

199 MAP #3 SEC-2 R-10 1/2/64 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MATHEWS & ASSOCIATES, INC., 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 you that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-20, R-40, R-10, R-10 zone to an R-10 zone, for the following reason:

1. There was error in the original zoning of that property, y, above referred to, at the time of the adoption of the original Zoning Ordinance and Classification, in respect of those segments of the petitioner's entire property lying between GreenSpring Avenue and Old Pimlico Road and north of Lightfoot Road and Hyvale Road, as more particularly shown on the attached plat and description, which were so erroneously zoned R-20 and R-40 at the same time as (in addition to other reasons, to be developed at the hearing hereof) other segments of this same overall tract of the petitioner's property was zoned R-10.

2. That there have been changes in the area and neighborhood in which the petitioner's property is located since the original zoning, and that property to the entire tract, including the property herein described, is now zoned R-10.

See Attached Description

Property is to be posted and advertised as prescribed 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.

MATHEWS & ASSOCIATES, INC. Matthews & Zinn
Attorney for Petitioner c/o 2110 Matheson Bldg., Baltimore 2, Md.
Legal Owner

Address 2110 Matheson Bldg., Baltimore 2, Md. Address

_____, Sec. Above Petitioner's Attorney
_____, Sec. Above Protester's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1964, 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 _____ day of _____, 1964, at _____ o'clock.



Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John N. Rose, Zoning Commissioner Date: January 13, 1964

FROM: Mr. George E. Carvello, Deputy Director

SUBJECT: Reclassified, R-20 and R-40 to R-10, West side of Old Pimlico Road and the North side of Hyvale Road, being property of Waitman F. Zinn.

3rd District Monday, January 13, 1964. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 and R-40 to R-10 zoning, and has the following advisory comments to make with respect to pertinent planning factors:

- The 3rd District Zoning Map carefully sought to create logical boundaries and an orderly transition in lot sizes from the city line northward to the large lot areas along Old Court Road. Existing or desirable future development, character, topography, and the possibilities for service by public utilities, were the major factors used by the Planning staff to determine the location and extent of the R-20, R-40, and R-10 zones. The subject property was zoned R-20, R-40, and R-10 in recognition of its partial sewerability similarity to Baltimore City and R-40 in recognition of the flatness of the property. The northeastern portion of the property was recommended for R-40 zoning in recognition of the property's similarity to the R-40 zone. The northwestern portion of the property was recommended for R-20 zoning in recognition of the fact that it could not be sewered in the future. The northeastern portion - which also had been sewered in the future without pumping. The northeastern portion of the property, which had been sewered for larger lots in recognition of the fact that it could not be sewered in the future, was zoned for larger lots in recognition of the fact that it could not be sewered in the future.
- Since the map was adopted it appears that the property could be sewered in its entirety by means of the Moore Run Interceptor. Although the factor of sewerability has changed on portions of the property since the adoption of the 3rd District Map, the Planning staff does not believe that land use potentials should change from those established by the Zoning Map. Significant portions of the property now zoned for large lot development are not completely capable of being developed for large lots without extensive grading and utility striping. The property of its natural buffering and protection from the R-20 and R-40 zones. Since the adoption of the Zoning Map, the Zoning Commission have been advised to permit sewer development in the R-20 and R-40 zones which would allow for some transition in lot sizes between the R-20 and R-40 zones and the R-10 zone. Development of the subject property within the R-20 and R-40 zones would be in violation of the Zoning Map. The Planning staff does not believe that the content of the Zoning Regulations as they now stand would be unduly restrictive to the topography of the property. The Zoning Map does not believe that the original zoning was in error or that the character of the area has changed from the potentials established for it by the 3rd District Zoning Map to justify reclassification as here.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ changes in the character of the neighborhood

the above Reclassification should be had, such further proceedings shall be taken as

Special Reclassification _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-20 and R-40 zone to a R-10 zone, under the following description:

_____ and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1964, 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 to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Matthews & Zinn
2110 Matheson Building
Baltimore 2, Maryland

Re: Petition for Reclassification from R-20 & R-40 to R-10 for Waitman F. Zinn

Dear Sirs:

The Zoning Advisory Committee has reviewed the above petition, and have the following comments to make:

- The petitioner's engineer should revise the plans to indicate the future road patterns for this development.
- The petitioner's engineer should also contact Mr. Hanson of the Bureau of Engineering for details concerning any future widening of Green Spring Avenue and/or Old Pimlico Road.

3. Mr. David Mack, the School Board representative, stated that the School Board is attempting to purchase 21 acres of this property for a school site.

If you have any questions, concerning the above matter, please do not hesitate to contact me.

Yours very truly,

JED/ma

JOHN E. DIM

MATHEWS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners
George W. Bully
Edward W. Cullen
Leonard M. Olson
Thomas F. Olson
Paul L. Lyle
Paul S. Sweeney

2110 N. Clark St., Baltimore, Maryland 21201
Telephone 7-2300

DESCRIPTION

PART OF ZINN PROPERTY, WEST PIMLICO ROAD,
NORTH SMITH AVENUE, THIRD ELECTION DISTRICT,
BALTIMORE COUNTY, MD.

Present Zoning: R - 20
Proposed Zoning: R-10

Beginning for the same at a point on the center line of Old Pimlico Road, said point being located at the distance of 2960 feet, more or less, measured northeasterly along said center line of Old Pimlico Road, from the intersection thereof with the center line of Smith Avenue, said point of beginning being also the beginning of the existing Baltimore County Zoning description 3-R-20-10, said point of beginning being also on the fifth line of the land which by deed dated January 22, 1948 and recorded among the Land Records of Baltimore County in Liber J. W. B. No. 1645, Folio 121 was conveyed by Waitman F. Zinn and wife to Waitman B. Zinn, running thence binding along said center line of Old Pimlico Road and also along the first line of said existing zoning description and also binding on a part of said fifth and sixth lines of said land the two following courses and distances, (1) N. 41° 27' E., 466 feet, more or less, and (2) N. 59° 57' E., 316.00 feet, thence leaving said center line of Old Pimlico Road and binding on the seventh and on a part of the eighth line of said land

Water Supply
Sewage
Drainage
Highways
Public Utilities
Development
Industry
Inventory
#64-14R
MAP #3 SEC-2 R-10 1/2/64

CAV:shr J. O. #63159
11/7/63



MATHEWS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners
George W. Bully
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2110 N. Clark St., Baltimore, Maryland 21201
Telephone 7-2300

DESCRIPTION

PART OF ZINN PROPERTY, EAST GREENSPRING AVENUE,
NORTH SMITH AVENUE, THIRD ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Present Zoning: R-40
Proposed Zoning: R-10

Beginning for the same at a point on the center line of GreenSpring Avenue, said point being located at the distance of 2218 feet, more or less, measured northwesterly along said center line of GreenSpring Avenue from the intersection thereof with the center line of Smith Avenue said point of beginning being also the beginning of the fifteenth line of the existing Baltimore County Zoning description 3-R-10-7, said point of beginning being also on the thirteenth or S. 13° 30' E., 288.50 foot line of the land, which by deed dated January 22, 1948 and recorded among the Land Records of Baltimore County in Liber J. W. B. No. 1645, Folio 121 was conveyed by Waitman F. Zinn and wife to Waitman B. Zinn, running thence binding on said fifteenth line of said zoning description, northwesterly, 1270 feet, more or less, to a point being located at the distance of 2320 feet, more or less, measured northwesterly at right angles from a point in the center line of Smith Avenue, said point in the center line of Smith Avenue, being located at the distance of 690 feet, more or less measured easterly along the center line of Smith Avenue from the intersection thereof with the center line of

Water Supply
Sewage
Drainage
Highways
Public Utilities
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Inventory
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11/7/63



GreenSpring Avenue, thence northeasterly binding on the sixteenth line of said zoning description, 540 feet, more or less, to a point being located at the distance of 1730 feet, more or less, measured due west from a point in the center line of Old Pimlico Road, said point in the center line of Old Pimlico Road being located at the distance of 2760 feet, more or less, measured northeasterly along the center line of Old Pimlico Road from the intersection thereof with the center line of Smith Avenue, thence binding on the seventeenth line and on a part of the eighteenth line of said zoning description the two following courses and distances, (1) due east 420 feet, more or less, and (2) northeasterly, by a curve to the right 650 feet, more or less, to a point on the eighth line of the aforesaid land, thence binding on a part thereon N. 87° 12' W., 2312 feet, more or less, to the center line of GreenSpring Avenue and to a point on the fourteenth line of said Zoning Description, thence binding thereon and also binding on the ninth, tenth, eleventh, twelfth and a part of the thirteenth lines of said land the five following courses and distances, (1) S. 12° 15' W., 64.83 feet, (2) S. 16° 45' W., 566.50 feet, (3) S. 09° 45' E., 230.50 feet, (4) S. 04° E., 218.00 feet and (5) S. 13° 30' E., 10 feet, more or less, to the place of beginning.

CERTIFICATE OF POSTING
NG DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Tolson, _____

Date of Posting - 1943. 23. 1943

District - 3rd

Posted for - Petition for Reclassification from A-20 to A-40 to A-10

Petitioner - William H. Egan

Location of property - W/S old Division Rd. & W/S of Sylvale Rd.

Location of Signs (1) 300' W. Lightfoot Dr. on E/S Greenapple Ave. (2) N. of dead-end of Vienna Rd. (3) Driveway entrance of W. S. Egan and #75 old Division Rd.

Remarks -

Posted by - J. F. Rose

Signature _____

Date of return - 1943. 2. 1943

Location of Sign: _____
 dead-end of Stone Rd. (S)
 Cimlico Rd.
 Remarks: _____
 Posted by: _____ Signature: _____
 Date of return: Jan. 2, 1954

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 27, 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., ~~on~~ on ~~the~~ the ~~13th~~ 13th day of ~~January~~ January, 1964, the ~~50th~~ 50th publication appearing on the ~~27th~~ 27th day of ~~December~~ December, 1962.

THE JEFFERSONIAN,

Cost of Advertisement, \$.....

**PETITION FOR RECLASSIFICATION
3RD DISTRICT**

ZONING: From R-30 and R-48 to R-10 Zone
LOCATION: W/5 Old Pimlico Road and
the North side of Sylvan Road
DATE & TIME: Monday, January 13, 1964
at 10:00 A. M.
PUBLIC HEARING: Room 184, County
Office Building, 111 W. Chesapeake Ave-
nue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Third District of Baltimore County:

[illegible]

By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County

OFFICE OF THE BALTIMORE COUNTY AN

THE COMMUNITY NEWS
Roisterstown, Md

No. 1 Newburg Avenue CATONSVILLE, MD.

December 30, 1963.

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, Maryland, once a week for One Week ~~successive weeks~~ before the 30th day of December, 1963, that is to say the same was inserted in the issues of December 27, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Meyer
Editor and Manager

TELEPHONE
VALLEY 3-3000

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

No. 20237
DATE 11/8/63

To: Waitman B. Zinn
Tramore Farm
Mt. Washington 9, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.		01/22		TOTAL AMOUNT \$50.00
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST
—	Petition for Declassification			\$0.00
		FD-863 - Bureau of Security and Criminal Justice		
		W-863 5-7-23 * * * TEL —		\$0.00
①				

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
823-3000

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

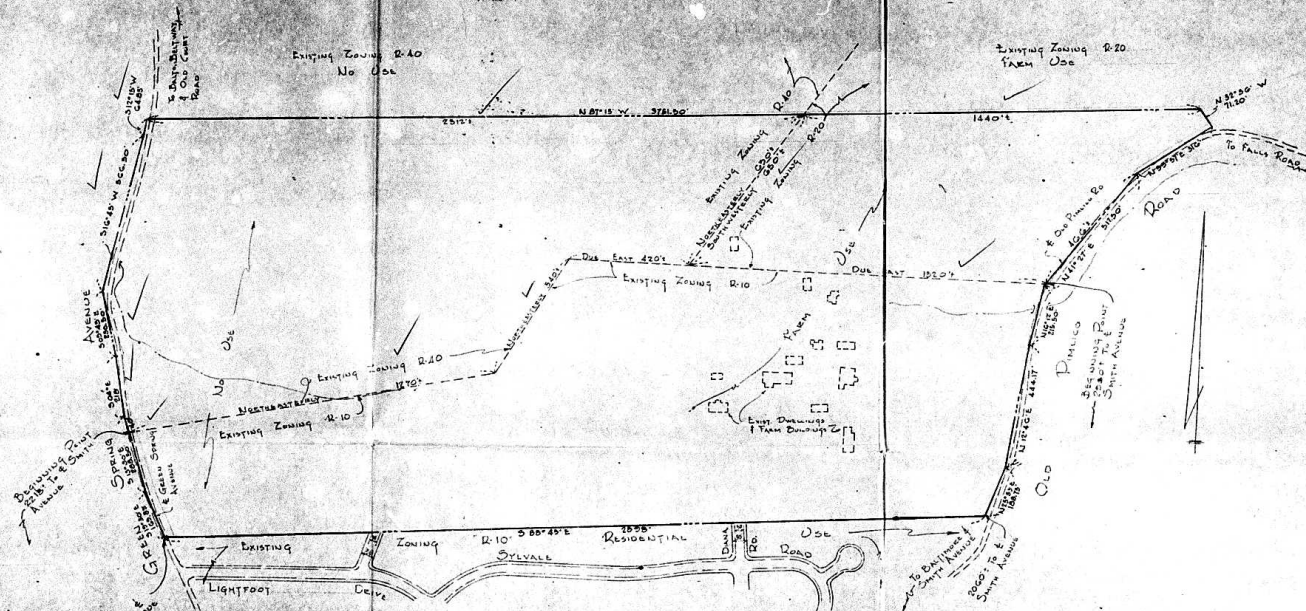
No. 21539
DATE 1/11/64

To: Waitman E. Zinn
Tremore Farm
Mt. Washington 9, Md.

BILLED BY Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property #(4-1)-1 PAID — Baltimore County, Md. — Office of Finance 1-1464 8734 * 21539* REP-	\$94.50 \$94.50 9450

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.



GENERAL NOTES

1. Total Acreage of Tract 114.25 Acres +
2. Present Zoning of Tract, R-10, R-20 & R-40.
3. Present Use of Tract, Farm Use & No Use.
4. Proposed Zoning of Tract, R-10.
5. Proposed Use of Tract, Residential Use.
6. Existing Streets on Property To Be Paved Per Dwyer Co. Owners of Large Commercial.
7. Green Spring Avenue & Old Pimlico Road To Be Widened & Relined Per Dwyer Co. Owners of Large Commercial.

#64-14R
MAP
#3
SEC. 2-C

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
GREEN SPRING AVENUE & LIGHTFOOT DRIVE
OLD PIMLICO ROAD

Section District 3
Scale 1" = 200'

BALTIMORE COUNTY, MD.
Nov. 7, 1964

#64-14R
MAP
#3
SEC. 2-C
R-10

