PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

10 THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1, or we_EXETER_REALTY_INC.legal owner... of the property situate in Balt/more of the berein described property be reclassified, primant of the berein described property be reclassified, primant of the property be reclassified. R-A zone; for the following reasons:

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 Balti Exeter leady Inc

Lou a Crave, Pres

Baltingere : Itta

Address 1800 N. Charles St

Contract purchaser

Address

#5844

SMITH AND HARRISON

Address The Jefferson Building
Towson 4, Maryland VA 3 6200 ORDERED By The Zoning Commissioner of Baltimore County, this. 6th

March, 196.3., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in 2 newspaper of general circulation throughout Baltimere County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 103, County Office Buttaing in Towson, Baltimore

EXPTER REALTY, INC. FLEVENTH FLECTION DISTRICT BALTIMORE COUNTY, MENTANT

point being the end of the Second Line of that parcel of land which by deed dated

eptember 18, 1957, recorded among the Land Records of Baltimore County, Maryland in

Liber G.L.S. 3232 at Folio 320 was conveyed by John A. Volz and Sarah E. Wolz, His Nife,

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" West 153.14 feet to the end of the Twenty-

Second Line of that purcel 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 Pulany Rogers and Slizabeth S. Rogers, His Mife, Lloyd Russell Rogers and Blais

f. Moyers, His Mife, to Exeter Realty, Inc., thence leaving the centerline of the afore-

said mad, 40 feet wide, and binding along the Twenty-Third Line and along part of the

Twenty-Fourth Line of the above last-neutioned parcel of land the two following courses

said Land Records in Liber M. J.R. 3601 at Folio 217 was conveyed by Robert Purnban and

Estable Furnicas, Mis 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

(2) North 42° 27° 19" dast 127.61 feet to a point at the end of the Fourth Line

parcel of land which by deed dated September 26, 1959, recorded group the afor

Ni for the same at a point in the centerline of a road, 40 feet wide

North 02° 58' 45" Heat 227.86 feet from the morthermost line of Silver Spring

coordinates of said point being North 33,308,92 and Fast 40 125,93 and

EXETER HEALTY, INC. 227.86 v N of Silver W/S of Proposed Ivon

the above Reclassification should be had; and it further appearing that by reason of-

a Special Exception for a

ment, posting of property, and public hearing on the above petition and

__, 196___, that the herein described property or area should be and

granted, from and after the date of this order

Pursuant to the advertisement, posting of property and public hearing on the above petition watthe retitioner requested a reclassification of the subject property from an "R-6" Zone to an "R-A" Zone on property 227.86' north of Silver Scring 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. 20-1/ 1963 that the shove re-classification he and the same is hereb 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: zwienczne Special poors

(1) 55.76 feet in a northwesterly direction along the arc of a curve to the

(2) North 53° 23' 20" West 123.28 feet to a point on the Twenty-Sixth Libe of 1/29/63

(2) North 53° 20' 56" West 641.50 feet to a point thereon, thence Kortis 42° 32' 25"

right having a radius of 405 feet and a long chord bearing of North 55° 40' 28"

the above second-nentioned parcel of land, thence binding along part of said lin

of the Baltimore Gas and Flectric Ompany Transmission Line, 150 feet wide, thence

South 42° 27' 19" West 241.23 feet to a point on the northeastenmost right of way 1 in

binding along the aforesaid Transmission Line right of way the two following courses and

Nast, binding for a part along the Sixth Line of the above second-sentioned parcel of

last 845.06 feet to the end of said Sixth Lipe, thence South 84° 24' 00" East 670.65

feet to a point on the meaternmost line of a cignt of way, 40 feet wide, leading to

Silver Spring Road, said point being in line with the westernmost line of Yyorme Avenue,

as laid out and now existing, 50 feet wide, and distant South 00° 47' 24" Fast 105.69

feet from the southernmost line of Darleigh Road, as laid out and now existing 50 feet

wide, thence North 80° 12' 34" mast 50.00 feet to a point in line with the easternwest

626.50 feet to a point on the Wighth Line of that parcel of land which by deed dated

Folio 470 was conveyed by Milliam J. Schafer and Viola S. Shafer, His Mife, to Exeter

PURDUM AND JESCHKE, ENGINEERS - 2415 Mariling Avenue, Baltimone 18, Mariling

aber 6, 1936, recorded among the aforesaid Land Records in Liber G.L.B. 3067 at

Avenue, 50 feet wide, and distant South CO" 47' 24" Past 105.69 feet from

out line of Darleigh Road, 50 feet wide, thence South 63° 46' 00" Rast

#5844

map 4

#11+/4A

W. LEE HAPPISON

November 4, 1965

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

Re: Appeal of Exeter Realty, Inc. #5844

Centlemen

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.

Miske Harrown

WLH:b



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

Re: Petition for Reclassification Petition for Reclassification from an "R-6" to an "R-A" zone Property 227, 86' N. Silver Spring Road and W. S. Proposed Yvonne Av Ilth Dist, Exeter Realty, Inc. No. 5844

Please enter an appeal to the County Board of Appeals from your decision of May 20th, 1963 in the above entitled case. Enclosed berewith

is check for \$70,00 to cover the cost the reof

Cegane & Ricks
Eugene G. Ricks
Attorney for Petitioner

DESCRIPTION

Portion of the Property of Exeter Realty, Inc. Pleventh Mection District

MAP Tenth, Meventh, Twelfth and along part of the First Line of the parcel of land the six following courses and distances, wis.; 4/29/63 (1) South 00° 32' 55" Hast 37,87 feet,

- (2) South 53° 00' 00" East 35.00 feet,
- (3) South 64° 50' 00" Bast 310-00 feet
- (4) South 54° 27' 20" Fast 157.19 feet,
- (5) South 01° 21' 13" last 179.15 feet, and
- (6) North 73° 33' 12" west 225.00 feat to the end of the mineteenth Line the above second-nentioned parcel of land, thence binding along the 'wentieth Line of the above second-pertioned parcel of land and reversely along the Fourth or Last Line of the above first-mentioned parcel of land south 16° 00' 30" West 369.45 feet to a point at the end of the Third Line of the above first-sentioned parcel of land, thence binding reversely along said Third Line North 73° 33' 00" Ment 518.88 fees to the place of beginning, containing 45.82 acres of land more or less.

BRING part of that parcel of land which by deed dated September 10, 1956, ded among the aforesaid Land Records in Liber G.L.B. 3013 at Polio 277 was con weved by Grafton Dulany sorers and Elizabeth S. Rocers, Min Wife, Lloyd Sussell Borers and Risie E. Rocers. His Wife, to Proter Realty, Inc., and being part of that payed of land which by deed dated December 6, 1956, recorded among the aforesaid Land Records in Liber G.L.B. 3067 at Folio 470 was conveyed by Millian J. Schafer an Viola 3. Schafer, His Mife to Exeter Realty, Inc. and being that parcel of land which by deed dated September 18, 1957, recorded among the aforesaid Land Records in

PUROUM AND JESCHKE, ENGINEERS - 2418 Marrians Avenus Baltimore 18, Mar

#5844

DESCRIPTION

#5844

Ser C.L.W. 3237 at Polio 329 was conveyed by John A. You many wife, to Sector Realty, Inc., and being that parcel of land which by deed dated September 26, 1959, recorded among the aforesaid Land Records in Liber H. J.R. 3501 at Polic 217 was conveyed by Robert Purnkas, and Satella Furnkas, His Wife, to Excter Realty, Inc., and being that parcel of land fourthly described in a deed dated October 8, 1950, recorded among the aforesaid Land Records in Liber M. J.R. 3011 at Polic 450 which was conveyed by Baltimore Gas and Electric Company and Bankers Trust Changey to Exeter Sealty, Inc.

Pebruary 5, 1962

Pebruary 5: 1962

portion of the Property

ureas and distances, viz.t

and a long chord distance of 35.73 feet, and

(1) North 28" 36' 05" West 96.06 feet, and

Pebruary 5, 1962

PURDUM AND JESCHKE, ENGINEERS . 2418 MARCAN Arroad, Barmone 18, Mar

(1) North 73° 38' 00" West 568.20 feet, and

February 5, 1962

RE- PETITION FOR RECLASSIFICATION : from an R-6 zone to an R-A Zone, 227.86' North of Silver Spring Road and W/S of proposed Yvon 11th District Exeter Realty, Inc.,

COUNTY ROARD OF APPEALS

OF BALTIMORE COUNTY

No 5844

ORDER OF DISMISSAL

Petition of Exeter Realty, Inc. for reclassification of property from an R-6 zone to an R-A zone. located 227,86 feet north of Silver Spring Road and the west side of proposed Yvonne Avenue in the Eleventh District of Baltimore County.

Whereas the Board of Appeals is in receipt of a Letter of Dismissal dated November 4, 1965 from the attorney representing the petitioner-appellant in the above

Whereas the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner, be dismissed and withdrawn as of November 4

It is thereby ORDERED this 10 th day of November, 1965 that said appeal be dismissed without prejudice as of the aforementioned date.

COUNTY BOARD OF AFPEALS

JELEPHONE VALLEY 3-3000

BAL MORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 16482 DATE 3/6/63

BY: Zoning Department of Baltimore County

TOTAL ANGUNT DETACH UPPER SECTION AND RETURN WITH YOUR RENITTANG Petition for Reclassification for Exeter Realty, Inc. 50.00 dane 3--663 5158 . . . IXL-

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

BALLIMORE COUNTY, MANYLAND OFFICE OF FINANCE

No. 17728

Nitision of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

BILLED Zoning Depart

POSIT TO ACC	OUNT NO. 01622		1993.58
WANTITY	DETACH UP	FER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and	posting of your property	93.56
	858M	AD-Editore Comp. Let Office of Phones	
		4-2963 1614 · · · IXL-	356

INPORTANT! 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.

BATTIMORE COUNTY, MARY ND

TO Mr. John G. Rose, Soming Commissioner Date April 26, 1963

PROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #58hh. From R-6 to R-4 Zone. 227.86 feet North
of Sliver Spring Road and the west side of Proposed
Yours Avenue. Being property of Realer Realty, Inc.

seday, May 8, 1963 (2:00 P.W)

Studies by the Planning staff with respect to land use patterning, publis facilities and motorways have been underway for some time. These here not been approved as yeb by the Planning Board, but they are aimed at the making of recommendations for comprehensive resoning of the 11th and 14th Birthrits.

From a Planning viewpoint, these studies indicate that the projected pattern of selectory is such that the tract convered by the subject converse in the selection of the selection of selection of selections access selecting which would jointfy the agentical consistency and sought here. In fact, grave concern is expressed by the staff with access other than by Jopas kool is by reach and line show call-tone of the selection of the selection of the selection of the way entering fillwer Spring head - which itself is narrow and beyond the capability of the pattiliness to improve.

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 17815 DATE 5/29/63

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Cost of appeal to Board of appeal in matter of reclassification of property of Emeter Realty, Inc., No., 55kh	\$70.00
	>>3163 9≈10 · · fit-	0.0.0
	™	
	3	

MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

5844

CERTIFICATE OF POSTING TONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 7. Date of Posti Location of property 227.86 N. OF SILVER SARING RD at the LUS of PRO POS ED SYRANGE ALE.

Location of Signal FASKING DARKELEY ST AND GLORIAL REE 10" N ORPHOTICEY & ON SURVINE AUE AT THERMY OF THE CURVE WEACHING BARLEIGH RO ALE 10 "T IN ON PROPIORY Posted by Clabert Le Beell Date of return 435/63

CERTIFICATE OF PUBLICATION

April 19, 1963

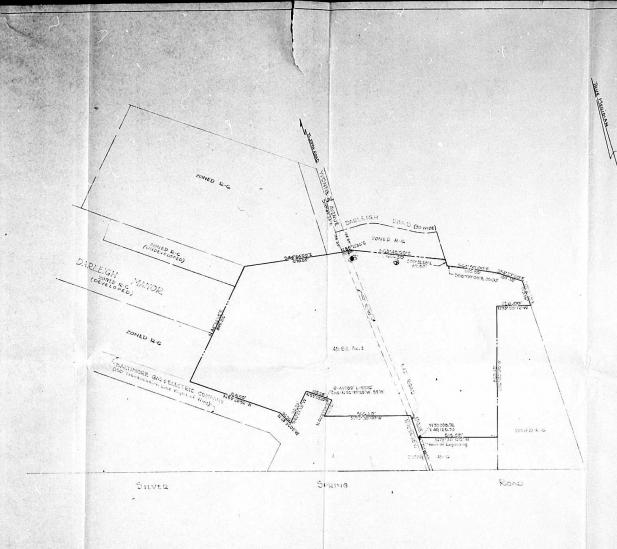
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baltimore County Md. avendareach day of ______Bay.______, 19.63., the sheet put ication appearing on the 19th day of April

THE JEFFERSONIAN

April 18 TOWSON, MD., ... Ture to To CEPTIEV That the appeard advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Sth day of May 19 63, the first publication appearing on the 13th day of April

CERTIFICATE OF PUBLICATION

THE COUNTY NEWS WEEK



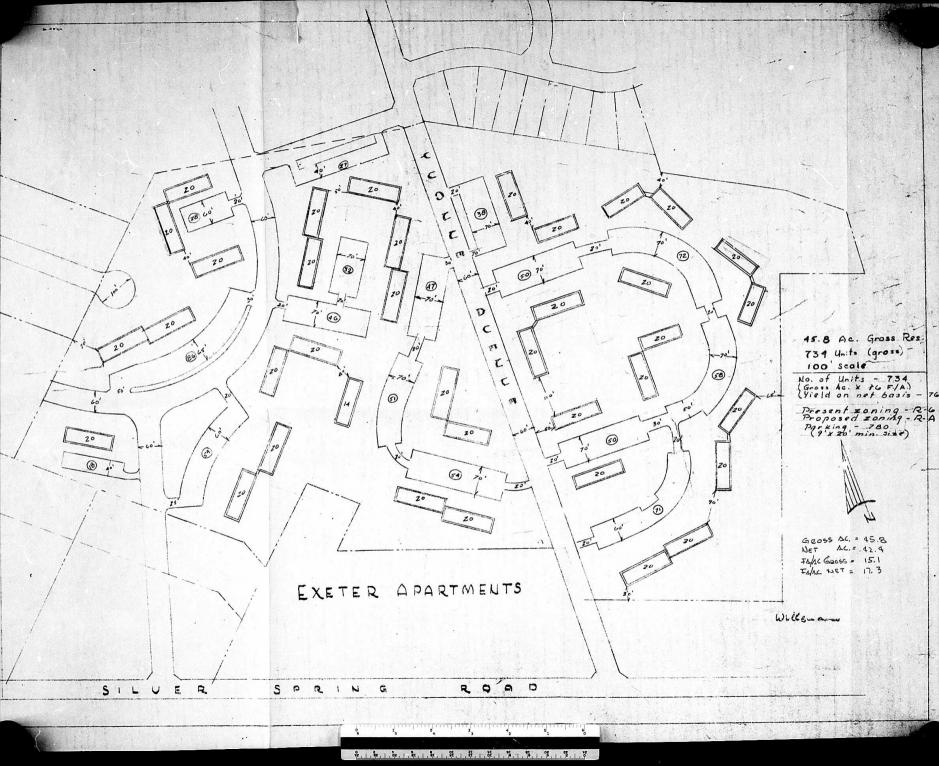


PURDUM AND JESCHKE
ENGINEERS & LAID SURVEYORS
1415 Maryland AVENUE
Egyptimore 10, Maryland



NOTE: Coordinates and bearings shown herzon are referred to the system established by the Bultimore County Metropolitan District. PLAN TO ACCOMPANY APPLICATION FOR RE-ZONING

EXETER REALTY, INC.
ELEVENTH ELECTION DISTRICT
DALTIMORE COUNTY, MARYLAND,
JANUARY 31, 13C2, SCALE 1°-200°



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we. John Deere 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 for a Variance from Section 255.1 & 263.1 to permit a front yard of 40' instead of the required 75° from a expressway in an M.R. Zone of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) losswing reasons: unlease narrows or practice amounty. The purchase of the property, in May, 1950, was predicated on the assumption that our main office building could be built in accordance with the Zoning Law in affect at that thee, so the office building could be constructed to afferd attending the property of the Tarinburg Expressery. A reductable accordance of money has since been spent on the development of plans and a construction contract for the read is in progress. See Attached description Property is to be posted and advertised as prescribed by Zoning Regulations. Low, agree to pay expectes of above Variance advertising, posting, etc., upon filing of this seltition, and further agree to and are to be bound by the zoning regulations and restrictions of fallimore County adopted pursuant to the Zoning Law For Baltimore County. John Reve to Usi Con Ville by Min Treasure Legal Owner Contract purchaser Address 2524 Kirk are #18, md. Protestant's Attorney Petitioner's Attorney April April 1963 that the subject matter of this petition be advertised, as required by the Zoning Law of Ballimere County, in two newspapers of general circulation through our Ballimere County, that properly be posted, and that the public hearing be had before the Zoning Commissioner of Ballimere County—London 186, County, Office Building in Towson, Ballimere day 12 hours of F 1988 2 200ms , 196.3 ., at 1100 ... o'clock P. M 0 issioner of Baltimore County BALTIMORE COUNTY, MARYLAND No. 17730 OFFICE OF FINANCE DATE 1/29/63 ion of Collection and Receipts COURT HOUSE

0

....

11.00 PAD - Sufferers Causing Still - Office of Blump 4-2963 7620 . O . TIL-1.00 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. # 5843-V

ZONING D	EXTIFICATE OF POSTING REPARTMENT OF BALTIMORE COUNTY Towner, Maryland
Postrict CTD Posted for: RTITION FOR B USD Petitioner: LOON DEEDE. CD Location of property. SE CON. CD	Dute of Positing. April 26, 1982 acres to periori a foot yet of 96 1050 acres. The Harrisburg - Expression of 8 Position & A.
Location of Signer Hiddle of	property on Padania Rd.
Remarks: 377	re Date of return funt 25 1963

	Pursuant to the advertisement, posting of property, and public hearing on the above petition
	and it appearing that by reason of the following finding of facts that the granting of the
	variance requested will grant relief to the petitioner without substantial in
	to the public health, safety and general selfare of the locality involved
	100 mm (100 of 100 of 1
	the above Variance should be had; and the specific state opposition of the specific state of the specific stat
	January State of Stat
	a Variance to permit a front yard of h0 feet instead of the required should be grant 75 feet from an expression in an *8-R* Zone.
	TT IS ORDERED by the Zoning Commissioner of Baltimore County this
į	day ofBsy, 1963, that the herein Petition for a Variance should be and
	same is grasic, from and after the date of this order, which permits a front yard of it instead of the required 75 feet from an expression yards "Not" 500. Zelling Commissioner of Sattliners Cou
	Pursuant to the advertisement, posting of property and public hearing on the above petiti
	and it appearing that by reason of
	the above Variance should NOT BE GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
	of 196, that the above Variance be and the same is hereby DENI
	of 190, that the above variance be and the same is nevery bush

on of Collection and Receipt COURT HOUSE TOWSON 4. MARYLAND BILLED Zoning Department of 125.00 COST Petition for Variance for the John Deere Co. 25.00 4-363 (1czn . . . 711-5.00 0 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

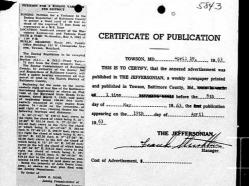
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTMORE COUNTY, MARCLAND

OFFICE OF FINANCE

No. 16550

DATE 1/3/63



BATIMORE COUNTY, MARTAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date April 25, 1963

PROME No. George E. Cavrelie, Deputy Director

SURERY STALTS. Published for a Variance to the Soning Benefition of Balliages Goody to part it a front from an expressing in a R.L. Soni, Bothbasi's conse-of the Martishorg Expressing and Padonia Road, Deing property of John Benes Co.

8th District

Wednesday, May 8, 1963 (1:00 Pak.)

The staff of the Office of Planning and Zoning has reviewed the subject postties for variances and noise that the subject property has been under considerationally the posttieners for this use for one time. The site is limited by the County's requirement of a new time. The site is limited by the County's requirement of a new layers of the county parallel to the Hearthouse Represent New Layers of the County of the County of the County of the Padonta Bood interchange, dince the selection of the development, the Joning Regulation were sensible to require greater asthesis for industrial access of spects to the Represence of

JOHN DEERE PROPER

Description for application for zoning variance for property located in southeast quadrant of interchange between the Harrisburg Expressway and Padonia Road, Baltimore County, Maryland.

Beginning for the same on the northeasterly right of way line of the Balti-ore-Harrisburg Expressway as shown on Plat 7409 of the Narylani State Roads Commission, dated March 3, 1949, said point of beginning being 100.00 feet northeasterly measured at right angles from station 78444.50 on the centerline of said right of way, running thence for the following bearings and distances:

N. 53*-11'-02" W 479.35 feet; curve to the right, the chord of which being N. 35°-18'-30" W 551.16 feet; N. 17°-25'-58" W 231.62 feet; curve to the right the chord of which being N 31*-17'-08" E 263.02 feet; N 72*-08'-21E 299.77 feet; curve to the right the chord of which being N 84*-23'-04" 252.26 feet; 8 37*-57'36" W 65.06 feet; curve to the left the chord of which being S 15° 27' 15" E 207.89 feet; curve to the left the chord of which being \$ 39° 56' 32" E 544.51 feet; curve to the right the chord of which being S 49°-43'-07" E 318.02 feet; S 36°-48'-58" W 638.58 feet to the place of beginning, containing 18.078 acres of land more or less.

Being the property of John Deere Company, as shows on plat plan filed with the Zoning

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 18 1963 THIS IS TO CERTIFY. That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly

newspaper print I and published in Towson, Baltimore County, Md., once in each of __one__ successive weeks before the 8th day of May 19 63 the first publication appearing on the_____lâth_____ day of April 19 63.

THE COUNTY NEWS WEEK

4

60

n public hearing: merning all that parcel of in the Eighth District of

5843-V CERTIFICATE OF PUBLICATION

TOWSON, MD. April 18 19 63

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County Md., once in each of __one__ successive weeks before the 8th day of May 19 63, the first April 19 63.

THE COUNTY NEWS WEEK

e you