

RE: PETITION FOR RECLASSIFICATION
from "R-4" to "R-4A" and "R-4B"
Zones - S.W. Cor. Falls Road
and Green Spring Valley Road,
3rd Dist., Harwood, Inc.,
Petitioner - Re. 64-158R

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn
the petition and the matter is dismissed without prejudice.

Acting Councilman of
Baltimore County

Date: June 3, 1964

THE LOVELL BUILDING
TOWNSHIP, MD. 21204

LAW OFFICES
W. LEE HARRISON

JUNE 2, 1964

John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification for Meadowood, Inc. #64-158-R

Dear Mr. Rose:

Please dismiss the above captioned matter without prejudice.

Very truly yours,

W. Lee Harrison

WLH:th
CC: Mr. Morris Mechanic
Meadowood, Inc.
Mr. J. Cooper Graham, Jr.
Falls Valley, Inc.



PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MEADOWOOD, 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 petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-49 zone to an R-4A and R-4B zone; for the following reason:

There was error in the original zoning and there has been a genuine change in conditions in the neighborhood.

See Attached Description

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 of Baltimore County.

FALLS VALLEY ASSOCIATES

By: [Signature] Controlling purchaser

Address:

W. Lee Harrison

Petitioner's Attorney

Address: The Lovell Building

Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of April, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of June, 1964, at 1:00 o'clock P.M.



MEADOWOOD, INC.

By: [Signature] Legal Owner

Address:

Stacy, Md.

Protestant's Attorney

Address: The Lovell Building

Towson, Maryland 21204

1010 6/3/64 54920

LEON MORGAN
J.L. C. (C.A.)
Engineers - Surveyors - Soil Planners
George W. Bulley
Robert W. Calkins
Leonard M. Glass
Norman F. Harrison
Paul Lee
Paul R. Swann

MATZ CHILDS & ASSOCIATES, INC.
2129 N. Charles St. - Baltimore, Maryland 21218
(410) 541-7300

DESCRIPTION

PART OF PROPERTY OF MEADOWOOD, INC., CONTAINING
81.4849 ACRES OF LAND WEST OF FALLS ROAD AND SOUTH
OF GREENSPRING VALLEY ROAD, THIRD ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Present Zoning: "R-40"
Proposed Zoning: "R-A"

Beginning for the same at a point in the center line of Greenspring Valley Road at the distance of 516.84 feet as measured westerly along said centerline from its intersection with the center line of Falls Road as originally laid out, said point of beginning being in the sixteenth or N. 79° 08' 40" W. 609.75 foot line of the land, which by deed dated November 28, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2227, Folio 166 was conveyed by Brooklandwood, Inc. to Meadowood, Inc., running thence binding on a part of said sixteenth line and along said center line of Greenspring Valley Road, N. 86° 49' 35" W., 164.83 feet to the end of said sixteenth line, thence binding on the seventeenth, eighteenth and nineteenth lines of said land and along said center line the three following courses and distances, (1) N. 77° 19' 35" W., 610.50 feet, (2) N. 72° 49' 35" W., 99.00 feet and (3) N. 69° 49' 35" W., 235.58 feet, thence along the twentieth line of said land, N. 55° 44' 55" W., 63.50 feet to a point on the north side of said Greenspring Valley Road and to the beginning of the land herein referred

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to, thence leaving said Greenspring Valley Road and binding on the first and second lines of said land and on a part of the third line thereof, in all, S. 04° 39' 49" E., 2754.75 feet to the stone heretofore set at the end of said third line and at the northernmost line of the right of way of the Green Spring Branch of the Northern Central Railway, thence binding thereon and on the fourth, fifth and sixth lines of said land, the three following courses and distances: (1) S. 86° 15' 40" E., 655.36 feet, (2) southeasterly, by a curve to the right with a radius of 1441.50 feet, the distance of 315.12 feet (said arc being subtended by a chord bearing S. 79° 59' 55" E., 314.49 feet), and (3) southeasterly, by a curve to the right with a radius of 1520.38 feet, the distance of 494.81 feet (said arc being subtended by a chord bearing S. 64° 24' 45" E., 492.63 feet), thence along the seventh line of said land, N. 31° 49' 20" E., 75.00 feet to a stone heretofore planted at the end thereof, thence binding on a part of the eighth line of said land, S. 58° 00' 20" E., 782.25 feet to a point in the center line of Falls Road and at the beginning of the ninth line or N. 07° 50' 30" E., 862 feet 5 inch line of the land which by deed dated November 28, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2227, Folio 166 was conveyed by Brooklandwood, Inc. to Meadowood, Inc., thence binding on a part of said sixth line N. 00° 09' 10" E., 766.53 feet to the south end of the bridge spanning Jones Falls as described in the deed dated August 1, 1951 and recorded among the aforesaid Land Records in Liber G.L.B. No. 1999, Folio 476, from E. June Shock to Francis H. McAdoo, Jr. and wife, said point being at the

beginning of the fourth line of said last mentioned deed, thence binding on part of the outline of said last mentioned deed the twelve following courses and distances: (1) N. 69° 29' 00" W., 195.20 feet, (2) N. 22° 09' 00" W., 50.00 feet, (3) N. 75° 29' 00" W., 105.00 feet, (4) N. 43° 29' 00" W., 56.00 feet, (5) N. 70° 29' 00" W., 81.00 feet, (6) S. 64° 46' 00" W., 158.00 feet, (7) S. 85° 31' 00" W., 105.00 feet, (8) S. 74° 16' 00" W., 120.00 feet, (9) S. 88° 31' 00" W., 112.00 feet, (10) N. 44° 44' 00" W., 96.00 feet, (11) N. 74° 56' 00" W., 88.85 feet and (12) N. 04° 06' 00" E., 346.62 feet to the pipe heretofore set at the end of said line, said pipe being also the end of the nineteenth or S. 12° 02' W., 406.50 foot line of the land which by deed dated May 27, 1949 and recorded among the Land Records in Liber T.B.S. No. 1861, Folio 411 was conveyed by Francis H. McAdoo and wife to Clinton P. Pitts and wife, thence binding reversely on a part of the outlines of said land the five following courses and distances: (1) N. 04° 05' 00" E., 406.25 feet to a pipe heretofore set, (2) S. 80° 40' 00" E., 35.96 feet to a pipe heretofore set, (3) N. 16° 48' 00" E., 77.65 feet, (4) S. 69° 39' 00" E., 177.05 feet to a pipe heretofore set, and (5) S. 40° 45' 10" E., 81.97 feet to a pipe heretofore set at the beginning of the fifth line of said last mentioned land, said pipe being also the beginning of the last or N. 83° 27' E., 500.60 foot line of the land which by deed dated September 6, 1946 and recorded among said Land Records in Liber R.J.S. No. 1494, Folio 267 was conveyed by Francis H. McAdoo and wife to Clinton P. Pitts and wife, thence binding on a part of said last line,

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N. 75° 26' 59" E., 387.90 feet to a point in the westernmost right of way line of Falls Road as shown on Plat No. 25198, revised June 21, 1961 and prepared by the State Roads Commission of Maryland under Contract No. D 750-1-423, thence binding on said right of way line, as shown on Plats Nos. 25198 and 25199 the two following courses and distances, (1) N. 29° 57' 07" W., 125.58 feet and (2) N. 28° 18' 20" W., 33.66 feet, thence leaving said right of way line and running for new lines of division the six following courses and distances: (1) S. 74° 00' 00" W., 134.68 feet (2) S. 82° 20' 00" W., 75.00 feet, (3) N. 88° 34' 00" W., 75.00 feet, (4) N. 81° 53' 00" W., 285.00 feet, (5) N. 87° 43' 00" W., 278.00 feet and (6) N. 02° 17' 00" E., 1224.89 feet to the place of beginning.

Containing 81.4849 acres of land.

GAV:shr 3/7/64 J. O. #62174



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Inter-Office Correspondence

From: George A. Heier
To: Albert B. Matlenbach
Subject: Meadowood, Inc.,
S.W. Cor. Valley Rd. and Jones Falls Expressway (Falls Road)
District 3

In addition to the tabulated results of the Zoning Review Board meeting of May 1, 1964, the following information is advanced:

The parcel for petition contained 17 acres of a 99 acre tract. A survey review has been made regarding the possible costs of extending the interconnector to the point of serving the captioned site. A rough cost estimate of \$200,000 is set.

The Area Connection Committee for sanitary sewer in this area is 2000.

A Time Station is proposed in the intersection of Falls Road and Old Burton Road. Our information, this date, indicates that architectural plans are to be submitted in the immediate future; however, the matter definitely appears to be acquisition of the land. A study has been prepared for the extension of a 24-inch sewer from the present terminus to this site and to accommodate the development of Heatherfield.

A 12-inch water main exists in Jones Road and feeds into a 16-inch water main in Falls Road, running west, and serving St. Paul's church. Water does not exist in Falls Road from the intersection of Jones Road south.

George A. Heier
Associate Engineer
Bureau of Public Services

GAV:shr

MAITZ, CIRILO & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore, Maryland 21201
100, John St.
DESCRIPTION
PART-OF PROPERTY OF MEADOWOOD, INC., CONTAINING
17.000 ACRES OF LAND, SOUTHWEST CORNER OF FALLS
ROAD AND GREENSPRING VALLEY ROAD, THIRD ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND
Present Zoning: "R-40"
Proposed Zoning: "B-1"

Beginning for the same at the southeast end of the gusset line connecting the westernmost right of way Line of Falls Road, as widened and shown on Plat No. 25200, revised July 6, 1961 and prepared by the State Roads Commission of Maryland under Contract No. B 750-1-423, with the south side of Greenspring Valley Road as widened to 60 feet and shown on said plat running thence binding along said gusset line N. 51° 41' 06" W., 134.35 feet to the south side of said Greenspring Valley Road, thence binding thereon N. 87° 09' 26" W., 126.00 feet and thence binding on a part of the westernmost end of said Greenspring Valley Road, as widened and shown on said plat N. 02° 50' 34" E., 29.74 feet to a point in the center line of Greenspring Valley Road, said point being in the sixteenth or N. 79° 08' 40" W., 609.75 foot line of the land, which by deed dated November 28, 1952 and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 2227, Folio 166 was conveyed by Brooklandwood, Inc., to Meadowood, Inc., thence binding on a part of said sixteenth line and on said center line of Greenspring Valley Road



Containing 17.0010 acres of land.
GAV:shr 3/7/64 J. O. #62174

MAITZ, CIRILO & ASSOCIATES, INC.
2129 N. Charles St., Baltimore 10, Maryland
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N. 86° 49' 35" W., 213.00 feet thence, leaving said center line of Greenspring Valley Road and running for new lines of division the six following courses and distances: (1) S. 02° 17' 00" W., 1224.89 feet, (2) S. 87° 43' 00" E., 278.00 feet, (3) S. 81° 53' 00" E., 285.00 feet, (4) S. 88° 34' 00" E., 75.00 feet, (5) N. 82° 20' 00" E., 75.00 feet and (6) N. 74° 00' 00" E., 134.68 feet to the right of way Line of Falls Road as shown on Plat No. 25199, revised July 6, 1961 and prepared by said State Roads Commission of Maryland under the aforementioned contract, thence binding on said right of way line, as shown on said Plats Nos. 25199 and 25200 the eight following courses and distances, (1) N. 28° 18' 20" W., 439.58 feet, (2) northwesterly, by a curve to the right with a radius of 3024.79 feet the distance of 67.02 feet (said arc being subtended by a chord bearing N. 19° 32' 51" W., 67.02 feet) (3) N. 22° 58' 02" E., 149.80 feet, (4) N. 18° 54' 46" W., 272.00 feet, (5) S. 71° 05' 14" E., 5.00 feet, (6) N. 18° 54' 46" W., 101.00 feet, (7) N. 71° 05' 14" E., 5.00 feet, and (8) N. 18° 54' 46" W., 167.00 feet to the place of beginning.

MAPS
#3-2-C
#3-3-C
BR
RA
5/11/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
May 6, 1964

W. Lee Harrison, Esq.,
The Loyola Building
Towson 4, Maryland

Dear Sirs:

Petition for Reclassification
SUBJECT: for Meadowood, Inc.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
Office of Planning & Zoning: The petitioner's plan does not recognize the need for service of adjacent properties by public roads. The proposed extension of the Jones Falls Expressway and its resulting effect on public roads, some of which provide access to this property, is not reflected in the plan.
2. This tract is too large and the proposed development too intensive to be served adequately by road system indicated on the petitioner's plan.
3. The property access routes via the Jones Falls Expressway are circuitous and inadequate.
4. The orientation of parking facilities and access roads to both commercial and residential units are undesirable in several instances.
Health Departments: Soil tests cannot be approved in this area. The petitioner's engineer should indicate how he will provide sewer to this property, prior to any reclassification thereof.
Bureau of Engineering: The flood plain as indicated on the petitioner's plans must be accompanied by an approved analysis.
Fire Department: See Attached Comment.
Traffic Department: See Comment of Office of Planning & Zoning
No comments from the following Departments:
State Roads, Redevelopment, Industrial Development, Buildings Department & Board of Education.

Yours very truly,
James C. Davis
Chief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John A. Rogers, Zoning Commissioner Date: May 22, 1964
FROM: Mr. George E. Carvelles, Acting Director
SUBJECT: #64-158-R, B-40 to B-1 and B-2. Southwest corner of Falls Road and Greenspring Valley Road. Being property of Meadowood Inc.

3rd District

REMARKS: Wednesday, June 3, 1964 (1100 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-40 to B-1 and B-2 zoning. It has the following advisory comments to make with respect to pertinent planning factors:

- The 3rd District Master Plan and the subsequently adopted zoning map carefully considered the existing and emerging character of land usage in this area. After extensive staff discussions and weighing of alternatives, an area lot land use designation and B-40 zoning was recommended for the subject property. This most restrictive residential category was placed here as a concrete affirmation of the most appropriate kind of development that should occur in Green Spring Valley. The Planning staff does not believe at all that B-40 zoning was in error. It strongly supports the correctness and validity of original zoning here.
- The 3rd District Master Plan in fact did indicate the future possibility of a shopping center in the vicinity of Falls and Valley Roads. This possibility was predicated on the anticipated residential growth in the Valley area and was predicated on the creation of new roads which would yield superior access for commercial activity at Falls and Valley Roads; the road proposals were a) a relocation of Seneca Avenue from a point east of Falls Road to connect with a new intersection at Falls Road opposite the subject property and b) the creation of a dual lane Jones Falls which would intersect with Falls Road just to the south of the commercial/recreational property here. Neither of these Master Plan proposals have materialized nor are they likely now to be built. The factors therefore, which the Master Plan considered as being essential for the creation of the commercial zoning here in the future have not and will not be present. The Master Plan statement for commercial zoning here now becomes hypothetical.
- Since the adoption of the Zoning Map, the Bellway and Jones Falls Expressway projects have been completed. Both of these projects were anticipated or envisioned by the plan. The Jones Falls Expressway, however, was developed in such a manner as to eliminate access from it to the subject property. From a planning viewpoint, the commercial zoning proposed becomes suspect with access only by means of Valley Road and a relocated Falls Road.
- Since the adoption of the Zoning Map, the State Roads Commission has built an office and laboratory facility on the opposite side of the Jones Falls Expressway. The Planning staff does not consider the State's facility to be of a nature which would adversely affect the large lot residential zoning now in effect for the subject property. It notes that the flood plain of Jones

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John A. Rogers, Zoning Commissioner Date: May 22, 1964
FROM: Mr. George E. Carvelles
SUBJECT: #64-158-R

3rd District

REMARKS: Wednesday, June 3, 1964 (1100 P.M.)

Falls plan an adverse property is opposite the majority of the State's Office frontage on the Expressway. A stream tributary to Jones Falls also provides buffering and protection for large lot development here. The Planning staff does not consider that changes in the manner of land use have occurred in the area vital to the subject property which would justify any reclassification to either the commercial or apartment zoning now being sought.

GE:shr

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: July 16, 1964
Posted for: RECLASSIFICATION FROM B-40 TO B-1 & B-2
Petitioner: MEADOWOOD, INC.
Location of property: S.W. COR. EDWARDS & GREEN SPRING VALLEY RD.
Location of Sign: S.W. COR. EDWARDS & GREEN SPRING VALLEY RD. (S. SIDE) GREEN SPRING VALLEY RD. 100 YD. OF FALLS RD. (E. SIDE) N. SIDE FALLS RD. (WEST) WEST SIDE FALLS RD. (E. SIDE) FALLS RD. 10' SOUTH JONES FALLS EXPRESSWAY
Remarks: J. C. Davis
Posted by: J. C. Davis Secretary Date of return: May 31, 1964
451613

INVOICE -
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNTY HOUSE
TOWSON 4, MARYLAND
No. 23330
DATE 4/24/64
TO: Messrs. Gordon, Pritchett & Rothman
American Building
Baltimore 2, Md.
BILLED Zoning Department of Baltimore County
REPORT TO ACCOUNT NO. 0102
QUANTITY 1
CHECK OFFER SYSTEM AND RETURN WITH YOUR REMITTANCE
Petition for Reclassification for Meadowood, Inc.
PAID - Baltimore County Office of Finance
4-1964 23330 - 23330-11P- 50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF
BALTIMORE COUNTYCITY NEWS
en. MdTHE HERALD - ARGUS
Catonville, Md.

CATONVILLE, MD.

May 18, 1964

I CERTIFY, that the annexed advertisement of
 hn G. Rose, Zoning Commissioner of
 Baltimore County
 THE BALTIMORE COUNTY, a group of
 newspapers published in Baltimore County, Mary-
 land for One Week ~~previous week~~ before
 day of May, 1964, that is to say
 dated in the issues of
 May 15, 1964.

BALTIMORE COUNTY

By Paul J. Morgan
 Editor and Manager

sixteenth line, thence binding on the seventeenth, eighteenth and nineteenth lines of said land and along said center line the three following courses and distances, (1) N. 77 degrees 19' 35" W., 610.50 feet, (2) N. 72 degrees 49' 35" W., 99.00 feet and (3) N. 69 degrees 49' 35" W., 235.58 feet, thence along the twentieth line of said land, N. 55 degrees 44' 55" W., 63.50 feet to a point on the north side of said Greenspring Valley Road and to the beginning of the land here-in referred to, thence leaving said Greenspring Valley Road and binding on the first and second lines of said land and on a part of the third line thereof, in all, S. 04 degrees 39' 49" E., 2784.75 feet to the stone heretofore set at the end of said third line and at the northernmost line of the right of way of the Green Spring Branch of the Northern Central Railway, thence binding thereon, and on the fourth, fifth and sixth lines of said land, the three following courses and distances: (1) S. 86 degrees 15' 40" E., 655.36 feet, (2) southeasterly, by a curve to the right with a radius of 1441.50 feet, the distance of 315.12 feet (said arc being subtended by a chord bearing S. 79 degrees 59' 55" E., 314.49 feet), and (3) southeasterly, by a curve to the right with a radius of 1520.38 feet, the distance of 494.81 feet (said arc being subtended by a chord bearing S. 64 degrees 24' 45" E., 492.63 feet), thence along the seventh line of said land, N. 31 degrees 49' 20" E., 75.00 feet to a stone heretofore placed at the end thereof, thence binding on a part of the eighth line of said land, S. 58 degrees 00' 20" E., 782.25 feet to a point in the center line of Falls Road and at the beginning of the ninth line or N. 07 degrees 50' 30" E., 862 feet 5 inch line of the land which by deed dated November 28, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2227, Folio 166 was conveyed by Brooklandwood, Inc. to Meadowood, Inc., thence binding on a part of said ninth line N. 00 degrees 09' 10" E., 766.53 feet to the south end of the bridge spanning Jones Falls as described in the deed dated August 1, 1951 and recorded among the aforesaid Land Records in Liber G.L.B. No. 1999, Folio 476, from E. June Shock to Francis H. McAdoo, Jr. and wife, said point being at the beginning of the fourth line of said last mentioned deed, thence binding on part of the outline of said last mentioned deed the twelve following courses and distances: (1) N. 69 degrees 29' 00" W., 195.20 feet, (2) N. 22 degrees 09' 00" W., 50.00 feet, (3) N. 75 degrees 29' 00" W., 105.00 feet, (4) N. 43 degrees 29' 00" W., 56.00 feet, (5) N. 70 degrees 29' 00" W., 81.00 feet, (6) S. 64 degrees 46' 00" W., 158.00 feet, (7) S. 85 degrees 31' 00" W., 105.00 feet, (8) S. 74 degrees 16' 00" W., 120.00 feet, (9) S. 88 degrees 31' 00" W., 112.00 feet, (10) N. 44 degrees 44' 00" W., 96.00 feet, (11) N. 74 degrees 56' 00" W., 88.85 feet and (12) N. 04 degrees 06' 00" E., 346.62 feet to the pipe heretofore set at the end of said line, said pipe being also the end line of the ninth or S. 12 degrees 02' W., 406.50 foot line of the land which by deed dated May 27, 1949 and recorded among the Land Records in Liber T.B.S. No. 1861, Folio 411 was conveyed by Francis H. McAdoo and wife to Clinton P. Pitts and wife, thence binding reversely on a part of the outline of said land the five following courses and distances: (1) N. 04 degrees 05' 00" E., 406.25 feet to a pipe heretofore set, (2) S. 80 degrees 40' 00" E., 35.96 feet to a pipe heretofore set, (3) N. 16 degrees 48' 00" E., 77.62 feet, (4) S. 69 degrees 39' 00" E., 177.05 feet to a pipe heretofore set, and (5) S. 40 degrees 45' 10" E., 81.79 feet to a pipe heretofore set at the beginning of the fifth line of said last mentioned land, said pipe being also the beginning of the last or N. 83 degrees 27' E., 506.60 foot line of the land which by deed dated September 6, 1946 and recorded among said Land Records in Liber R.J.S. No. 1494, Folio 267 was conveyed by Francis H. McAdoo and wife to Clinton P. Pitts and wife, thence binding on a part of said last line, N. 75 degrees 26' 55" E., 387.90 feet to a point in the westernmost right of way line of Falls Road as shown on Plat No. 25198, revised June 21, 1961 and prepared by the State Roads Commission of Maryland under Contract No. B 750-1-423, thence binding on said right of way line, as shown on Plats Nos. 25198 and 25199 the two following courses and distances, (1) N. 29 degrees 57' 00" W., 125.58 feet and (2) N. 28 degrees 18' 20" W., 33.66 feet, thence leaving said right of way line and running for new lines of division the six following courses and distances: (1) S. 74 degrees 00' 00" W., 134.68 feet (2) S. 82 degrees 20' 00" W., 75.00 feet, (3) N. 88 degrees 34' 00" W., 75.00 feet, (4) N. 81 degrees 53' 00" W., 285.00 feet, (5) N. 87 degrees 43' 00" W., 278.00 feet and (6) N. 02 degrees 17' 00" E., 1224.59 feet to the place

of beginning.
 Containing 17.4849 acres of land.
 PART OF PROPERTY OF MEADOWOOD, INC. CONTAINING 17.0010 ACRES OF LAND, SOUTHWEST CORNER OF FALLS ROAD AND GREENSPRING VALLEY ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.
 Present Zoning: "R-40"
 Proposed Zoning: "B-R"
 Beginning for the same at the southeast end of the gusset line connecting the westernmost right of way line of Falls Road, as widened and shown on Plat No. 25200, revised July 6, 1961 and prepared by the State Roads Commission of Maryland under Contract No. B 750-1-423, with the south side of Greenspring Valley Road as widened to 60 feet and shown on said plat running thence binding along said gusset line N. 51 degrees 41' 00" W., 134.35 feet to the south side of said Greenspring Valley Road, thence binding thereon N. 87 degrees 09' 26' W., 126.00 feet and thence binding on a part of the westernmost side of said Greenspring Valley Road, as widened and shown on said plat N. 02 degrees 50' 34' E., 29.74 feet to a point in the center line of Greenspring Valley Road, said point being in the sixteenth or N. 79 degrees 08' 40" W., 609.75 foot line of the land which by deed dated November 28, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2227, Folio 166 was conveyed by Brooklandwood, Inc. to Meadowood, Inc., thence binding on a part of said sixteenth line and on said center line of Greenspring Valley Road N. 86 degrees 49' 35" W., 213.00 feet thence, leaving said center line of Greenspring Valley Road and running for new lines of division the six following courses and distances: (1) S. 02 degrees 17' 00" W., 1224.59 feet, (2) S. 87 degrees 43' 00" E., 278.00 feet, (3) S. 81 degrees 53' 00" E., 285.00 feet, (4) S. 88 degrees 34' 00" E., 75.00 feet, (5) N. 82 degrees 20' 00" E., 75.00 feet and (6) N. 74 degrees 00' 00" E., 134.68 feet to the right of way line of Falls Road as shown on Plat No. 25199, revised July 6, 1961 and prepared by said State Roads Commission of Maryland under the aforementioned contract, thence binding on said right of way line, as shown on said Plats Nos. 25199 and 25200 the eight following courses and distances, (1) N. 28 degrees 18' 20" W., 33.66 feet, (2) southeasterly, by a curve to the right with a radius of 3024.79 feet the distance of 67.02 feet (said arc being subtended by a chord bearing N. 19 degrees 32' 51" W., 67.02 feet) (3) N. 22 degrees 58' 02" E., 149.50 feet, (4) N. 18 degrees 54' 46" W., 272.00 feet, (5) S. 71 degrees 05' 14" W., 5.00 feet, (6) N. 18 degrees 54' 46" W., 101.00 feet, (7) N. 71 degrees 05' 14" E., 5.00 feet, and (8) N. 18 degrees 54' 46" W., 167.00 feet to the place of beginning.
 Containing 17.0010 acres of land.
 Being the property of Meadowood, Inc., as shown on plat plan filed with the Zoning Department.
 BY ORDER OF
 JOHN G. ROSE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

May 15

PETITION FOR
RECLASSIFICATION

3rd DISTRICT

ZONING: From R-40 to B.R. and R.A. Zones.

LOCATION: Southwest corner of Falls and Green Spring Valley Roads.

DATE & TIME: WEDNESDAY, JUNE 3, 1964 at 1:00 P.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:

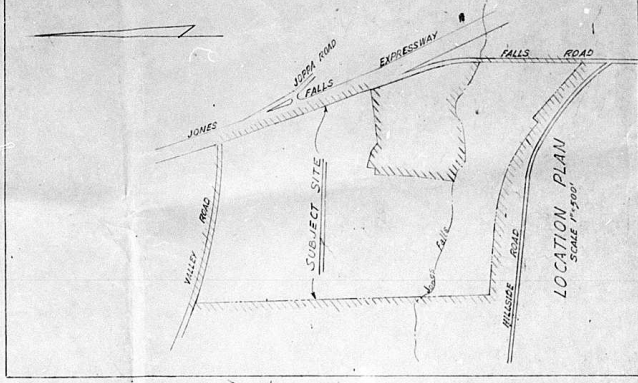
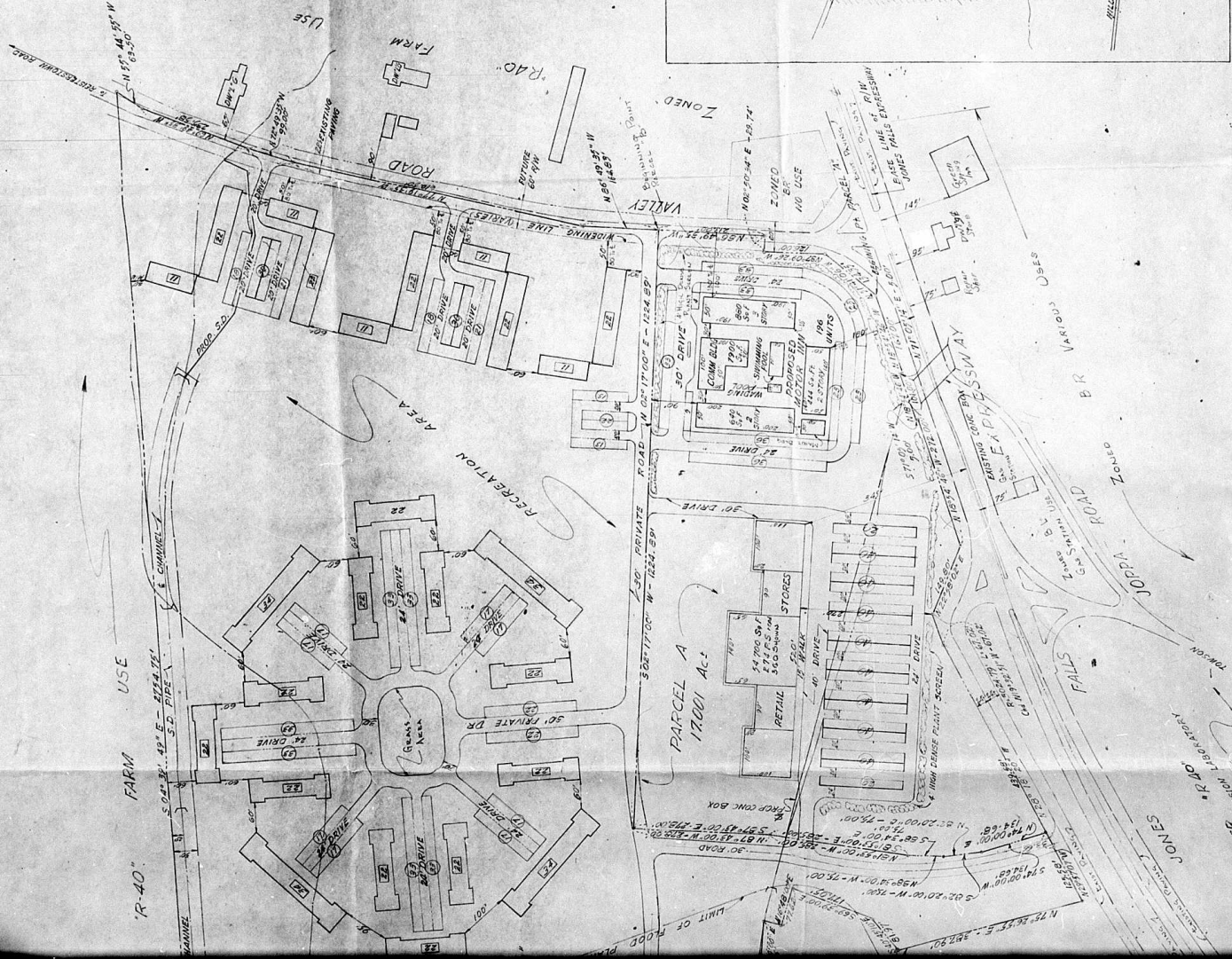
Concerning all that parcel of land in the Third District of Baltimore County.

PART OF PROPERTY OF MEADOWOOD, INC. CONTAINING 17.4849 ACRES OF LAND WEST OF FALLS ROAD AND SOUTHWEST CORNER OF FALLS ROAD AND GREENSPRING VALLEY ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Present Zoning: "R-40"

Proposed Zoning: "B-R"

Beginning for the same at a point in the center line of Greenspring Valley Road at the distance of 516.84 feet as measured westerly along said centerline from its intersection with the center line of Falls Road as originally laid out, said point of beginning being on the sixteenth or N. 79 degrees 08' 40" W., 609.75 foot line of the land, which by deed dated November 28, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2227, Folio 166 was conveyed by Brooklandwood, Inc. to Meadowood, Inc., running thence binding on a part of said sixteenth line and along said center line of Greenspring Valley Road, N. 86 degrees 49' 35" W., 164.83 feet to the end of said



PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION

PROPERTY AT THE INTERSECTION OF
VALLEY ROAD & JONES FALLS EXPRESSWAY
ELECTION DISTRICT NO. 3
BALTIMORE COUNTY MD
11 MARCH 1964

GENERAL NOTES

PARCEL 'A'

1. PRESENT USE - TRACT - NO USE.
2. PRESENT ZONING OF TRACT - R-40.
3. PROPOSED USE OF TRACT - RETAIL STORES & MOTEL INN.
4. PROPOSED ZONING OF TRACT - B-4.
5. GROSS AREA OF TRACT - 17,001 ACRES.
6. NET AREA OF TRACT - 17,001 ACRES.
7. PROPOSED UNITS - 19,000 UNITS.
8. PROPOSED UNITS - 19,000 UNITS.
9. PROPOSED UNITS - 19,000 UNITS.
10. PROPOSED UNITS - 19,000 UNITS.

PARCEL 'B'

1. PRESENT ZONING OF TRACT - R-40.
2. PRESENT USE OF TRACT - NO USE.
3. PROPOSED ZONING OF TRACT - R-40.
4. PROPOSED USE OF TRACT - GARDEN APARTMENTS.
5. GROSS AREA OF TRACT - 81,484 ACRES.
6. NET AREA OF TRACT - 80,000 ACRES.
7. GROSS DENSITY - 176.161 UNITS/ACRE.
8. NET DENSITY - 176.161 UNITS/ACRE.
9. APARTMENT UNITS SHOWN THIS PLAT - 945 UNITS.
10. REQUIRED OFF-STREET PARKING (19,000) - 945 UNITS.
11. PROPOSED OFF-STREET PARKING (19,000) - 945 UNITS.



