/Acre (1,051,125)
 Apartment Units On Plot 350
 Parking Required 119 (3'-20')
 Parking Proposed 361 (5'-20')
 Existing Zoning R-6
 Proposed Zoning R-6A

PARCEL B Apartment Site
 Gross Acreage 15.3014 Acres
 Net Acreage 12.1211 Acres
 Gross Density 2.05 Units/Acre (2,481)
 Net Density 2.05 Units/Acre (2,481)
 Apartment Units On Plot 250
 Parking Required 110 (3'-20')
 Parking Proposed 225 (5'-20')
 Existing Zoning R-6
 Proposed Zoning R-6A

PARCEL C Commercial Site
 Gross Acreage 35.8608 Acres
 Net Acreage 31.0505 Acres
 Total Floor Area 188,500 sq. ft. (4,321 ft.
 Parking Required 945 (5'-20')
 Parking Proposed 2000 (5'-20')
 Existing Zoning R-6
 Proposed Zoning C-1

PUBLIC LAND
BALTIMORE COUNTY BOARD OF EDUCATION

#5837
OLD
MAP
#9