

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 I or we, WESTERN AREA SEC. 2-C R-10, 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 zone to an 10/14/64 zone; for the following reasons:

The existing "out-lot" neighborhood is an R-10 classification. The proposed "Northwest Expressway", adjoining the property, is not conducive to the present R-10 classification but rather an R-10.

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 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.

Contract purchaser: Helson Construction Co. Inc.
 Address: 1017 Fidelity Building Baltimore, Md.
 Petitioner's Attorney: James E. Dyer
 Address: 1017 Fidelity Building Baltimore, Md.

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of September, 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 published in Baltimore County, that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November, 1964, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County.

HELSON CONSTRUCTION CO. INC.
 1017 FIDELITY BUILDING
 BALTIMORE, MD. 21202

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and sufficient change in the area warrant the requested rezoning of the subject property, therefore, _____

the above Reclassification should be had; and it is hereby appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of November, 1964, that the herein described property or area should be and the same is hereby reclassified, from R-10 zone to an R-10 zone.

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 _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

September 3, 1964

OLD COURT RESTATES
 ENLARGING DESCRIPTION
 PROPOSED REZONING OF A PORTION OF OLD COURT RESTATES
 PARCEL TO BE REZONED FROM R-10 TO R-10

lying and being in the 2nd Election District of Baltimore County, Maryland.

BEGINNING for the same at a point on a line drawn parallel to and at the distance 150.00 feet measured northwesterly at right angles from the northwest side of Steamroad Drive, said point on said parallel line being located at the distance of 500.00 feet measured along said parallel line in a northeasterly direction from a point where the said parallel line intersects the northeast side of Haskinsbury Drive, thence running and binding along said parallel line South 66° - 32' - 40" West, 300.00 feet; thence South 93° - 27' - 20" East, 400.00 feet; thence South 73° - 00' - 36" West, 107.13 feet; thence South 40° - 33' - 50" West, 96.04 feet; thence South 38° - 40' - 53" West, 150.01 feet; thence North 50° - 52' - 00" West, 71.00 feet to a point on the westerly outline of the lands of Helson Construction Company, Incorporated; thence binding on the said outline North 02° - 56' - 53" West, 1374.52 feet; thence by a line of division through the lands of Helson Construction Company, Incorporated North 85° - 01' - 41" East, 693.47 feet to a point on the northeasterly outline of the said lands of Helson Construction Company, Incorporated; thence binding on the said outline South 02° - 15' - 53" East, 139.45 feet to a point on the westerly right of way of the Northwest Expressway; thence running and binding on the said right of way the following three (3) courses and distances: (1) South 25° - 52' - 56" East, 70.11 feet; (2) South-

#65-130R
 WESTERN AREA SEC. 2-C R-10 10/14/64

OLD COURT RESTATES

September 3, 1964

easterly by a curve to the left with a radius of 3016.57 feet for a distance of 601.82 feet, being subtended by a chord bearing and distance of South 35° - 35' 51" East, 600.83 feet; (3) South 29° - 30' - 53" East, 29.01 feet; thence leaving said right of way and running by a line of division through the above mentioned lands of Helson Construction Company, Incorporated South 10° - 10' - 27" West, 181.49 feet to the place of BEGINNING.

Containing 32.4336 acres of land, more or less.



Whitman, Reardon and Associates
 Baltimore, Maryland

#65-130R
 WESTERN AREA SEC. 2-C R-10 10/14/64

Messrs. Skoon, Wilson & Coughlin
 1017 Fidelity Building
 Baltimore, Md. 21202
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson 4, Maryland

Your petition has been received and accepted for filing this 23rd day of September, 1964.

JOHN G. ROSE
 Zoning Commissioner

Owned Name: Helson Construction Co.
 Reviewed by: James E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: October 23, 1964

FROM: GOODS, M. Gavrelis, Director
 SUBJECT: 65-130-R, R-20 to R-10, Northwest side of Steamroad Drive 500 feet Northwest of Haskinsbury Drive, being property of Helson Construction Company, Inc.

2nd District
 HEARING: Thursday, November 5, 1964 (11:00 A.M.)

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

- The Western Planning Area Zoning Map carefully provided for a variety of lot sizes in that area. In the vicinity of Old Court Road and the proposed Northwest Expressway, it recommended and established a gradual transition of lot sizes northerly ranging from R-6 to R-10 and thence to R-20. The R-20 zoning was exceedingly responsive to the physical facts - topography, drainage, and the like, and also balanced anticipated residential population with it proposed school facilities. The planning staff does not believe that the R-20 zoning here was at all in error nor does it believe that any changes in the manner of land uses have occurred in the vicinal area so as to justify R-10 rezoning here.
- Since the adoption of the Zoning Map in November of 1962, the Zoning Regulations themselves have been amended to allow cluster development in R-20 areas. The essence of the cluster theory is that it would allow maximum development on the more buildable portions of a tract such as the subject property with an overall density limit. It makes building more flexible. It provides for more flexible zoning. Within the context of the present Zoning Regulations, the planning staff even more firmly is convinced that the present R-20 zoning is correct.

October 2, 1964

Messrs. Skoon, Wilson & Coughlin
 1017 Fidelity Building
 Baltimore, Md. 21202

Re: Petition for Variance for Helson Construction Company

Gentlemen:

The Bureau of Engineering has reviewed the development plan, as submitted with the zoning request, and has noted the following items that must be satisfied prior to the release of any building permits if the request is granted.

1. Drainage study is required.

Yours very truly,

James E. Dyer
 CHIEF OF PERMIT AND PETITION PROCESSING

JD/ba

September 29, 1964

Messrs. Skoon, Wilson & Coughlin
 1017 Fidelity Building
 Baltimore, Md. 21202

Re: Petition for Variance for Helson Construction Company, located on the NW's Steamroad Drive 500' N of Haskinsbury Dr.

Gentlemen:

The Zoning Advisory Committee has reviewed the above petition and has no adverse comment to make with regard to the proposed development plan.

Yours very truly,

James E. Dyer
 CHIEF OF PERMIT & PETITION PROCESSING

JD/ba

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: R-20 Date of Posting: Oct 17, 1964
 Posted for: Helson Construction Co.
 Petitioner: Helson Construction Co.
 Location of property: 1017 Fidelity Building, Baltimore, Md. 21202
 Location of Sign: Old Court Road, Steamroad, N.W. of Old Court Road, Haskinsbury Dr. N.W. of Old Court Road, & Parallels Rd.
 Remarks: _____
 Posted by: James E. Dyer Date of return: Oct 22, 1964

PETITION FOR RECLASSIFICATION—2ND DISTRICT
ZONING: From R-20 to R-10 Zone.
LOCATION: Northwest side of Streamwood Drive 500 feet Northeast of Hawkbury Drive.
DATE & TIME: Thursday, November 1, 1964 at 11:00 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.

Reclassification from R-20 to R-10. All that parcel of land in the Second District of Baltimore County beginning for the same at a point on a line drawn parallel to and at the distance 150.00 feet measured northwesterly at right angles from the northwest side of Streamwood Drive, said point on said parallel line being located at the distance 500.00 feet measured along said parallel line in a northeasterly direction from a point where the said parallel line intersects the northeast side of Hawkbury Drive, thence along said line including said point running and binding as follows: (1) South 15° 22' 40" West, 100.00 feet; thence South 21° 27' 50" East, 160.00 feet; thence South 21° 09' 24" West, 171.12 feet; thence South 49° 33' 15" West, 125.51 feet; thence South 22° 10' 10" West, 102.31 feet; thence North 82° 12' 02.31 feet; thence North 82° 12' 02.31 feet to a point on the westerly outline of the lands of Nelson Construction Company, Incorporated; thence binding on the said outline North 07° 10' 33" West, 174.51 feet; thence by a line of division through the lands of Nelson Construction Company, Incorporated, North 91° 41' 41" East, 491.87 feet to a point on the northwesterly corner of the said land including the outline of Nelson Construction Company, Incorporated; thence binding on the said outline South 42° 11' 51" East, 131.61 feet to a point on the westerly side of the Northwest Expressway; thence running and binding on the said right of way the following three (3) courses and distances: (1) South 25° 52' 56" East, 15.41 feet; (2) Southeast by a curve to the left with a radius of 3016.57 feet for a distance of 601.82 feet, being subtended by a chord bearing and distance of South 19° 23' 11" East, 600.83 feet; (3) South 19° 18' 51" East, 29.91 feet; thence leaving said right of way and running by a line of division through the aforementioned lands of Nelson Construction Company, Incorporated, South 19° 18' 51" West, 311.43 feet to the place of beginning.

Containing 32.4336 acres of land, more or less.

Being the property of Nelson Construction Company, Inc., as shown on plat filed with the Zoning Department.

By Order of
JOHN G. ROSE,
 Zoning Commissioner of Baltimore County
 Oct. 16

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 16 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 3 successive weeks before the 5th day of November 1964, the first publication appearing on the 16th day of October 1964.

THE JEFFERSONIAN,
S. L. Lamb
 Manager.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION
2nd DISTRICT
ZONING: From R-20 to R-10 Zone.
LOCATION: Northwest side of Streamwood Drive 500 feet Northeast of Hawkbury Drive.
DATE & TIME: THURSDAY, NOVEMBER 5, 1964 at 11:00 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.

Reclassification from R-20 to R-10. All that parcel of land in the Second District of Baltimore County. BEGINNING for the same at a point on a line drawn parallel to and at the distance 150.00 feet measured northwesterly at right angles from the northwest side of Streamwood Drive, said point on said parallel line being located at the distance of 500.00 feet measured along said parallel line in a northeasterly direction from a point where the said parallel line intersects the northeast side of Hawkbury Drive, thence running and binding along said parallel line South 66 degrees - 32' - 40" West, 300.00 feet; thence South 23 degrees - 27' - 20" East, 400.00 feet; thence South 73 degrees - 09' - 36" West, 167.13 feet; thence South 40 degrees - 33' - 56" West, 56.34 feet; thence South 32 degrees - 40' - 53" West, 160.91 feet; thence North 80 degrees - 52' - 00" West, 74.56 feet to a point on the westerly outline of the lands of Nelson Construction Company, Incorporated; thence binding on the said outline North 02 degrees - 50' 53" West, 137.52 feet; thence by a line of division through the lands of Nelson Construction Company, Incorporated North 85 degrees - 04' - 41" East, 693.67 feet to a point on the northwesterly outline of the said lands of Nelson Construction Company, Incorporated; thence binding on the said outline South 62 degrees - 15' - 53" East, 139.65 feet to a point on the westerly right of way of the Northwest Expressway; thence running and binding on the said right of way the following three (3) courses and distances: (1) South 28 degrees - 52' - 56" East, 78.41 feet; (2) South easterly by a curve to the left with a radius of 3016.57 feet for a distance of 601.82 feet, being subtended by a chord bearing and distance of South 34 degrees - 35' - 51" East, 600.83 feet; (3) South 29 degrees - 30' - 53" East, 29.91 feet; thence leaving said right of way and running by a line of division through the aforementioned lands of Nelson Construction Company, Incorporated, South 10 degrees - 10' - 27" West, 311.43 feet to the place of BEGINNING.

Containing 32.4336 acres of land, more or less.

Being the property of Nelson Construction Company, Inc., as shown on plat filed with the Zoning Department.

Hearing Date: Thurs, November 5, 1964 at 11:00 A.M.

Public hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
JOHN G. ROSE,
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 Oct. 16

OFFICE OF
THE BALTIMORE COUNTY
 THE COMMUNITY NEWS
 Rosedale, Md.
 THE HERALD - ARGUS
 Catonsville, Md.
 CATONSVILLE, MD.
 October 22, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTYAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week successive weeks before the 22nd day of October, 1964, that is to say the same was inserted in the issues of October 10, 1964.

THE BALTIMORE COUNTYAN
 By *Paul J. Morgan*
 Editor and Manager R.M.

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

Telephone 623-3000

No. 27560
 DATE 11/5/64

To: Messrs. Skonn, Wilson & Coughlin
 1017 Fidelity Building
 Baltimore, Md. 21202

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
01-622		Advertising and posting of property for Nelson Constr. Co.	\$68.50
		#65-130-R	
			68.50

11-664 6343 • 27560 TRP-

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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

Telephone 623-3000

No. 25382
 DATE 10/7/63

To: Nelson Construction Co., Inc.
 4215 Greenway
 Baltimore 10, Md.

BILLED BY: Zoning Department of Baltimore Co.

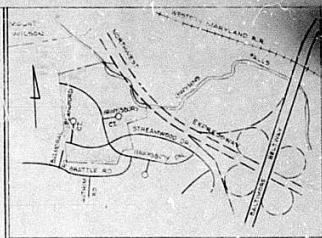
DEPOSIT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
01-622		Petition for Reclassification/	\$50.00
		#65-130-R	
			50.00

10-964 6304 • 25382 TRP-

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.

MOUNT WILSON

NELSON CONSTRUCTION CO.
(R-20)



LOCATION PLAN
Scale 1:1000

#65-130R
WESTERN
AREA
SEC. 2-C



NOTES

Lines outlined in red to be changed from R-20 Residence Zone, One Family to R-10 Residence Zone, One Family
 Lines outlined in blue to contain 30.43 Acres



GENERAL DATA

Gross Acreage	30.43 Acres
Site Drainage Reservation	3.69 Acres
Gross Residential Acreage	26.74 Acres
Streets	3.80 Acres
Net Residential Acreage	22.94 Acres
Number of Lots	67
Gross Residential Density	2.51 1/ac.
Net Residential Density	2.02 1/ac.
Average Lot Size	704.215'
Average Lot Area	14,000'

#65-130R
WESTERN
AREA
SEC. 2-C



ZONING PLAT
FOR
PROPOSED REZONING
PORTION
OF

OLD COURT ESTATES
ELECTION DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND
Scale 1:100' September 1, 1964

Whitman, Reardon & Associates
2 West Preston Street
Baltimore 1, Maryland

Owners & Developers
Nelson Construction Company, Incorporated
416 Chesapeake
Baltimore 1, Maryland