

It is this 21st day of November, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that an extension of Special Exception in the above matter be extended six (6) months beginning November 23, 1967 and ending May 23, 1968.

Zoning Commissioner of Baltimore County

It is this 17th day of July 1968 by the Zoning Commissioner of Baltimore County ORDERED that the Special Exception in the above matter is hereby extended to expire May 23, 1970.

Zoning Commissioner of Baltimore County

LAW OFFICES
MONFRED & LENTZ
38-38 EQUITABLE BUILDING
CALVERT & FAYETTE STREETS
BALTIMORE, MARYLAND 21202

JEROME B. MONFRED
JOSEPH F. LENTZ, JR.
WILLIAM D. HOOPER, JR.
PETER J. KANCADEL, JR.
RAYMOND F. ALTMAN

July 16, 1968



Mr. John G. Rose
Baltimore County Zoning Board
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Stemmers Run Road Property
Purchaser - Professional Development Co., Inc.
No. 66-120-RX

Dear Sir:

I would very greatly appreciate it, on behalf of my clients, if you would grant an additional six month extension with which to bill under the above zoning classification granted on the 23rd day of November, 1965 by Edward D. Hardesty, Deputy Zoning Commissioner.

Thank you for your co-operation.

Very truly yours,

William D. Hooper, Jr.
WILLIAM D. HOOPER, JR.

WDHjr:hib

cc: Dr. Leopoldo Griss

RE: PETITION FOR RECLASSIFICATION
38/Cor. of Stemmers Run Road
and Morris Lane - 15th District
City of Wally

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 66-120-RX

The Petitioner's property has been divided into two parcels for the purpose of zoning. Parcel "A", consisting of 5.3 acres, is the subject of a petition for re-zoning from "R-6" to "B-1"; Parcel "B", consisting of approximately 1 acre, is the subject of a petition for re-zoning from "R-6" to "R-4" with a Special Exception for offices.

Various zoning changes in the area were introduced into evidence in an effort to justify granting the re-zoning as requested. After reviewing the various exhibits and zoning map, the Deputy Zoning Commissioner is of the opinion that Parcel "A" should not be reclassified as B-1 in this location as it would be in direct conflict with the proposed comprehensive re-zoning map and would be entirely incompatible with the surrounding neighborhood.

With regard to the request for an R-4 zone with a Special Exception for offices on Parcel "B", the Deputy Zoning Commissioner feels that the Petitioner's over all plans would be in accord with the regulations of the Planning Board as shown on the proposed comprehensive re-zoning map for the area.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd day of November, 1968, that the above reclassification for Parcel "A" be and the same is hereby DENIED and that said Parcel "A" be and the same is hereby continued as and to remain an R-6 zone. IT IS FURTHER ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd day of November, 1968, that the herein described Parcel "B" be and the same is hereby reclassified from an R-6 zone to R-4 zone and a Special Exception for offices should be and the same is granted 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.

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

It is this 17th day of March, 1967 by the Zoning Commissioner of Baltimore County, ORDERED that an extension of one (1) year is hereby granted, in the above matter, beginning November 23, 1965 and ending November 23, 1967.

Zoning Commissioner of Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Guy and Agnes Wally, 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-6 zone to an R-4 zone and (2) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-4 zone with a Special Exception.

- 1- That there is an error in the original Zoning Map.
- 2- That there has been a change in the character of the location and surrounding area.

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 PARCEL "B" OFFICES AND OFFICE BUILDING.

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.

PROFESSIONAL DEVELOPMENT CO., INC.

By: Charles H. Caplan, Contract Purchaser
Charles H. Caplan, Secretary
Address: 44 Equitable Building
Baltimore, Maryland 21202

By: Guy Wally, Legal Owner
Guy Wally, Secretary
Address: 2444 Chestnut Avenue, N.E.
Baltimore, Maryland 21202

By: Morris D. Hyma, Attorney
Morris D. Hyma, Attorney
Address: 44 Equitable Building
Baltimore, Maryland 21202

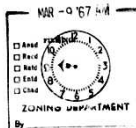
ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of October, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be advertised, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of November, 1965, at 11:00 a.m.

The comprehensive Planning map has prepared for property to be zoned R-4.

WARTZMAN, ROMBRO, RUDD, OMANSKY & SCHEIN

ATTORNEYS-AT-LAW
SUITE 2110 EQUITABLE BUILDING
CALVERT & FAYETTE STREETS
BALTIMORE 2, MARYLAND
MU 8-0111

March 8, 1967



Mr. John Rose
Baltimore County Office Building
Towson, Maryland 21204

Re: Stemmers Run Road property
Purchaser - Professional Dev. Co., Inc.
#66-120-RX

Dear Mr. Rose:

With reference to the exception granted in the above case, my client has requested that I write and request that you grant an extension of time for the building to commence. The request is made because there have been some problems with reference to financing which should be solved shortly. In accordance therewith, we respectfully request an extension of six months.

Very truly yours,

WARTZMAN, ROMBRO, RUDD, OMANSKY & SCHEIN

Richard T. Rombro

RTR/rs

LAW OFFICES
MONFRED & LENTZ
38-38 EQUITABLE BUILDING
CALVERT & FAYETTE STREETS
BALTIMORE, MARYLAND 21202

JEROME B. MONFRED
JOSEPH F. LENTZ, JR.
WILLIAM D. HOOPER, JR.
PETER J. KANCADEL, JR.
JOHN P. MEALY

November 20, 1967

Baltimore County Zoning Board
111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTN: MR. JOHN G. ROSE

RE: Stemmers Run Road
Property
Purchaser - Professional
Development Co., Inc.
No. 66-120-RX

Dear Sir:

Pursuant to our telephone conversation, I would appreciate an additional extension of time for the building to commence.

I have been informed by my clients that Contracts have been signed for the building of the professional offices on this site.

We respectfully request an additional six (6) months' extension.

You indicated to me on the telephone on November 17, 1967 for me to write you a letter confirming the same.

I would appreciate your reply as quickly as possible.

Very truly yours,

William D. Hooper, Jr.
WILLIAM D. HOOPER, JR.

WDHjr:bf

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Charles H. Caplan, Esquire
44 Equitable Building
Baltimore, Maryland 21202

Reclassification from R-6 to R-4.
On parcel A and B-1 to R-4 with a Special Exception for offices on Parcel B for Guy Wally, located 38/Cor Stemmers Run Road and Morris Lane, 15th District (Item 2, October 13, 1965)

Dear Sir:

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

BUREAU OF ENGINEERING: Water - Existing 12" water in Stemmers Run Road. Existing 8" water in Morris Lane. Sewer - Existing 8" sewer in both Stemmers Run Road and Morris Lane. Adequacy of existing utilities to be determined by developer or his engineer. Road - Stemmers Run Road to be developed as a minimum 10' road on a 60' right of way. Morris Lane to be developed as a minimum 30' road on a 50' right of way.

BUREAU OF TRAFFIC ENGINEERING: The plan should show details of entrance design and minimum width of Stemmers Run Road, Morris Lane, and sidewalks. Entrance as shown to the office building will not work. It is suggested that the petitioner's attorney and/or his engineer contact Mr. C. Richard Moore at TA 3-3000, Extension 555. The above information should be supplied before the hearing.

ZONING ADMINISTRATION DIVISION: The petition must be signed by the Contract Purchaser and his attorney. Since Parcel A as indicated on the petitioner's site plan is in conflict with the new Eastern Area Zoning Map, it would seem highly unlikely that the commercial use would be granted. The zoning area for the proposed office building should be paved with a durable, dustless surface providing for proper drainage and screening should be located along the southeastern property line where it adjoins residential zoned land and along the boundary of Middlesex Elementary School.

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 in this case. The Director and/or his Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members are not to be present at the hearing:

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

Very truly yours,

James E. Hardesty
JAMES E. HARDESTY
Deputy Zoning Commissioner

cc: Mr. Charles H. Caplan-Bureau of Engineering
Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. James E. Hardesty-Administration Division

BONDING: From R-4 to R-1 and
Zone.
Petition for Special Exception for
Office and Office Building.
LOCATION: Southwest corner of
Stemmers Run Road and Morris
Lane.
DATE & TIME: Monday, November
15, 1965 at 11:00 A.M.
PUBLIC HEARING: Room 104, Coun-
ty Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Executive Order of Bal-
timore County, will hold a public
hearing:

- Present Zoning for Parcel "A".
- R-4
- Proposed Zoning for Parcel "A".
- R-1
- Present Zoning for Parcel "B".
- R-4
- Proposed Zoning for Parcel "B".
- R-1 with Special Exception for
Office and Office Building.

All that parcel of land in the Fif-
teenth District of Baltimore County.

PARCEL "A"

Beginning for the same at the
point formed by the intersection of the
centerline of Stemmers Run
Road, formerly North River Neck
Road, and the centerline of Morris
Lane, said point of beginning being
the beginning of the parcel of land
conveyed by Oak Building and Savings Association
of Baltimore City to Guy Welby and
Wife by deed dated October 11,
1912 & 4 recorded among the Land
Records of Baltimore County in Liber
L.M.C.M. No. 911, folio 49, un-
derneath the heading on the centerline of
said Stemmers Run Road and on
the third, fourth, and fifth lines of
said deed, as now surveyed, the
three following courses and dis-
tances: namely, South 10 degrees
25 minutes 20 seconds East 58.95
feet, South 31 degrees 12 minutes
20 seconds East 100.00 feet, and
South 41 degrees 19 minutes 20
seconds East 116 feet to the end
of the third line of the parcel of
land conveyed by Louis B. Holzh-
necht and wife to Guy Welby and
Wife by deed dated June 29, 1944
and recorded among the Land
Records of Baltimore County in Liber
L.M.C.M. No. 911, folio 49, No.
1345, folio 546; thence continuing
to land on the centerline of said
Stemmers Run Road and reversely
on the third line and part of the
second line of last said deed, as
now surveyed, the two following
courses and distances, namely South
41 degrees 19 minutes 20 seconds,
East 194.90 feet and South 31 de-
grees 45 minutes 20 seconds, East
11.11 feet to intersect a line drawn
parallel with and distant 100.00 feet
northwesterly measured at right
angles from the first line of the
deed mentioned secondly herein;
thence having the centerline of
said Stemmers Run Road and bind-
ing on said line to drawn for a
new line of division, crossing the
tract of land described in the deed
mentioned secondly herein North 11
degrees 19 minutes 40 seconds, East
424.63 feet to intersect the last
line of the last mentioned deed;
thence binding reversely on part of
the last line of last mentioned deed
to the beginning thereof as now sur-
veyed, North 11 degrees 12 minutes
20 seconds, West 117.25 feet to the
beginning of the parcel of land de-
scribed in the deed mentioned firstly
herein, thence binding on the first
line of the deed mentioned firstly
herein, as now surveyed, North 11
degrees 12 minutes 20 seconds West
124.59 feet to the centerline of said
Morris Lane and thence binding on
the centerline of said Morris Lane
and on the second line of the deed
mentioned firstly herein, as now sur-
veyed, South 41 degrees 47 minutes
40 seconds, West 423.62 feet to the
place of beginning.

Containing 232.664 square feet or
5.2 acres of land, more or less.
All that tract of land herein de-
scribed being comprised of the fol-
lowing or portions of the following
parcels of land.

Being a portion of the land con-
veyed by Alfonso Von Wyascher to
the Oak Building and Savings Asso-
ciation by deed dated May 4, 1912
and recorded among the Land Rec-
ords of Baltimore County in Liber
L.M.C.M. No. 911, folio 212.

Being the land conveyed by the
Oak Building and Savings Associa-
tion of Baltimore City to Guy Welby
and Wife by deed dated October 11,
1912 and recorded among the Land
Records of Baltimore County in Liber
L.M.C.M. No. 911, folio 49.

Being a portion of the land con-
veyed by Louis B. Holzhnecht and
Wife to Guy Welby and Wife by deed
dated June 29, 1944 and recorded
among the Land Records of Bal-
timore County in Liber R. J. S. No.
1345, folio 546.

PARCEL "B"

Beginning for the same at the be-
ginning of the second line of the
parcel of land conveyed by Louis
B. Holzhnecht and wife to Guy
Welby and wife by deed dated June
29, 1944 and recorded among the
Land Records of Baltimore County
in Liber R.J.S. No. 1345, folio 546,
said point of beginning being distant
510 feet, more or less, southeasterly
measured along the centerline of
Stemmers Run Road, formerly North
River Neck Road, from the center-
line of Morris Lane and running
thence binding on part of the sec-
ond line of said deed, as now sur-
veyed, North 31 degrees 19 minutes
20 seconds West 100.72 feet to in-
tersect a line drawn parallel with
and distant 100.00 feet northwesterly,
measured at right angles from the
first line of the deed mentioned
above, thence binding on said line
as drawn for a new line of division,
crossing the tract of land described
in said deed North 11 degrees 19
minutes 40 seconds East 424.63 feet
to intersect the last line of said
deed; thence binding on part of said
last line to the end thereof, as now
surveyed, South 41 degrees 12 min-
utes 20 seconds East 100.00 feet to
the beginning of the parcel of land
described in the aforesaid deed and
thence binding on the first line of
said deed, as now surveyed, South
11 degrees 19 minutes 40 seconds
West 423.62 feet to the place of
beginning.

Containing 42,424.32 square feet
or 0.9745 acre of land, more or less.
Savings and excepting the portion
thereof which lies in the bed of
Stemmers Run Road.

Being a portion of the land con-
veyed by Louis B. Holzhnecht and
wife to Guy Welby and wife by deed
dated June 29, 1944 and recorded
among the Land Records of Bal-
timore County in Liber R.J.S. No. 1345
folio 546.

Being the property of Guy Welby
and Wife, as shown on a plat
plan filed with the Zoning Depart-
ment.

Hearing Date: Monday, November
15, 1965 at 11:00 A.M.

Public Hearing: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By Order of

JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Oct. 25.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 28, 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., on the 28th
of 1 time 28 consecutive weeks before the 25th
day of November, 1965, the first publication
appearing on the 28th day of October
1965--

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$-----

**NO PLAT
IN
THIS FOLDER**

MICROFILM

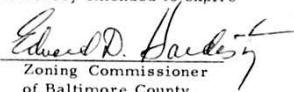
It is this 26th day of November, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that an extension of Special Exception in the above matter be extended six (6) months beginning November 23, 1967 and ending May 23, 1968.


Zoning Commissioner of
Baltimore County

It is this 7th day of July 1968 by the Zoning Commissioner of Baltimore County ORDERED that the Special Exception in the above matter is hereby extended to expire May 23 1970.


Zoning Commissioner of
Baltimore County

It is this 25 day of May, 1970, by the Zoning Commissioner of Baltimore County, ORDERED that the Special Exception, in the above matter, is hereby extended to expire November 23, 1970.


Edward D. Hardisty
Zoning Commissioner
of Baltimore County

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