

PETITION FOR RECLASSIFICATION
R-20 Zone to an R-40 Zone
of Baltimore County, Maryland
Cypress Estates, Inc., Petitioner

RECEIVED
WESTERN
AREA
SEC-1-C
R-20

The subject property consists of some fifty acres and is located on the southeast side of Granite Road, 2 1/2 miles southwest of Baltimore, Maryland. The property is owned by the Baltimore County Board of Public Works. The property is being offered for public sale by the Baltimore County Board of Public Works.

The petitioners evidence indicated that approximately 55 homes could be built if the zoning were changed; these homes would be sold for \$15,000.00 to \$20,000.00 each.

There was testimony presented and documentary evidence offered that in October, 1964, the Office of Planning and Zoning of Baltimore County tentatively approved a plan providing for R-40 zoning of the subject property. Apparently, discussions around the tentative approval of the plan were with the County Board of Public Works and the Baltimore County Board of Public Works. When the new zoning was adopted the subject property was classified as R-40.

The Deputy Zoning Commissioner is of the opinion the petitioner was led to believe his property would be zoned R-40 and the evidence produced at the hearing substantiated the petitioner's contention. It is proposed that the hearing be held on the 10th day of March, 1965, at the Office of Planning and Zoning in order that the zoning be applied to the subject tract.

For the foregoing reasons, it is recommended by the Deputy Zoning Commissioner of Baltimore County that the zoning of the subject property be changed from R-40 to R-20 and that the zoning be applied to the subject tract.

Edward O. Harbo
Deputy Zoning Commissioner

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Cypress Estates, 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 petitioning that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from R-40 zone to an R-20 zone; for the following reason:

SEE EXHIBIT "A" ANNEXED HERETO AS PART HEREOF

See Attached Description

and that a Special Exception be granted to the herein described property for the following reason:

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

CYPRESS ESTATES, INC.
Contract purchaser
Address: 123 S. 2nd St., Baltimore, Md.
W. William Adelson, Petitioner's Attorney
1035 Maryland National Bank Bldg.
Address: Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of February, 1965, 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 1805, County Office Building in Towson, Baltimore County, on the 10th day of March, 1965, at 10:00 o'clock A.M.

(Seal)

EXHIBIT "A"

REASONS FOR RECLASSIFICATION

1. Prior to adoption of the present zoning map for the area, the property was classified R. 6. Petitioner, however, at the request of Planning and Zoning officials of Baltimore County, prepared subdivision plans for development of the property in accordance with standards prescribed for an R. 20 zone. Such subdivision plan was tentatively approved by the Baltimore County Joint Subdivision Committee, including the Office of Planning and Zoning, in August, 1960, and Petitioner was assured that its property would be classified R. 20 on the map then about to be adopted. Through inadvertence, error and mistake, however, the property was classified R. 40.

2. Water lines were brought into the area by Petitioner, at great expense, to service its property as a subdivision classified R. 20 under existing laws and regulations of Baltimore County. Such water lines are unnecessary for development of a subdivision in an R. 40 zone. Further, the R. 40 zoning classification of the property is entirely out of character with development in the area. Petitioner, therefore, is deprived of the proper use of its property without benefit according to anyone and consequently, the R. 40 zoning is tantamount to confiscation of Petitioner's property.

3. Changes in the area justify a reclassification of Petitioner's property to an R. 20 zone, which is the only appropriate classification therefore.

PETITION FOR RECLASSIFICATION
OF EXISTING
THE BALTIMORE COUNTEAN
No. 1 Newburg Avenue
CATONSVILLE, MD.
March 10, 1964.

THIS IS TO CERTIFY that the annexed advertisement of John S. Hite, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week commencing on March 10th day of March, 1964, that is to say the same was inserted in the issues of March 6, 1964.

THE BALTIMORE COUNTEAN
By: Paul J. Morgan
Editor and Manager

LOCATION: Northwest side of Granite Road, 2 1/2 miles southwest of Baltimore County, Maryland. DATE AND TIME: MARCH 10, 1964 at 10:00 A.M. PUBLIC HEARING: Room 1805, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, therefore, is of the opinion that the property be reclassified from R-40 to R-20 and that the zoning be applied to the subject tract. Beginning for the same at a point on the northwest side of Granite Road, said point being located 2414 feet, more or less, southerly from the center line of Mariottville Road as measured along the north side of said Granite Road, said point of beginning being at the end of the third line of a parcel of land described in a deed from Henry J. Sandlas, Jr. and wife to Albert Kermisch, et al, dated July 28, 1955 and recorded among the Land Records of Baltimore County in Liber C.L.B. 2750, Folio 266, thence binding along the outlines of said parcel of land, the thirteen following courses and distances, (1) S. 38° 01' 25" E., 347.00 feet, (2) S. 19° 00' 00" E., 147.00 feet, (3) S. 41° 00' 00" E., 57.00 feet, (4) S. 63° 37' 00" E., 60.00 feet, (5) N. 70° 33' 00" E., 175.00 feet, (6) N. 74° 13' 00" E., 57.00 feet, (7) N. 65° 48' 00" E., 75.00 feet, (8) N. 73° 07' 30" E., 90.50 feet, (9) N. 27° 47' 30" E., 93.50 feet, (10) N. 89° 59' 30" E., 609.70 feet, (11) N. 48° 29' 00" E., 614.00 feet, (12) N. 09° 02' 00" W., 390.00 feet and (13) N. 32° 00' 00" E., 187.40 feet to the end of the sixteenth line of said deed and to the end of the northwesterly 1850 foot line of Baltimore County Zoning Description No. 2 R 10-5, thence binding reversely on a part of said line southeasterly 1500 feet, more or less, to a point on the twenty-first line of the deed herein mentioned, thence binding along the outlines of said parcel of land the five following courses and distances, (1) S. 89° 16' 30" W., 136.00 feet, more or less, (2) S. 26° 31' 50" W., 874.08 feet, (3) N. 77° 40' 00" W., 1428 feet, to a stone on the west side of Granite Road, thence binding on the west side of Granite Road, (4) N. 08° 34' 20" E., 832.10 feet to a stone, thence binding on the northwest side of Granite Road N. 52° 48' 15" E., 352.61 feet to the place of beginning.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 10, 1964

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on March 10, 1964, and continuing on March 17, 1964, that is to say the same was inserted in the issues of March 6, 1964, that is to say the same was inserted in the issues of March 6, 1964.

THE JEFFERSONIAN,
By: Frank H. Hite
Manager

Cost of Advertisement, \$

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNT HOUSE
TOWSON 4, MARYLAND
No. 21672
DATE: 3/23/64

To: Eugene P. Smith, Esq.
3025 Maryland National Bank Building
Baltimore, Md. 21202
RECEIVED
Selling Department of
Baltimore County

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Advertising and posting of property for Cypress Estates, Inc.	\$56.50	\$56.50
1	Advertising and posting of property for Cypress Estates, Inc.	\$56.50	\$56.50

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 POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 2nd Date of Posting 3/7/64
 Posted for: Petition for Reclassification from R-40 to R-20 2 signs
 Petitioner: Cypress Estates, Inc.
 Location of property: NW/4 Granite Rd. 2414' SW of Marriottsville Rd.
 Location of Signs: 1. N/WS of Granite Rd. 25' N of transmission line right of way
2. Southern Boundary of property line on Granite Rd.
 Remarks: _____
 Posted by J. A. Boice Date of return: 3/12/64
 Signature _____

2 signs

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date March 13, 1964
 FROM Mr. George E. Gayrelis, Acting Director
 SUBJECT 64-84-R. R-40 to R-20. Northwest side of Granite Road, 2414 feet
southwest of Marriottsville Road. Being property of Cypress Estates, Inc.

2nd District

HEARING: Monday, March 23, 1964 (11:00 A.M.)

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

1. The Western Area Zoning Map established a band of R-10 zoning southwest from Liberty Road which approximated the limits of sewerability in connection with pumping from this area across Liberty Road to the Scotts Level Branch system. Portions of the R-10 zone had been tentatively approved for subdivision development. The map sought to provide small lot zoning only for those portions of the subdivision which could be sewered without yet additional pumping. The balance of the subdivision was recommended for and was zoned for R-40 zoning. In connection with recent County and State policy, the Planning staff believes that the R-40 zoning here was correct and that the zoning map is not in error.

GEO:bms

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 21581

DATE 2/3/64

Eugene P. Smith, Esq.
 To: WM. William Adelson
1035 Maryland National Bank Building
Baltimore, Maryland 21202

BILLED Zoning Department of
Baltimore County

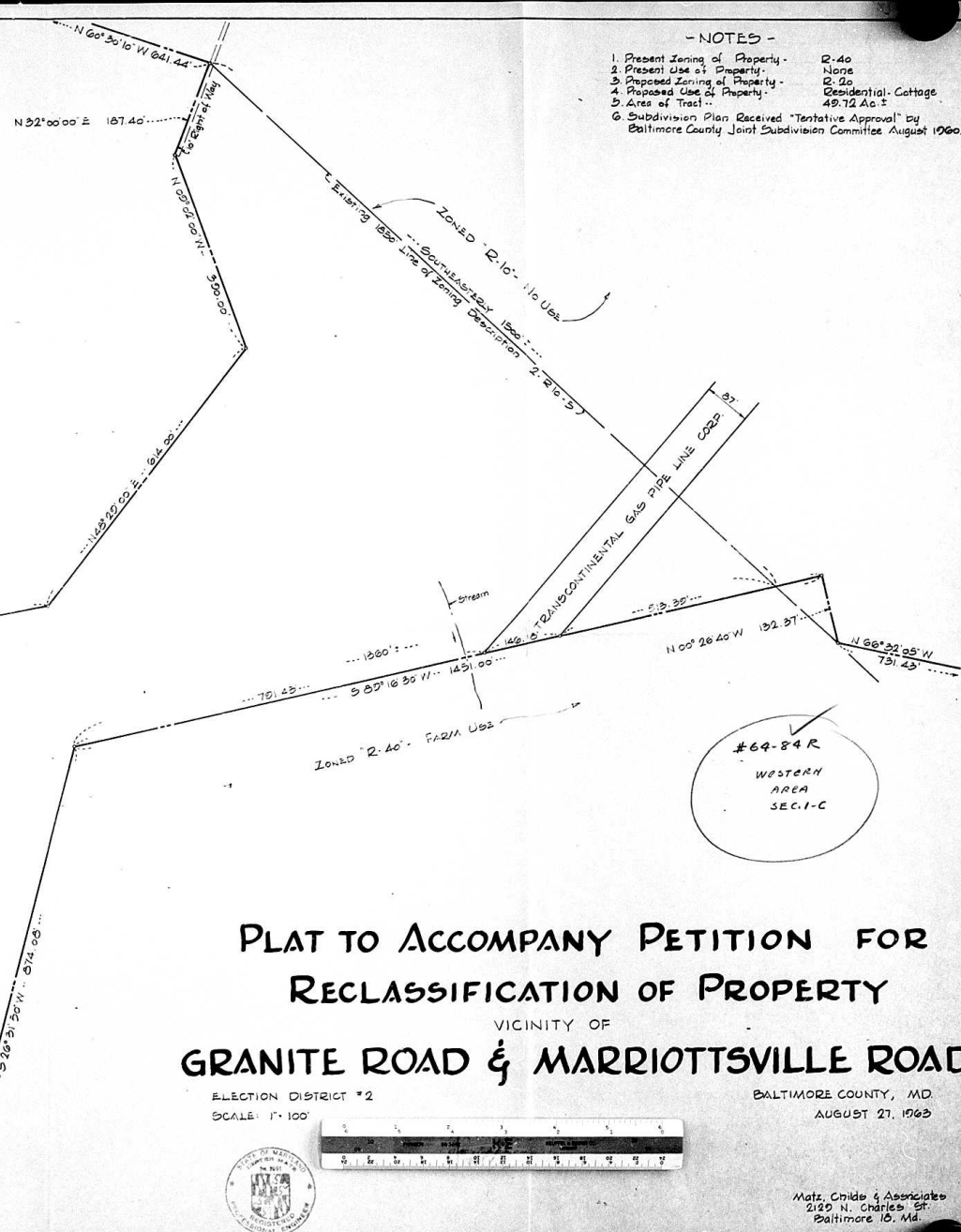
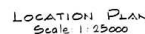
DEPOSIT TO ACCOUNT NO.

01622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY	TOTAL AMOUNT
	\$50.00
Petition for Reclassification for Cypress Estates, Inc.	50.00
PAID - Baltimore County, Md. - Office of Finance	
6-364 9416 • 21581 • T&P -	50.00
3	

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.



PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY
VICINITY OF
GRANITE ROAD & MARRIOTTSVILLE ROAD

ELECTION DISTRICT #2
SCALE: 1" = 100'

BALTIMORE COUNTY, MD.
AUGUST 27, 1963



Matz, Childs & Associates
2129 N. Charles St.
Baltimore 18, Md.