

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Loretta A. Miller, John F. Miller, et al. The Drew Company and Frances P. Miller, legal owners of the property within 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 an R-20 zone to an R-10 zone as indicated on the plat attached hereto R-10 and R-6 zone for the following reason:

There is a need and demand in the area for homes, but development of the subject property with such homes is not feasible or practical, except under an R-10 and R-6 Zoning Classification, as requested.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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.

THE DREW COMPANY

BY: Loretta A. Miller, John F. Miller, et al. Vice-President, Frances P. Miller, Contract purchaser, c/o M. William Adelson, Address 1035 Maryland Nat'l Bank Bldg., Baltimore 2, Maryland

M. William Adelson, Petitioner's Attorney, 1035 Maryland Nat'l Bank Bldg., Address Baltimore 2, Maryland PL 2-6682

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of September, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of November, 1963, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County.

MAY, CHILDS & ASSOCIATES, INC.
2129 N. Charles St., Baltimore 18, Maryland
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binding along a part of said eleventh line and part of the twelfth line, N. 25° 29' 00" E., 30 feet, more or less and N. 49° 56' 00" E., 325 feet, more or less, thence for new lines of division, S. 40° 04' 00" E., 200 feet, N. 49° 56' 00" E., 550.2 feet, more or less and N. 40° 04' 00" W., 200 feet to a point on said twelfth line, thence binding on part of the twelfth, thirteenth, fourteenth, first, second, third, and part of the fourth lines of said deed the seven following courses and distances, (1) N. 49° 56' 00" E., 225 feet, more or less, (2) N. 45° 07' 00" E., 150.00 feet, (3) S. 65° 02' 00" E., 3682.00 feet, (4) S. 01° 28' 00" W., 158.80 feet, (5) S. 63° 53' 00" E., 85.00 feet, (6) S. 26° 03' 00" W., 250.00 feet and (7) S. 63° 53' 00" E., 200 feet, more or less, to the place of beginning.

R:Strbr
J. O. #62180 9/16/63



MAY, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

2129 N. Charles St., Baltimore 18, Maryland
1044145 74310

DESCRIPTION

PORTION OF "ROLLING ROAD PROPERTY", FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present zoning: R-20
Proposed zoning: R-10

Beginning for the same at a point on the center line of Rolling Road said point being located 850 feet, more or less, as measured southerly along the center line of Rolling Road from the intersection thereof with the center line of Collinsway Road, said point of beginning being also at the end of the fourth line of that parcel of land, secondly described in a deed from Robert H. Heighe and wife to John H. Miller, et al, dated December 10, 1940 and recorded among the Land Records of Baltimore County in Liber C. W. B. Jr. 1138, Folio 273, running thence binding on the fifth line of said land S. 63° 53' 00" E., 14.8 feet, thence binding along the sixth, seventh, and eighth lines of said land and also binding on the bed of Rolling Road, as proposed 70 feet wide, the three following courses and distances (1) S. 01° 18' 00" E., 223.25 feet, (2) S. 10° 42' 00" W., 176.00 feet and (3) S. 25° 19' 00" W., 601.85 feet, thence leaving said Rolling Road and binding on the ninth, tenth and a part of the eleventh lines of said land, the three following courses and distances (1) N. 64° 58' 00" W., 1247.90 feet, (2) N. 64° 46' 00" W., 3678.30 feet and (3) N. 25° 29' 00" E., 200 feet, more or less, thence binding along a line drawn parallel to and distant 200 feet northeast of the tenth line of said land S. 64° 46' 00" E., 3678 feet, more or less, thence

#63-144R
WESTERN AREA SEC. 2-B R-L R-10 11/8/63

MAY, CHILDS & ASSOCIATES, INC.

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binding on a line drawn parallel to and distant 200 feet northeast of the ninth line of said land S. 64° 58' 00" E., 1085 feet, more or less to a point on a line distant 145 feet west and parallel with the west side of Rolling Road, thence binding on said line so drawn northeasterly and northerly 820 feet, more or less to a point on the fourth line of said land, thence binding 200 feet on a part of said fourth line S. 65° 53' 00" E., 240 feet, more or less to the place of beginning.

GAV:shr J. O. #62180
9/13/63



THIS PETITION FOR RE-CLASSIFICATION from an R-20 Zone to an R-10 and R-6 Zone, W.D. of Rolling Road, 1550 S. of Collinsway Road-1st District- John F. Miller-Petitioner

REPORTS
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 63-144-R

Upon hearing on the above petition for re-classification from an R-20 Zone to an R-10 and R-6 Zone, the land lying on the West side of Rolling Road, 850' South of Collinsway Road, in the First 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 had.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21 day of November, 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-20 Zone.

Deputy Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John J. Rouse, Zoning Commissioner Date: November 8, 1963
FROM: Mr. George S. Carvelis, Deputy Director
SUBJECT: 63-144-R, R-20 to R-10 and R-6 Zones
West side of Rolling Road 850 feet South of Collinsway Road. Being property of John F. Miller.
1st District
REAR: Thursday, November 21, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to R-10 and R-6 zoning. It has the following advisory comment to make with respect to pertinent planning factors:

- The Zoning Map covering this area carefully recognized the character of existing land usage along the westerly side of Rolling Road and in the easterly portion of the "Westerline" Subdivision. Accordingly, R-20 zoning was created for this area even though portions of it in time could be served by sanitary sewerage. From a Planning viewpoint, creation of R-6 zoning here would be incongruous and would set up land use potentials for the subject property which are not in conformity with those on adjacent properties which are not in conformity with those on adjacent properties which are not in conformity with those on adjacent properties. The zoning, semi-detached housing could be developed here. The contrast in land use potentials requested is too harsh, from a planning viewpoint, to be considered as appropriate.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FROM: GEORGE S. CARVELIS Date: October 16, 1963
TO: JAMES DYER
SUBJECT: John F. Miller Property
W/S Rolling Road
S/S Collinsway
District 1
Present Zoning R-20
Proposed Zoning R-10 and R-6
Acreage 140.51

A preliminary review has been made of the captioned site and the findings are as follows:

A pumping station generally located to the north and in relation to Cedar Run appears to be necessary in order that the site may be properly served.

On the basis of information supplied, it appears that a portion of the westmost section of the site can be annexed into the proposed Miller's Run Pumping Station, that station however is not believed to be completed until the latter part of 1965.

It appears also that the proposed Ridge Road will bisect a portion of the westmost area of this site.

GARY:gr



RE: PETITION FOR RECLASSIFICATION
from an R-20 zone to R-10 and
R-6 zones,
W/S Rolling Road 850' South of
Collinsway Road,
1st District
John F. Miller, et al
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 63-144-R

ORDER OF DISMISSAL

Petition of John F. Miller, et al, for reclassification from an R-20 zone to R-10 and R-6 zones, on the W-S side of Rolling Road 850 feet south of Collinsway Road in the First District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter of dismissal dated October 15, 1965 from the attorney representing the petitioners-appellants in the above entitled matter.

Whereas the said attorney for the said petitioners-appellants requests that the appeal filed on behalf of said petitioners, be dismissed and withdrawn as of October 15, 1965.

It is thereby ORDERED this 19th day of October, 1965 that said appeal be dismissed without prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

County Board of Appeals
County Office Building
121 West Chassepote Avenue
Towson, Maryland 21204

Re: Petition for Reclassification from
"R-20" Zone to "R-10" and "R-6"
Zones, W/S Rolling Road 850' S. of
Collinsway Road, 1st District, John
F. Miller, et al., Petitioners No. 63-144-R

Gentlemen:

Please enter the appeal from the decision of the
Zoning Commissioner of Baltimore County, Withdrawn, Without
Prejudice to Petitioners-Appellants.

Yours very truly,

M. William Adelson
Loretta A. Miller, John F. Miller,
Frances P. Miller and The Drew
Company

RPS:mol

c.o. Paul J. Feeley, Esq.
203 Courtland Avenue
Towson, Maryland 21204

Henry M. Decker, Jr., Esq.
900 Aurora Federal Building
Baltimore, Maryland 21201

Thomas P. Neuberger, Esq.
1414 Woodcliff Avenue
Baltimore, Maryland 21228

11/10-45
10:30 AM

TELEPHONE 633-3000		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 22011 DATE 12/24/65
TO: <i>William Adelson, Esq.</i> 305 Maryland National Bank Bldg. Baltimore 2, Md.		BILLED BY: <i>Office of Planning & Zoning</i> 123 County Office Bldg. Towson 4, Maryland		
DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	
01-622	1	App. at costs - John F. Miller, No. 63-144-R	\$70.00	
PAID - Baltimore County, Md. - Office of Finance			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 633-3000		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 201 DATE 9/21/65
TO: <i>James P. Smith, Esq.</i> 3 W. William Adelson 1035 Maryland National Bank Building Baltimore 2, Md.		BILLED BY: <i>Planning Department of</i> Baltimore County		
DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	
01-622	1	Petition for Reclassification for John F. Miller, et al	\$50.00	
PAID - Baltimore County, Md. - Office of Finance			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.				

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., November 6, 1965.
THIS IS TO CERTIFY that the annexed advertisement was
published in the "Baltimore County News" a newspaper printed and pub-
lished in the County of Baltimore, Maryland, on the 1st day of November,
1965, the first publication
day of November
appearing on the 31st
day of
1965.
J. D. Martin
John F. Miller, et al
County of Baltimore, Maryland
Registration No. 12093

M. WILLIAM ADELSON
ATTORNEY AND COUNSELLOR AT LAW
1035 MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MARYLAND 21202

December 5, 1965

Re: Case No. 63-144-R - Petition filed
by Loretta A. Miller, John F. Miller,
and Frances P. Miller, Legal Owners,
and The Drew Company, Contract Purchaser
for Reclassification of 148.54 Acres,
more or less, from an R-20 Zone to R-10
and R-6 Zones as indicated on the Plat
attached to said Petition

Dear Mr. Rose:

Please enter an appeal to the County Board of
Appeals from the decision of the Deputy Zoning Commissioner,
dated November 21, 1965, denying the Petition for Reclassi-
fication in the above entitled case. This appeal is taken
pursuant to Section 23-26, Title 23, Baltimore County Code,
as enacted by Bill No. 80, approved June 10, 1960. A check
for \$70.00 is enclosed herewith to cover the cost of the
instant appeal.

Respectfully yours,

M. William Adelson
M. WILLIAM ADELSON
Attorney for Petitioners,
Loretta A. Miller, John F. Miller,
and Frances P. Miller, and
The Drew Company, Appellants
1035 Maryland National Bank Building
Baltimore, Maryland, 21202
Plaza 2-6682

MWA:DH

Certified No. 775882



PETITION FOR RECLASSIFICATION
FROM R-20 ZONE TO R-10 AND R-6 ZONES
W/S ROLLING ROAD 850' SOUTH OF
COLLINSWAY ROAD,
1ST DISTRICT
DATE & TIME: THURSDAY,
NOVEMBER 11, 1965, 10:30 AM
AT THE PUBLIC HEARING: Room
County Office Building, 121
West Chassepote Avenue, Towson,
Baltimore County, Maryland

The Zoning Commissioner of
Baltimore County, Maryland,
has held a public hearing on the
Petition of John F. Miller, et al,
for reclassification of land in the
First District of Baltimore County,
from an R-20 Zone to R-10 and R-6
Zones, as indicated on the Plat
attached to said Petition.

Presented at the hearing
was the Petition of John F. Miller,
et al, for reclassification of land
in the First District of Baltimore
County, from an R-20 Zone to R-10
and R-6 Zones, as indicated on the
Plat attached to said Petition.

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OFFICE OF THE
BALTIMORE COUNTY
THE COMMUNITY NEWS
Baltimore, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
ORIGINAL
63-144
THE HERALD-ARGUS
Columbia, Md.
November 5, 1965.

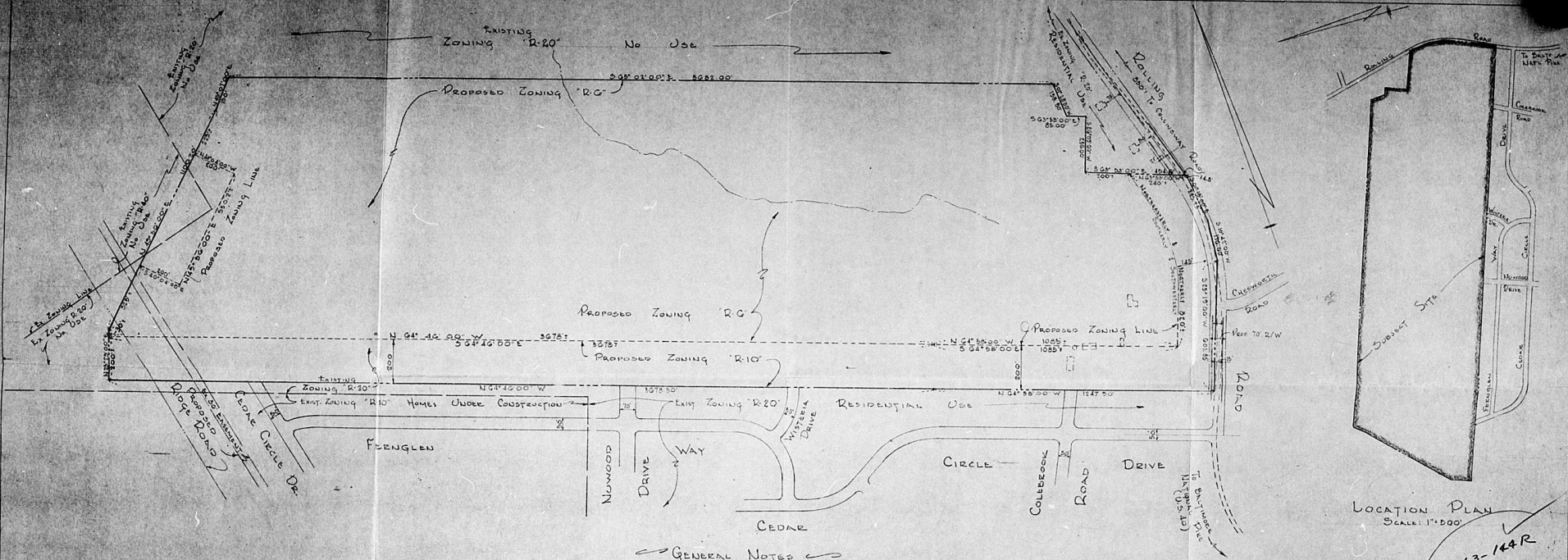
THIS IS TO CERTIFY that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week
the 5th day of November, 1965 that is to say
the same was inserted in the issues of

OCTOBER 31, 1965.

THE BALTIMORE COUNTIAN

By *Paul J. McGary*
Editor and Manager



GENERAL NOTES

- 1 TOTAL ACRES OF TRACT EQUALS 140.54 ACRES:
- 2 PRESENT ZONING OF TRACT IS "R-20" & "R-40"
- 3 PRESENT USE OF PROPERTY: FARM USE & NO USE
- 4 PROPOSED ZONING OF PROPERTY: "R10" & "RG"
- 5 PROPOSED USE OF PROPERTY: RESIDENTIAL "COTTAGE"
- 6 ROLLING ROAD TO BE IMPROVED IN FUTURE WITH 42 PAVING,
CURB & GUTTER ON A 70' R/W.

PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION OF PROPERTY
VICINITY

ROLLING ROAD & CEDAR CIRCLE DRIVE
ELECTION DISTRICT 1
SCALE: 1"=200'
BALTIMORE COUNTY, MD.
AUGUST 27, 1963

WESTERN
AREA
MAP
SEL. 2-B

ENGINEERS
MATZ, CHLOS & ASSOC.
2129 NORTH CHARLES ST
BALTIMORE 18, MARYLAND

JO 62180