

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
MICHAEL PAUL SMITH and GEORGE C. COURLES, Legal
Owners, 1035 Maryland National Bank Building,
Baltimore 2, Md. The above-named property is located in
County and which is described in the description and plat attached hereto and made a part hereof,
heretby petition (1) that the zoning status of the property be reclassified, pursuant
to the Zoning Law of Baltimore County, from R-20 to an R-10.

1. The property was previously classified R-20.
2. The character of the area has so changed that a reclassification of the property from an R-20 to an R-10 is fully justified and is required.
3. That the appropriate use of the property is development under an R-10 classification; and
4. With sewer and water facilities available to service the property R-20 classification thereof is unreasonable, serves no useful purpose, benefits no one and is tantamount to confiscation.

See Attached Description

and before a final decision is made the petitioner shall be notified and shall be afforded an opportunity to be heard in person or by counsel.

Property is to be posted and advertised as provided 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 be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

HATHAWAY HOMES, INC.
By Alvin J. Meyerberg, President
711 St. Paul Street
Baltimore 2, Maryland

Witness: George C. Courles, Attorney
1035 Maryland National Bank Building
Baltimore 2, Maryland

On March 16, 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
on Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 16th day of April, 1964, at 10:30 A.M.



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

TO: George F. Smith, Esq.
1035 Maryland National Bank Building
Baltimore 2, Md.

DEBIT TO ACCOUNT NO. 0122
QUANTITY 1
PETITION FOR RECLASSIFICATION FOR MICHAEL PAUL SMITH, et al

PAID - Baltimore County, Md. - Office of Finance

2-1464 289 • 21692-5 PP- 5000
2-1464 289 • 21692-5 PP- 5000

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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and
the hearing indicated, both a change in the
neighborhood and an error in the Land Use Map adopted by the County Council,
therefore,

the above reclassification should be had; and it is the opinion of the County Council that the same should be granted.

Special Exception from the Zoning Law of Baltimore County, Maryland, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of April, 1964, that the herein described property or area should be and the same is hereby reclassified: from an R-20 to an R-10.
and, and/or the Special Exception from the Zoning Law of Baltimore County, Maryland, should be granted.
and after the date of this order, subject to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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 16th day of April, 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 an R-20; and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Reese, Zoning Commissioner Date: March 20, 1964

FROM: Mr. George R. Getzelle, Acting Director

SUBJECT: 64-98-R, R-20 to R-10, North side of Nicodemus Road 1150 feet Southwest of Reisterstown Road. Being property of Michael Paul Smith, et al.

14th District
HEARING: Wednesday, April 1, 1964 (10:30 A.M.)

Demands on the writer's time have made it impossible to prepare written comments regarding the subject petition within the time period required by law. Members of the Planning staff will be available to testify orally at the hearing if desired.

OFFICE OF W. S. PRIDMORE

December 16, 1963

DESCRIPTION OF PARCEL ENCLOSED BY APPLICATION FOR
RECORDING FROM R-20 TO R-10

Beginning for the same at a point on the north side of Nicodemus Road located 1150 feet southwesterly from the southwest side of Reisterstown Road, running thence and binding on the north side of Nicodemus Road S 89° 36' W - 828.54 feet, thence N 3° 40' E - 261.33 feet, N 89° 09' W - 780.50 feet, N 4° 33' E - 1040.10 feet, N 44° 03' E - 591.50 feet, S 59° 40' E - 115.50 feet and N 33° 15' E - 66.61 feet thence southwesterly parallel to and 1150 feet southwesterly from the southwest side of Reisterstown Road S 36° 48' E - 191.29 feet to the place of beginning.
Containing 29.439 Acres of land, more or less.

W. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore 2, Maryland

Dear Sirs:

SUBJECT: Petition for Reclassification of 1035 Maryland National Bank Building for Michael Paul Smith, et al.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comment:

OFFICE OF PLANNING & ZONING: No comment
TRAFFIC DEPARTMENT: No comment
BUREAU OF ENGINEERING: Water and sewer available
HEALTH DEPARTMENT: No comment
STATE ROADS COMMISSION: Will review and comment if necessary
RECREATION COMMISSION: No comment
FIRE DEPARTMENT: No comment
INDUSTRIAL DEVELOPMENT: No comment
BUILDINGS DEPARTMENT: No comment
BOARD OF EDUCATION: No comment

cc: George Baker, Dir. of Eng.
John Duerr-Roads House

Yours very truly,

James E. Dyer
JED:ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Reese, Zoning Commissioner Date: March 20, 1964

FROM: Mr. George R. Getzelle, Acting Director

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14th District
HEARING: Wednesday, April 1, 1964 (10:30 A.M.)

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THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

March 16, 1964

THIS IS TO CERTIFY, that the annexed advertisement of John G. Reese, 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 successive weeks before the 16th day of March, 1964, that is to say the same was inserted in the issues of

March 15, 1964.

THE BALTIMORE COUNTEAN

By Paul J. Morgan,
Editorial Manager

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

TO: George F. Smith, Esq.
1035 Maryland National Bank Building
Baltimore 2, Md.

DEBIT TO ACCOUNT NO. 0122
QUANTITY 1
Advertising and posting of property for Michael Paul Smith, et al

PAID - Baltimore County, Md. - Office of Finance

2-1464 1874 • 21692-5 PP- 4250

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.

64-98

**PETITION FOR RECLASSIFICATION
4TH DISTRICT**

ZONING: From R-20 to R-10 Z-one
LOCATION: North side of Nicodemus Road 1150 feet southwest of Reisterstown Road
DATE & TIME: Wednesday, April 1, 1964 at 10:30 A. M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, 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 Fourth District of Baltimore County:

Beginning for the same at a point on the north side of Nicodemus Road located 1150 feet southwesterly from the southwest side of Reisterstown Road, running thence and binding on the north side of Nicodemus Road S 57° 30' W—823.54 feet, thence N 3° 45' E—261.23 feet, N 85° 09' W—780.50 feet N 4° 53' E—1040.10 feet, N 44° 03' E—291.50 feet, S 55° 40' E—115.90 feet and N 31° 15' E—86.21 feet, thence southeasterly parallel to and 1150 feet southwesterly from the southwest side of Reisterstown Road S 56° 48' E—1931.29 feet to the place of beginning.

Containing 29.459 Acres of Land, more or less.

Being the property of Michael Paul Smith, Michael Paul Smith, Trustee, George C. Oursler, Trustee, Lee E. Boyer, Trustee of the Estate of George A. Oursler, deceased, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County,
Mar. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 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., ~~once in each~~ ~~of 1 time~~ successive weeks before the 1st day of April, 1964, the first publication appearing on the 13th day of March 1964.

THE JEFFERSONIAN,
Frank Stuck
Manager.

Cost of Advertisement, \$-----

#64-98-R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting March 14, 1964

Posted for: Petition for Reclassification from R-20 to R-10

Petitioner: Michael Paul Smith, et al

Location of property: N/S Nicodemus Rd. 1150' from the SW/S Reisterstown Rd.

Location of Signs: (1) Opposite driveway of R.K. From N/S Nicodemus Rd.
(2) 1978' SW/Reisterstown Rd. on N/S Nicodemus Rd.

Remarks:

Posted by *J. S. Rose* Signature Date of return: March 19, 1964

2 signs

LOT LAYOUT
HATHAWAY
 WITH PRESENT ZONING
 R-20 & B-10

4th Elec. Dist. - BALTO Co., MD
 SCALE 1"=100' - MARCH 26, 1964

50 LOTS

R-20

R-10

90 LOTS

Prepared by:
 W.H. PRIMROSE & ASSOCIATES
 21 W PENNSYLVANIA AVE
 TOWSON 4, MD.

W.H. Primrose

NICODEMUS

CHURCH ROAD

REISTERSTOWN

ROAD

R-20

R-10

Reserved
 ROACHES RUN

Existing Sanitary Sewer

Reserved

Existing Sanitary Sewer

Drainage
 Reservation

Zoned B-L



Exist. 8" Water

Exist. 16" Water

Exist. 8" Water

Exist. 16" Water

Exist. 8" Water

Exist. 16" Water