

d

#63-103-R
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District... 226..... Date of Posting... Sept. 23, 1963.
 Posted for: Use of property... R-6 Zone to R-4 Zone
 Petitioner: Helen J. Gosnell, et al.
 Location of property: SW cor. Old Court Road & Carlson Lane
 Location of Sign: (1) 111 W. 1st St. & Carlson Rd. (2) 111 W. 2nd St. & Carlson Rd.
 Dead End of Kenjae Rd. (3) 111 W. 3rd St. & Carlson Rd.
 Remarks: [Signature]
 Posted by: [Signature] Date of return: October 3, 1963

TELEPHONE
 VALLEY 3-3000

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

No. 19983

DATE 11/14/63

TO: Messrs. Smith & Harrison,
 Jefferson Bldg., Towson 4, Md.
 Attn: Richard C. Murray, Esq.

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

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal - Helen J. Gosnell, et al., No. 63-103-	\$70.00
	11-1963 6877 * * * TEL -	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.

RE: PETITION FOR RE-CLASSIFICATION
 from an R-6 Zone to an R-4 Zone
 SW cor. Old Court & Carlson Lane
 2nd District Helen J. Gosnell,
 et al., Petitioners

BEFORE
 DEPUTY ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY
 Case No. 63-103-R

Upon hearing on the above petition for re-classification
 from an R-6 Zone to an R-4 Zone of property on the Southwest corner of
 Old Court Road and Carlson Lane, in the Second Election District of
 Baltimore County, the testimony produced at the hearing did not indicate
 that the Official Zoning Map of Baltimore County was in error when adopted
 by the County Council.

For the reason stated above the re-classification should
 NOT BE MADE.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore
 County, this 14 day of October, 1963, that the above re-classification
 be and the same is hereby DENIED and that the above property or area be
 and the same is hereby continued as and to remain an R-6 Zone.

Edward D. Hackett
 Deputy Zoning Commissioner

#63-103-R
PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Whereas, the property described in the petition is the property of the petitioner, and the property is situated in Baltimore County and is described in the description and plat attached hereto and made a part hereof, and the petitioner hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-4 zone for the following reasons:
 (1) Error in original zoning, and
 (2) For other and further reasons to be shown at the hearing hereon.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for...

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.

William H. Hackett
 Legal owner
 Address: 8870 Piney Branch Road
 Silver Spring, Maryland

Richard C. Murray
 Protestant's EMERGENCY Attorney
 Address: 104 Jefferson Building
 Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of August, 1963, that the subject matter of this petition be advertised, as 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 Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 14th day of October, 1963, at 1:30 o'clock P.M.



LESTER MARR,
 JOHN C. CHILDS
 Associates
 Engineers - Surveyors - Site Planners
 2129 N. Charles St., Baltimore 18, Maryland
 10101a 7-7100

DESCRIPTION

GOSNELL TRACT, OLD COURT ROAD, SECOND ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning: R-6
 Future Zoning: R-4

Beginning for the same at a point formed by the intersection of the west side of Carlson Lane and the center line of Old Court Road, said point of beginning being also at the end of the third line of a parcel of land described in a deed from Lillian A. Kelly, unmarried to Sara M. Pothast, et al, dated July 19, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3217, Folio 268, running thence and binding on a part of the fourth line of said deed and along or near the center of Old Court Road, S. 68° 00' W., 462.41 feet to the beginning of the second line of the parcel of land described in a deed from Sara M. Pothast, et al to the County Commissioners of Baltimore County, dated July 12, 1955 and recorded among the aforesaid Land Records in Liber G.L.B. 2743, Folio 556, running thence binding on said second line S. 05° 18' 00" E., 83.13 feet to the end of said line and to the end of the fifth line of the parcel of land described in a deed from Sara M. Pothast, et al to Baker Land Company, dated January 31, 1956 and recorded among the aforesaid Land Records in Liber G.L.B. 2869, Folio 152, thence binding reversely on the fifth, fourth, third and second lines of said last mentioned deed, the four following courses and distances: (1) S. 50° 49' 40" E., 41.46 feet to

Water Supply
 Sewerage
 Drainage
 Highways
 Structures
 Development
 Interconnections
 Reports

#63-103-R
 WESTERN
 AREA
 SEC. 2-B
 RA
 9/26/63

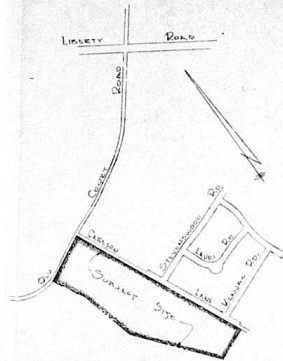
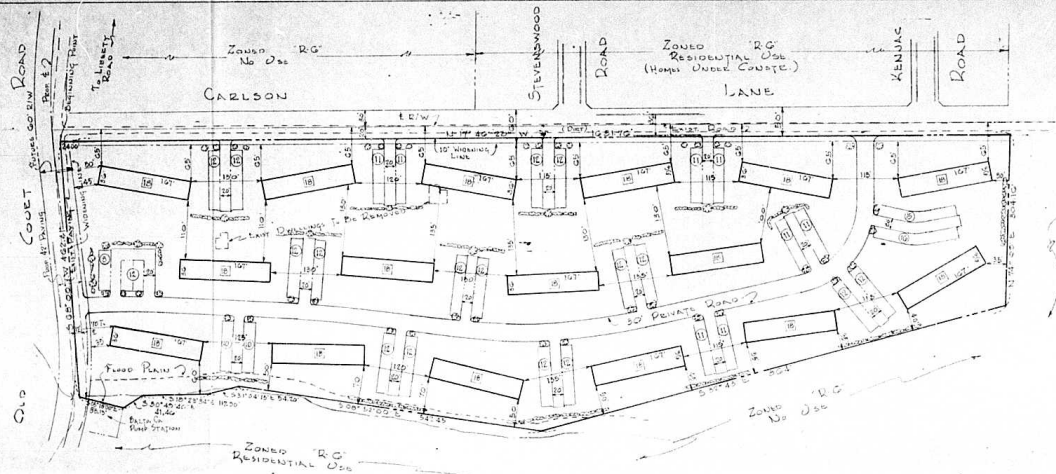
LESTER MARR,
 JOHN C. CHILDS & ASSOCIATES, INC.
 2129 N. Charles St., Baltimore 18, Maryland
 Page Two

the center of a stream there situate, thence binding along the center of said stream (2) S. 18° 23' 34" E., 117.90 feet, and (3) S. 31° 04' 15" E., 54.20 feet, thence (4) E. 06° 52' 00" E., 547.45 feet to intersect the seventh or last line of the deed first herein mentioned, running thence, binding on part of the seventh line and on the first, second and third lines of said deed the following courses and distances, (1) S. 32° 43' E., 864 feet to a granite stone, (2) N. 74° 09' E., 304.16 feet to a granite stone on the west side of Carlson Lane, thence binding on said west side of Carlson Lane, (3) N. 17° 46' 20" W., 1681.76 feet to an iron pipe, and (4) N. 17° 46' 20" W., 24.00 feet to the place of beginning.

Containing 17.39 acres of land, more or less.

RS:abr J. O. #62195
 8/22/63





LOCATION PLAN
Scale 1"=500'

GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 17.50 ACRES
2. PRESENT ZONING OF TRACT IS "R"G
3. PRESENT USE OF TRACT "NO USE"
4. PROPOSED ZONING OF TRACT "R"G
5. PROPOSED USE OF PROPERTY "GARDEN APARTMENTS"
6. DENSITY CALCULATIONS:
 - a) GROSS AREA OF TRACT EQUALS 15.17 ACRES
 - b) GROSS DENSITY OF TRACT (16.1017) EQUALS 200 UNITS
 - c) NET AREA OF TRACT (16.1017) EQUALS 200 UNITS
 - d) APARTMENT UNITS SHOWN ON THIS PLAN EQUALS 200 UNITS
7. REQUIRED OFF-STREET PARKING UNITS (2.20) EQUALS 200 UNITS
8. PROPOSED OFF-STREET PARKING UNITS (2.20) EQUALS 200 UNITS
9. FUTURE PAVING OF CARLSON LANE 30' CURB & GUTTER ON 60' R/W
10. FUTURE PAVING OF OLD COURT ROAD 42' CURB & GUTTER ON 60' R/W

PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION OF PROPERTY
VICINITY
OLD COURT ROAD & CARLSON LANE
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
SCALE: 1"=100' AUG. 26, 1962



ENGINEERS
MATE, CHILDS & ASSOCIATES
2123 NORTH CHARLES STREET
BALTIMORE 18, MARYLAND