

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Ruth Zink Yeager, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 & R-20 zone to an R-10 zone; for the following reason:

- Error in original zoning supported by,
- Change in immediate neighborhood since adoption of 8th District Land Use Map

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 for Baltimore County.

STRUTT & POOLE, INC.

BY: George F. Strutt Contract purchaser

Address

Address: Ruth Zink Yeager

Legal Owner

Protestant's Attorney

John Workfield Armiger
Address 406 Jefferson, Baltimore
Townson 4, Maryland VA. 5-7666

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of July, 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 108, County Office Building in Townson, Baltimore County, on the 10th day of August, 1964, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County.

(1077)

Description of Part of the Property of Ruth Z. Yeager to be rezoned from R-40 to R-10

June 22, 1964

Beginning for the same at a point on the twenty second or South 86° 20' 40" West 2287.41 foot line of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yeager, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356, said point of beginning being distant 575.02 feet from the beginning of said twenty second line, said point of beginning being distant 1917.28 feet measured westerly along the twenty first and twenty second lines of the first parcel of said deed from the west right-of-way line of the Baltimore-Harrisburg Expressway 200 feet wide said point of beginning being also the beginning of the second or South 86° 36' 40" West 102.21 foot line of the land rezoned from R-40 to R-10 by Zoning Case #5726, and running thence South 86° 36' 40" West binding on said second line of the land rezoned from R-40 to R-10 by Zoning Case #5726, and binding on part of the twenty second line of the first parcel of said deed as now surveyed, in all 102.21 feet thence for lines of division the four following courses and distances viz: first North 3° 23' 20" West 33.23 feet, second North 62° 23' 00" East 89.67 feet, third North 33° 44' 55" East 36.57 feet to intersect the twenty fourth line of Zoning Area 8-R-40, thence binding on part of said twenty fourth line of Zoning Area 8-R-40.1 as now surveyed South 9° 13' 50" West 73.63 feet to the place of beginning.

Containing 0.143 acres of land more or less.

Being part of the land conveyed by Robert R. Bair to Ruth Z. Yeager by deed dated June 21, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 347.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... error in the original zoning

the above reclassification should be had; such a further supporting map by Yeager et al.

Special Exception for R-10

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 12 day of August, 1964, that the herein described property or area should be and the same is hereby reclassified; from a R-10 and R-20 zone to a R-10 zone.

from 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.

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 and to remain a zone; and/or the Special Exception for zone be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Description of Part of the Property of Ruth Z. Yeager and husband to be rezoned from R-20 to R-10

June 22, 1964
Sheet 2

Being part of the land conveyed by Robert R. Bair to Ruth Z. Yeager, by deed dated June 21, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 347. The parcels of land involved in this rezoning are all located approximately 200 feet North of and 150 feet West of the intersection of Jody Way and Pine Valley Drive.

Description of Part of the Property of Ruth Z. Yeager and husband to be rezoned from R-20 to R-10

June 22, 1964

Beginning for the same at a point on the twenty second or South 86° 20' 40" West 2287.41 foot line of the first parcel of land described in a deed from the Fidelity Trust Company of Pittsburgh, Pennsylvania, to Ruth Z. Yeager, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 356, said point of beginning being distant 382.87 feet from the beginning of said twenty second line, said point of beginning being distant 1725.13 feet measured westerly along the twenty first and twenty second lines of said deed from the west right-of-way line of the Baltimore-Harrisburg Expressway 200.00 feet wide, said point of beginning being on the last or North 86° 36' 40" East 1917.28 foot line of the land rezoned from R-20 to R-10 by Case #5726, at a point distant 192.15 feet from the beginning of said fourth line, and running thence binding reversely on part of said fourth line of the land rezoned from R-20 to R-10 by Case #5726, and binding on part of said twenty second line of said deed as now surveyed South 86° 36' 40" West 192.15 feet to intersect the third line of Zoning Area 8-R-20.3, thence binding on part of said third line of Zoning Area 8-R-20.3, as now surveyed North 9° 13' 50" East 73.63 feet, thence for lines of division the three following courses and distances viz: first North 83° 44' 55" East 63.55 feet, second South 66° 37' 42" East 123.07 feet, and third South 11° 15' 53" East 19.77 feet to the place of beginning.

Containing 0.240 acres of land more or less.

Description of Land to be rezoned from R-40 to R-20

June 22, 1964
Sheet 2

68° 09' 55" West 100.00 feet, fourth North 21° 50' 05" West 464.76 feet, fifth North 66° 34' 48" East 54.61 feet, sixth North 71° 05' 13" East 186.82 feet, seventh North 77° 46' 09" East 227.71 feet, eighth North 85° 27' 05" East 247.05 feet, ninth South 67° 52' 48" East 251.20 feet, tenth South 68° 28' 50" East 510.48 feet, eleventh North 86° 36' 40" East 95.00 feet, twelfth North 62° 23' 00" East, 19.99 feet and thirteenth South 3° 23' 20" East 33.23 feet to the place of beginning.

Containing 14.186 acres of land more or less.

For title reference see the two following deeds:

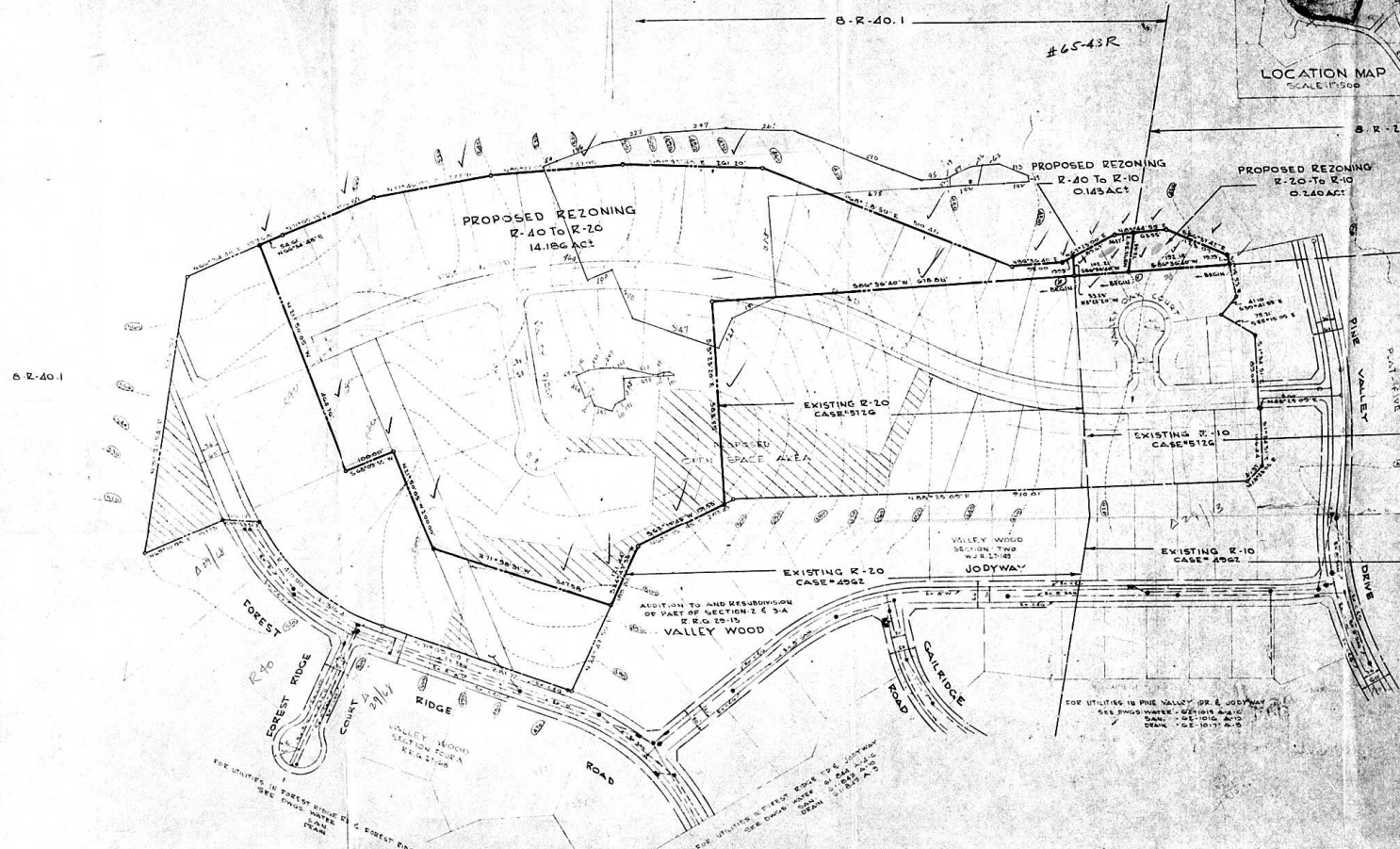
- Deed from Robert R. Bair to Ruth Z. Yeager, dated June 21, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2502, folio 347.
- Deed from Ruth Z. Yeager, and husband to Valley Wood, Incorporated, dated May 17, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3702, folio 229.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John R. Berra, Zoning Supervisor Date: July 31, 1964
FROM: Mr. George E. Maxwell, Director
SUBJECT: #4-228-R, R-10 and R-20 to R-10 and R-20, Northside of Forest Ridge Road and West of Pine Valley Drive. Being property of Ruth Zink Yeager.
8th District
REMARKS: Monday, August 10, 1964 (10:00 A.M.)

Demands on the writer's time prevent the preparation of written planning advisory comments on this petition. The writer or representative of the planning staff can be available for oral testimony at this hearing.



#65-43R
MAP
#8
SIEC. 3-D

PLAT TO ACCOMPANY DESCRIPTIONS
PROPOSED REZONING
VALLEY WOOD
BALTO. CO. MD.
SCALE: 1"=100'
ELECT. DIST.#8
JUNE 22, 1964

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES INC.
ENGINEERS
803 ALLEGHENY AVE.
TOWSON 4, MARYLAND



James O. Chmielewski, Jr. June 23, 1964
Reg. No. 2086

