

RE: PETITION FOR RECLASSIFICATION :
from an R-20 zone to an R-10
zone
3/8 Timonium Road opposite
Pine Valley Road
8th District
Alexander Harvey, II
Petitioner

ORDER OF DISMISSAL

Petition of Alexander Harvey, II for reclassification
from an R-20 zone to an R-10 zone, on the South Side of
Timonium Road opposite Pine Valley Road, in the 8th District
of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter
of dismissal of appeal filed August 4, 1966 from the petitioner-
attorney in the above entitled matter.

Whereas, the said petitioner-attorney requests that
the appeal filed on his behalf be dismissed and withdrawn as of
August 4, 1966.

It is hereby ORDERED this 5 day of August, 1966
that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
William G. Smith, Chairman
M. A. Taylor
J. R. Alderman

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

11.98 ACRE PARCEL, TIMONIUM ROAD,
EIGHTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Present Zoning: R-20
Proposed Zoning: R-10

Beginning for the same at a point in the center of Timonium Road
at the beginning of the first parcel of land described in the deed from
Lawrence K. Harper and wife to Alexander Harvey II and wife, dated
July 20, 1951 and recorded among the Land Records of Baltimore County
in Liber G.L.B. 1995 - page 01, said beginning point being located
259, more or less, feet measured easterly along said centerline of
Timonium Road from the centerline of Pine Valley Drive, 60 feet wide,
thence binding along the first line of said first parcel N 88°35' E 50 feet,
more or less, to the end thereof and to the beginning of the second parcel
of said deed, thence continuing in the same direction on the centerline
of Timonium Road and reversely on the fourth line of said second parcel
75 feet, more or less, thence leaving said centerline of Timonium Road
and binding reversely on the third line of said second parcel S 12°33' E
693.39 feet, more or less, to the end thereof, thence binding reversely

OBER, WILLIAMS & GRIMES
ATTORNEYS AT LAW
1640 MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MARYLAND 21202

July 29, 1966

County Board of Appeals
Room 301
County Office Building
Towson, Maryland 21204

Re: No. 66-80-R -
Petition for Re-classification,
3/8 Timonium Road

Dear Sirs:

Please dismiss the above appeal which has been
scheduled for hearing on August 11, 1966.

Very truly yours,

Alexander Harvey, II
Alexander Harvey, II

AH:bbo

cc: Edward C. Covahey, Jr., Esquire

MCA
MATZ, CHILDS & ASSOCIATES, INC.

on the second line of said second parcel and continuing along the third
line of said first parcel, in all, N 75°16' W 120.63 feet, more or less,
to an iron pipe heretofore set, thence binding on the fourth line and on
part of the fifth line of said first parcel the two following courses and
distances: (1) N 80°14' W 792 feet 9 inches, more or less, to an iron
pipe heretofore set and (2) N 19°14' E 485 feet 9 inches, more or less,
to the end of the third line of the land conveyed by Alexander Harvey II
and wife to Jesse L. Williams and wife by deed dated September 29,
1951 and recorded among said Land Records in Liber G.L.B. 2021,
page 95, thence binding reversely on the third and second lines of said
last mentioned deed the two following courses and distances: (1) S 62°08' E
305.7 feet, more or less, and (2) N 22°52' E 339.8 feet, more or less,
to a point in the centerline of Timonium Road and in the sixth line
of said first parcel from Harper to Harvey, thence binding on a part
of said sixth line and on said centerline S 71°48' E 396 feet, more or
less, to the place of beginning.

Containing 11.98 acres of land.

EAS:plk
J. O. 65127
August 2, 1965



OBER, WILLIAMS & GRIMES
ATTORNEYS AT LAW
1640 MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MARYLAND 21202

November 2, 1965

Mr. George C. Rose
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
County Office Building
111 N. Chesapeake Av.
Towson, Md. 21204

Re: Petition for Reclassification R-20 to R-10
Zone 3/8 of Timonium Road opposite Pine
Valley Road - 8th District
Alexander Harvey, II, Petitioner
No. 66-80-R

Dear Mr. Rose:

Please enter an appeal to the Baltimore County
Board of Appeals on behalf of the undersigned as other of
the above property from the Order dated October 7, 1965,
entered by Edward D. Hardesty, Deputy Zoning Commissioner.

Enclosed herewith please find my check in the
amount of \$75.00 to cover costs of this appeal. In the
event that there is anything further that you will require
in this connection, please advise.

Very truly yours,

Alexander Harvey, II

AH:hb
Encl.

cc: Edward Covahey, Esq.
101 Jefferson Bldg.
Towson, Md. 21204

Mr. Sherley Ewing
Box 603 Timonium Rd.
Lutherville, Md. 21093

Saunders M. Almond, Jr., Esq.
Jennifer Bldg.
Towson, Md. 21204

RE: PETITION FOR RECLASSIFICATION
R-20 to R-10 Zone 3/8 of
Timonium Road opposite Pine Valley
Road - 8th District
Alexander Harvey II - Petitioner

The petitioner seeks to reclassify his property, consisting
of approximately 12 acres of land, from an R-20 zone to an R-10 zone.
Plans call for the construction of homes in the price bracket of
\$25,000 to \$35,000.

Without reviewing the evidence in detail, the Deputy
Zoning Commissioner is of the opinion the petitioner has failed to
show an error in the zoning map or such changes in the character
of the neighborhood that would justify the reclassification of
the property.

For the foregoing reasons, it is ORDERED by the Deputy
Zoning Commissioner of Baltimore County this 2 day of October,
1965, 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 an R-20 zone.

Edward D. Hardesty
Deputy Zoning Commissioner of
Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 32090
DATE 8/31/65

TO: Johnson Davis, Esq.
22 W. Penna. Ave.
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

QUANTITY

REMARKS

Payment for Reclassification for Alexander Harvey II
66-80-R

7-165 1475 32090 11P

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Alexander Harvey, II, and 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-20 zone to an R-10 zone, for the following reasons:
1. That there was an error on the original Zoning Map for the Eighth Election
District of Baltimore County.
2. That there has been a change in conditions since the adoption of the Zoning
Map for the Eighth Election District of Baltimore County.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification and of 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.

G. A. C. Construction Co., Inc.
Alexander Harvey, II
By Elizabeth W. Harvey, Legal Owners
Address: 16 E. Lexington St.
Towson, Md. 21202
Address: Timonium Road
Lutherville, Md. 21093
Petitioner's Attorney
Johnson Bowle
Address: 22 W. Penna. Ave., Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day
of August, 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County at Room 96, County Office Building in Towson, Baltimore
County, on the 30th day of September, 1965, at 10:00 o'clock
A.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gevelis
SUBJECT: Petition No. 66-80-R to rezone from R-20 to R-10 property on the south side of
Timonium Road, opposite Pine Valley Road, 8th District, (Alexander Harvey II
and Elizabeth W. Harvey; hearings: September 30, 1965.)

The planning staff of the Office of Planning and Zoning has reviewed the subject
petition and offers the following comments:

The proposals embodied in the 8th District Comprehensive Rezoning Map
for land was of the Harrisburg Expressway have withstood the test of time
from two viewpoints. First, the planning decisions leading to recommenda-
tions that the land be developed only at low overall density have been
supported both in newer studies of the area by this office and in independent
investigations. And second, the original zoning has remained substantially
intact; changes that have taken place have been only refinements to bring
the map more precisely in accord with topographic conditions.

South of Timonium Road the map sought to provide a rational zoning transition
from the variety of relatively intense uses east of the Harrisburg Expressway
to the large-lot and estate development to the west. R-10 zoning was
restricted to some properties north of Timonium Road. Topography south of
Timonium Road, together with the established character along both sides of
the road, dictated that zoning for lots of at least a half acre in size be established.

The subject proposal is patently not in accord with the plan. It is in no way
a part of the transition described, nor is it responsive to topography.

JOHNSON BOWIE, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

Reclassification from R-20 to R-10 for Alexander Harvey, II
Located 5/30 Timonium Road
Opposite Pine Valley Drive,
8th District
(Item 1 August 17, 1965)

Dear Sirs:

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

OFFICE OF PLANNING AND ZONING - ZONING ADMINISTRATION DIVISION: Since the petition constitutes a subdivision, the subdivision regulations must be complied with and approved by this office.

BUREAU OF TRAFFIC ENGINEERING: The public road indicated on the plat should line-up with Pine Valley Drive.

BUREAU OF ENGINEERING:
Water - Relating to water in Timonium Road.
Sewer - Relating to sewer in Timonium Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Storm Drain - An 18" drain, which appears to have been designed to drain a portion of this property, exists at Pine Valley Drive and Timonium Road.
Road - Timonium Road is to be developed as a 30' wide curb and gutter road. This will require approximately 10' additional feet of right of way widening along the proposed subdivision frontage.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

State Roads Commission
Fire Bureau-Plans Review
Health Department
Board of Education
Buildings Department
Industrial Development Commission

Very truly yours,
John G. Rose
John G. Rose, Zoning Commissioner
Petition and Referral Processing

cc: Mr. James H. Gray, Office of Planning and Zoning
Zoning Administration Division
Mr. Richard Moore, Bureau of Traffic Engineering
Mr. Carlisle Brown, Bureau of Engineering

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: April 11, 1965

Posted for: Alexander Harvey, II

Petitioner: Alexander Harvey, II

Location of property: 5/30 Timonium Rd. opp. Pine Valley Rd.

Location of Signs: 5/30 Timonium Rd. opp. Pine Valley Rd.

Remarks: [Signature]

Posted by: [Signature]

TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33507
DATE 11/8/65

TO: Alexander Harvey, II, Esq.,
1608 Maryland National Bank Bldg.,
Baltimore, Maryland 21202

RECEIVED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Cost of appeal - 5/30 Timonium Road opp. Pine Valley Road	\$70.00
No. 65-20-2	posting	7.50
		77.50
	11-205 4403 • 33507 TWP-	75.00

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.

August 19, 1965

Johnson Bowie, Esq.,
22 W. Penna. Ave.,
Towson, Md. 21204

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
17 day of August, 1965

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Ownes Name: Alexander Harvey, II
Reviewed by: [Signature]

TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33438
DATE 5/26/65

TO: The S & C Construction Co., Inc.,
54 E. Lexington Avenue, Second
Floor, Baltimore, Md. 21202

RECEIVED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Alexander Harvey, II	\$70.00
No. 65-20-2	posting	7.50
		77.50
	11-205 4403 • 33438 TWP-	75.00

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 PUBLICATION
TOWSON, MD. September 2, 1965

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 week, successive weeks before the 30th day of September, 1965, the first publication appearing on the 29th day of September, 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ 33.00

PETITION FOR RECLASSIFICATION
NO. DISTRICT

ZONING: From R-20 to R-10 Zoning.

LOCATION: South side of Timonium Road opposite Pine Valley Drive.

DATE & TIME: THURSDAY, SEPTEMBER 30, 1965 at 10:00 A.M.

PUBLIC HEARING: Room 109, 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:

Proposed Zoning: R-10.
Proposed Zoning: R-10.
All that parcel of land in the Eighth District of Baltimore County,

Beginning for the same at a point in the center of Timonium Road at the beginning of the first parcel of land described in the deed from Lawrence H. Harper and wife to Alexander Harvey, II and the dated July 20, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. 1995, page 91, and beginning point being located 215, more or less, feet measured easterly along said centerline of Timonium Road from the centerline of Pine Valley Drive, 50 feet wide, thence binding along the first line of said first parcel North 88 degrees 35 minutes East 50 feet, more or less, to the end thereof and to the beginning of the second parcel of said land, thence continuing in the same direction on the centerline of Timonium Road and severally on the fourth line of said second parcel 75 feet, more or less, thence bearing said centerline of Timonium Road and binding westerly on the third line of said second parcel South 12 degrees 35 minutes East 481.19 feet, more or less, to the end thereof, thence binding westerly on the second line of said second parcel and continuing along the third line of said first parcel to the North 75 degrees 16 minutes West 74.5 feet, more or less, to an iron pipe horizon line set, thence bearing on the fourth line and on part of the fifth line of said first parcel the two following courses and distances: (1) North 80 degrees 14 minutes West 732 feet 9 inches, more or less, to an iron pipe horizon line set and (2) North 19 degrees 14 minutes East 485 feet 9 inches, more or less, to the end of the 0.76 acre of land conveyed by Alexander L. Williams and wife to doct. dated September 29, 1961 and recorded among said Land Records in Liber G.L.B. 2021, page 95, thence binding westerly on the third and second lines of said land mentioned deed the two following courses and distances: (1) South 67 degrees 08 minutes East 336.7 feet, more or less, and (2) North 22 degrees 52 minutes East 338.4 feet, more or less, to a point in the centerline of Timonium Road and in the sixth line of said first parcel from Harper to Harvey, thence binding on a part of said sixth line and on said centerline South 71 degrees 45 minutes East 336 feet, more or less, to the place of beginning.

Containing 11.98 acres of land.

Being the property of Alexander Harvey, II and Elizabeth W. Harvey, II shown on plat filed with the Zoning Department.

Hearing Date: Thursday, September 30, 1965 at 10:00 A.M.
Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of:
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION
BALTIMORE COUNTY, MD. September 9, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 30th day of September, 1965, the first publication appearing on the 29th day of September, 1965.

THE TIMES,
Manager.
John M. Martin

Cost of Advertisement \$ 33.00
Purchase Order #396
Requisition No. 79060

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: Nov 23, 1965

Posted for: Alexander Harvey, II

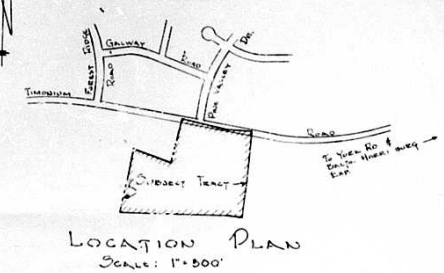
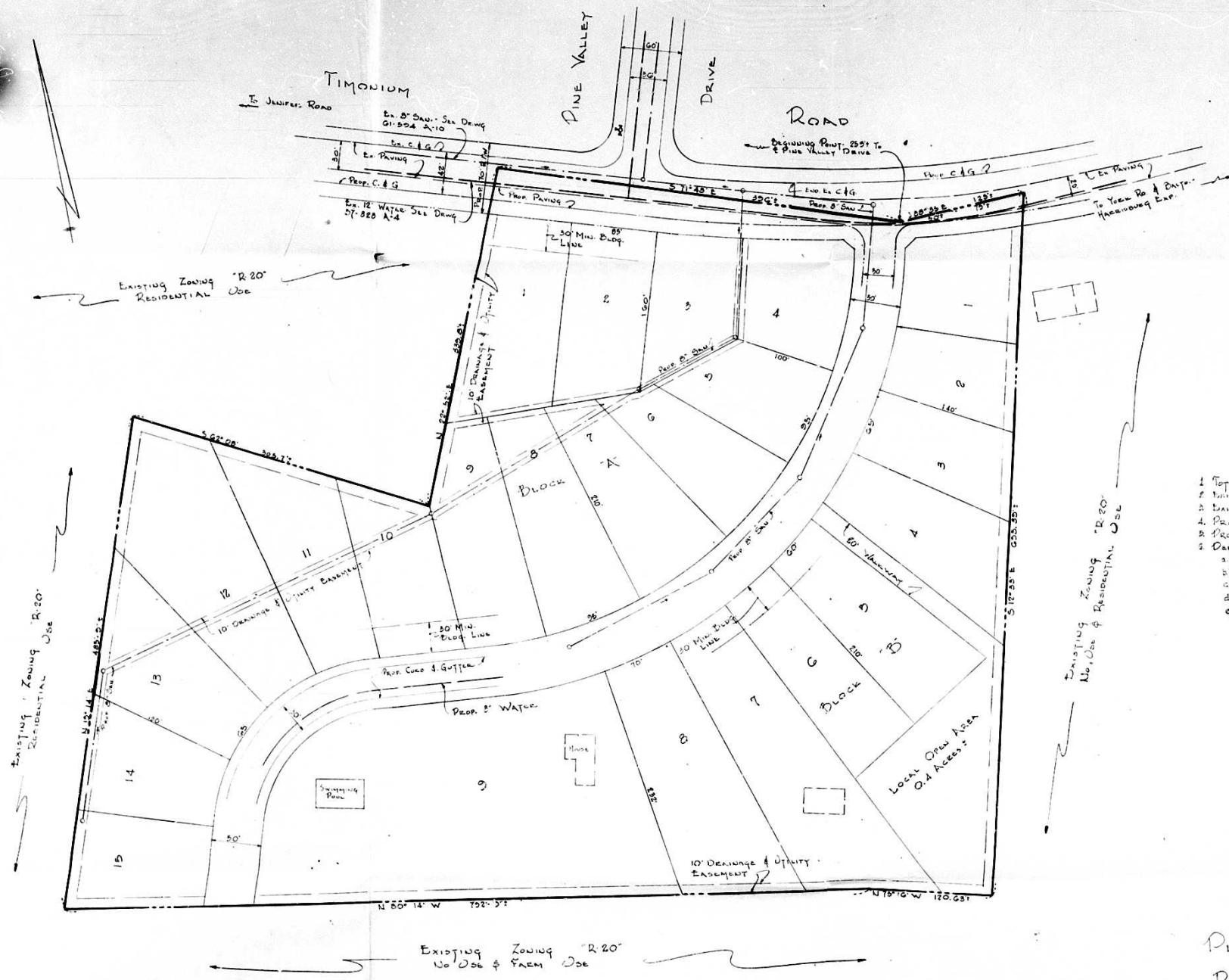
Petitioner: Alexander Harvey, II

Location of property: 5/30 Timonium Rd. opp. Pine Valley Rd.

Location of Signs: 5/30 Timonium Rd. opp. Pine Valley Rd.

Remarks: [Signature]

Posted by: [Signature]



- GENERAL NOTES**
1. Total Acreage of Tract Equals 11.28 Acres
 2. Existing Zoning of Tract "R-20"
 3. Existing Use of Tract "Residential Use & No Use"
 4. Proposed Zoning of Tract "R-10"
 5. Proposed Use of Tract "Residential Single Dwgs"
 6. Density Calculations:
 - a) Gross Acreage of Tract Equals 11.28 Acres
 - b) Net Acreage of Tract Equals 10.40 Acres
 - c) Total Number of Lots Equals 24
 - d) Gross Density Equals 2.003
 - e) Net Density Equals 2.307

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY VICINITY TIMONIUM ROAD AND PINE VALLEY DRIVE ELECTION DISTRICT 8 BALTIMORE COUNTY, MD.
Scale: 1"=50'
JULY 31, 1965

MAP #9
SEC. 3-C
NW-13-B
R-10

