

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

1.3 THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **EXETER REALTY, INC.**, 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-6** zone to an **RA** zone; for the following reason:

Because of substantial changes in the neighborhood since the adoption of the land use map and for such other and further reasons that may be assigned at the hearing.

See Attached Description

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

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5844

EXETER REALTY, INC.
1114 N. SILVER SPRING RD.
BALTIMORE, MARYLAND 21204

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

the above Re-classification 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 a... zone to a... zone; and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition...

subject property from an "R-6" zone to an "R-A" zone on property 227.66' north of

Silver Spring Road and the west side of Yvonne Avenue. The testimony indicated that

there had been many changes in the immediate neighborhood. While this is true, the

changes are not such as 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... day

of... 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 n "R-6" zone; and the same is hereby continued as and

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LAW OFFICES
W. LEE HARRISON
607 LOVELLA FEDERAL BUILDING
50 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

November 4, 1965

Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Appeal of Exeter Realty, Inc. #5844

Gentlemen:

As your records will indicate, I am the attorney for Exeter Realty, Inc. in the above matter. Please dismiss this appeal without prejudice.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

WLH:b

AREA CODE 410
RECEIVED

MICHAEL PAUL BISH
W. LEE HARRISON
MICHAEL E. HARRIS
444 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

LAW OFFICES
SMITH AND HARRISON



John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson 4, Maryland

Re: Petition for Reclassification
from an "R-6" to an "R-A" zone
Property 227.66' N. Silver Spring
Road and W. S. Proposed Yvonne Ave.
11th Dist. Exeter Realty, Inc.
No. 5844

Dear Mr. Rose:

Please enter an appeal to the County Board of Appeals from your
decision of May 20th, 1963 in the above entitled case. Enclosed herewith
is check for \$70.00 to cover the cost thereof.

Very truly yours,

Eugene G. Ricks
Eugene G. Ricks
Attorney for Petitioner

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DESCRIPTION

PORTION OF THE PROPERTY OF
EXETER REALTY, INC.
ELEVENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

RA ENCUMBRANCE for the same at a point in the centerline of a road, 40 feet wide, distant North 02° 58' 45" East 227.66 feet from the northernmost line of Silver Spring Road, the coordinates of said point being North 33° 56' 52" East 40,125.63, said point being the end of the Second Line of that parcel of land which by deed dated September 18, 1957, recorded among the Land Records of Baltimore County, Maryland in Liber C.L.B. 2232 at Folio 326 was conveyed by John A. Vols and Sarah E. Vols, His Wife, to Exeter Realty, Inc., and running thence, referring the following courses to the True Meridian as established by the Baltimore County Metropolitan District, binding along the centerline of the aforesaid road, 40 feet wide, with the use thereof in common with others entitled thereto, and reversely along part of the Second Line of the above-mentioned parcel of land North 02° 58' 45" East 153.14 feet to the end of the Twenty-Second Line of that parcel of land which by deed dated September 10, 1956, recorded among the aforesaid Land Records in Liber C.L.B. 3013 at Folio 277 was conveyed by Grafton Culany Rogers and Elizabeth S. Rogers, His Wife, Lloyd Russell Rogers and Elsie K. Rogers, His Wife, to Exeter Realty, Inc., thence leaving the centerline of the aforesaid road, 40 feet wide, and binding along the Twenty-Third Line and along part of the Twenty-Fourth Line of the above last-mentioned parcel of land the two following courses and distances, viz.:

(1) North 73° 38' 00" East 560.20 feet, and

(2) North 42° 27' 19" East 127.01 feet to a point at the end of the Fourth Line of that parcel of land which by deed dated September 26, 1959, recorded among the aforesaid Land Records in Liber M.J.R. 3403 at Folio 217 was conveyed by Robert Purnham and Metella Purnham, His Wife, to Exeter Realty, Inc., thence binding reversely along the Fourth and Third Lines of the above last-mentioned parcel of land the two following

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ELEVENTH ELECTION DISTRICT
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courses and distances, viz.:

(1) 51.76 feet in a northwesterly direction along the arc of a curve to the right having a radius of 460 feet and a long chord bearing of North 59° 48' 28" West and a long chord distance of 55.73 feet, and

(2) North 53° 25' 20" East 123.28 feet to a point on the Twenty-Sixth Line of the above second-mentioned parcel of land, thence binding along part of said line South 42° 27' 19" East 241.23 feet to a point on the northeastmost right of way line of the Baltimore Gas and Electric Company Transmission Line, 150 feet wide, thence binding along the aforesaid Transmission Line right of way the two following courses and distances, viz.:

(1) North 25° 38' 05" East 96.09 feet, and

(2) North 53° 20' 58" East 641.50 feet to a point thereon, thence North 42° 32' 25" East, binding for a part along the Sixth Line of the above second-mentioned parcel of land 845.00 feet to the end of said Sixth Line, thence South 54° 24' 00" East 570.45 feet to a point on the westernmost line of a right of way, 40 feet wide, leading to Silver Spring Road, said point being in line with the westernmost line of Yvonne Avenue, as laid out and now existing, 50 feet wide, and distant South 00° 47' 24" East 105.00 feet from the southernmost line of Darleigh Road, as laid out and now existing 50 feet wide, thence North 70° 12' 34" East 50.00 feet to a point in line with the easternmost line of Yvonne Avenue, 50 feet wide, and distant South 00° 47' 24" East 105.00 feet from the southernmost line of Darleigh Road, 50 feet wide, thence South 02° 40' 00" East 526.30 feet to a point on the Eighth Line of that parcel of land which by deed dated December 6, 1956, recorded among the aforesaid Land Records in Liber C.L.B. 3667 at Folio 470 was conveyed by William J. Schafer and Viola S. Schafer, His Wife, to Exeter Realty, Inc., thence binding reversely along the Eighth and Third Lines of the above last-mentioned parcel of land the two following

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ELEVENTH ELECTION DISTRICT
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thence binding along part of the Eighth Line of the above last-mentioned parcel of land the six following courses and distances, viz.:

(1) South 00° 32' 55" East 37.87 feet,

(2) South 53° 00' 00" East 35.00 feet,

(3) South 64° 30' 00" East 210.00 feet,

(4) South 54° 27' 20" East 157.16 feet,

(5) South 01° 21' 13" East 179.14 feet, and

(6) North 73° 32' 12" East 228.00 feet to the end of the nineteenth line of the above second-mentioned parcel of land, thence binding along the twentieth line of the above second-mentioned parcel of land and reversely along the Fourth or Last Line of the above first-mentioned parcel of land South 16° 00' 30" East 569.45 feet to a point at the end of the Third Line of the above first-mentioned parcel of land, thence binding reversely along said Third Line North 73° 32' 12" East 518.88 feet to the place of beginning, containing 43.82 acres of land more or less.

BINDING part of that parcel of land which by deed dated September 10, 1956, recorded among the aforesaid Land Records in Liber C.L.B. 3013 at Folio 277 was conveyed by Grafton Culany Rogers and Elizabeth S. Rogers, His Wife, Lloyd Russell Rogers and Elsie K. Rogers, His Wife, to Exeter Realty, Inc., and being part of that parcel of land which by deed dated December 6, 1956, recorded among the aforesaid Land Records in Liber C.L.B. 3667 at Folio 470 was conveyed by William J. Schafer and Viola S. Schafer, His Wife, to Exeter Realty, Inc. and being that parcel of land which by deed dated September 18, 1957, recorded among the aforesaid Land Records in

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Liber C.L.B. 2232 at Folio 326 was conveyed by John A. Vols and Sarah E. Vols, His Wife, to Exeter Realty, Inc., and being that parcel of land which by deed dated September 18, 1957, recorded among the aforesaid Land Records in Liber M.J.R. 3401 at Folio 217 was conveyed by Robert Purnham and Metella Purnham, His Wife, to Exeter Realty, Inc.; and being that parcel of land fourthly described in a deed dated October 8, 1959, recorded among the aforesaid Land Records in Liber M.J.R. 3411 at Folio 480 which was conveyed by Baltimore Gas and Electric Company and Bankers Trust Company to Exeter Realty, Inc.

110

February 3, 1962

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February 3, 1962

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February 3, 1962

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February 3, 1962

R. Bruce Alderman

OEG : bms

Cost of Advertisement, \$.....

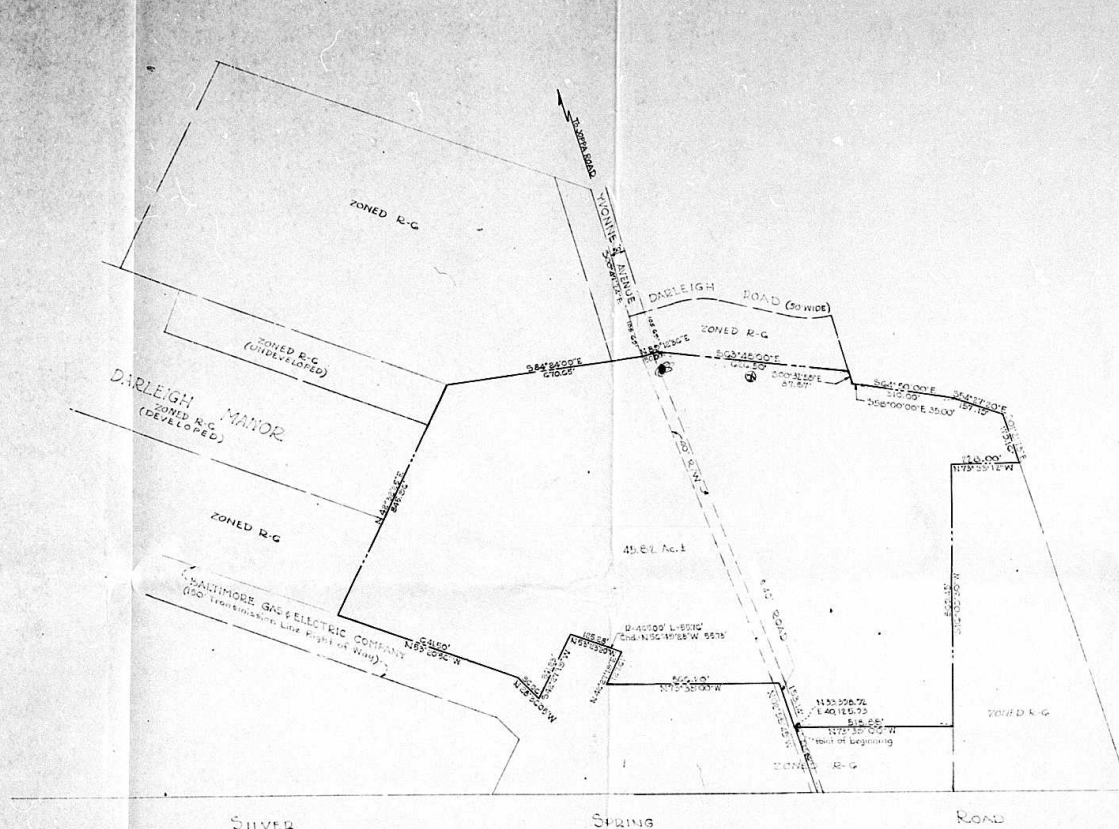
Cost of Advertisement, \$.....

Manager

District 110 Date of Posting 4/20/63
 Posted for HELEN WOLF MAY 8 '63 AT 2.00 PM.
 Petitioner HELEN WOLF WASH TX 1006
 Location of property 227 1/2 N. E. 34th ST. S. PARKING LOT 4th & 5th
PRO. POS. & V. N. W. A. E.
 Location of Signage 1. LEAVING W. PARKING LOT 4th & V. N. W. A. E. 10th
2. ON V. N. W. A. E. 10th ST. 1st CURVE OF THE CURVE FACING
W. PARKING LOT 4th & 10th ST. 1st CURVE OF THE CURVE FACING
 Reason W. PARKING LOT 4th & 10th ST. 1st CURVE OF THE CURVE FACING
 Posted by Robert J. Smith Date of return 4/21/63

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PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



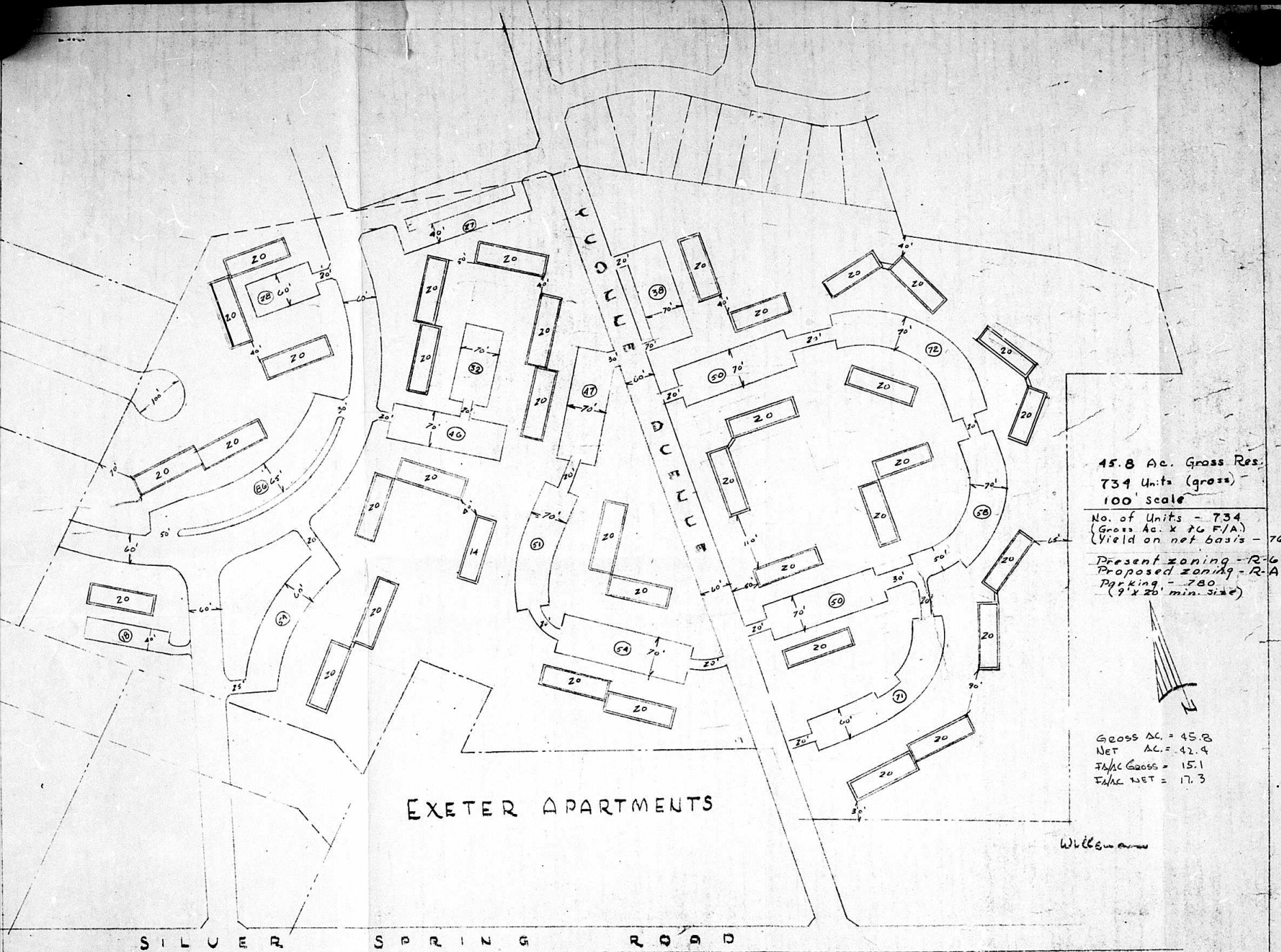
NOTE:
Coordinates and bearings shown hereon
are referred to the system established
by the Baltimore County Metropolitan District.

PLAN TO ACCOMPANY
APPLICATION FOR RE-ZONING
FOR
EXETER REALTY, INC.
ELEVENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JANUARY 31, 1962 SCALE 1"=200'



PURDUM AND JESCHKE
ENGINEERS & LAND SURVEYORS
1415 Maryland Avenue
Baltimore 10, MARYLAND





45.8 Ac. Gross Res.
734 Units (gross)
100' scale

No. of Units - 734
(Gross Ac. x 16 F/A)
(Yield on net basis - 76)

Present zoning - R-16
Proposed zoning - R-1A
Parking - 780
(9' x 20' min. size)

GROSS AC. = 45.8
NET AC. = 42.4
F/A/GROSS = 15.1
F/A/NET = 17.3

