

H-66-196R
V-196R
#9
SER 3-C
NW-11-B
NW-12-C
NW-12-B
R-20

RE: PETITION FOR RECLASSIFICATION : BEFORE
FROM R-40 zone to R-20 zone : COUNTY BOARD OF APPEALS
S/S Seminary Avenue 1415' West of : OF
Thornton Road : BALTIMORE COUNTY
8th District :
James Keely & Co., Inc. : No. 66-196-R
Petitioners :

ORDER OF DISMISSAL

Petition of James Keely & Co., Inc. for reclassification from an R-40 zone to an R-20 zone, on the South Side of Seminary Avenue 1415' West of Thornton Road, in the 8th District of Baltimore County.

Whereas, the Board of Appeals is in receipt of an Order of Dismissal filed November 29, 1966 from the attorney representing the protestant-appellants in the above entitled matter.

Whereas, the said attorney for the said protestant-appellants request that the appeal filed on behalf of said protestants be dismissed and withdrawn as of November 29, 1966.

It is hereby ORDERED this 29th day of November, 1966, that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

FOR THE BOARD OF APPEALS
BY: W. S. BALDWIN, Chairman
R-20-196R

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
S/S Seminary Avenue 1415 feet : COUNTY BOARD OF APPEALS
West of Thornton Road : FOR
8th District : BALTIMORE COUNTY
James Keely & Company, Inc. : NO. 66-196-R
ORDER OF DISMISSAL

Gentlemen:
Please dismiss the appeal entered in the above entitled case.

F. Lee Harrison
607 Loyola Federal Building
Towson, Maryland 21284
Attorney for Protestants

Rec'd 11-29-66
9:12 AM

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~James Keely & Co., Inc.~~ legal owner... of the property situate in Baltimore County and which is described in the description a plat attached hereto and made a part hereof, hereby petition that the zoning status of the herein described property be re-classified pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-20

R-20 zone for the following reasons:

- 1. That the R-40 zoning classification of the property is erroneous and cannot be justified except as a temporary classification pending installation of sewer and water utilities to permit subdivision and development of the property, but said utilities have now been installed.
- 2. That the public need and convenience requires reclassification of the subject property, since the present R-40 classification thereof serves no useful purpose, benefits no one, is unduly restrictive, and is out of character with current development in the area, while the reclassification of the property to an R-20 zone will permit subdivision and development to provide housing demanded and required by the public generally, without adverse effect on neighboring properties.
- 3. That since adoption of the zoning map for the area, the character and conditions in the neighborhood of the subject property have so changed that a reclassification of the premises from an R-40 to an R-20 zone is justified; appropriate and, in fact, required under proper zoning standards and principles.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

JAMES KEELY & CO., INC.
By: James Keely, Jr. Legal Owner, President
Address: O. M. William Adelson
1035 Maryland National Bank Building,
Baltimore, Maryland 21202
M. William Adelson
Petitioner's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 8th day of February, 1966, 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 16th day of March, 1966, at 11:00 o'clock P. M.

Very truly yours,
James S. [Signature]
Zoning Commissioner of Baltimore County.



RE: PETITION FOR RECLASSIFICATION : BEFORE THE
S/S Seminary Avenue 1415 feet : DEPUTY ZONING COMMISSIONER
West of Thornton Road : OF
8th District : BALTIMORE COUNTY
James Keely & Company, Inc. : NO. 66-196-R

This is a Petition to rezone approximately 11 1/2 acres of land from an R-40 zone to an R-20 zone. Plans call for the construction of 132 homes which will be in the \$35,000 to \$50,000 price bracket.

The subject property is situated 1415 feet west of Thornton Road between the Baltimore County Beltway on the South and Seminary Avenue on the North. Between the subject tract and Thornton Road is an area presently used as grazing ground for cattle.

The Petitioner has developed four substantial tracts of ground in the immediate area with the construction of single family dwellings in R-10 zones. These housing developments, containing homes in the \$25,000 to \$35,000 price range, are known as "Thornlight", located on the East side of Thornton Road South of the Beltway; "Village Green", South of the side of Thornton Road South of the Beltway; "Longford", located on the South side of Seminary Avenue, North of the Beltway and East of Thornton Road; "Longford North", located on the North side of Seminary Avenue, just West of the Harriburg Expressway.

There was testimony from an engineer that both water and sewer are available and adequate. The sewage will be made available by connecting with the Rolling Run Interceptor. However, it will be necessary to construct a pumping station to serve some 47 homes of the proposed development.

There was some effort made by the Petitioner to show that the development costs in an R-40 zone would amount to a confiscation of his property. However, after reviewing all evidence in the case, the Deputy Zoning Commissioner cannot agree with this contention since the overall development would be inconsequential.

The circumstances in this case are quite similar to the zoning reclassification case involving the Warheim tract, which was the subject of white vs Board of Appeals, 219 Maryland 136. The Warheim tract, presently the situs of "Village Green", was rezoned from R-40 to R-10 by the Zoning Commissioner and Board of Zoning Appeals, said actions subsequently upheld by the Circuit Court of Baltimore County and the Maryland Court of Appeals in an opinion handed down on February 17, 1959. In that case the Court of Appeals found that error in the 1955 zoning could be found on the assumption that Rolling Run was incapable of handling sewage disposal needs of the upper County, an assumption, which in time proved erroneous, particularly in view of the plans and preparation of the Mine Bank sewer.

A real estate consultant introduced into evidence a list of seven zoning changes in the immediate area. Most of these changes involved zoning reclassifications from either R-40 to R-10 or R-20 to R-10, although there were two cases involving changes to commercial use. It is recognized that the subject tract to R-20 would be compatible with the existing neighborhood. He cited as additional changes in conditions; the availability of water and sewer and the construction of the Beltway. For an interesting

ORDER RECEIVED FOR FILING
DATE 1/27/66
BY [Signature]

FOR THE BOARD OF APPEALS
BY: W. S. BALDWIN, Chairman
R-20-196R

DESCRIPTION OF PROPERTY OF JAMES KEELY & CO., INC.
TO BE REZONED FROM R-40 TO R-20

Beginning for the same at a point in the centerline of Seminary Avenue 30 feet wide at the beginning of the first line of the first parcel of land as described in a deed from Anne Hutchins Cresap et al to Longford, Inc. dated August 14, 1944 and recorded among the Land Records of Baltimore County in Liber R.R.C. 4344, Folio 332, said point of beginning being also distant 1415 feet more or less westerly measured along said Seminary Avenue from the intersection of Thornton Road said point of beginning being also at the end of the sixth line of that parcel of land as described in a deed from T. Edward Hamblinton to Francis G. Marburg and wife dated August 21, 1945 and recorded among the Land Records of Baltimore County in Liber R.R.C. 1407, Folio 37, running thence with and binding on all of the said first line and all of the second line of the above mentioned deed of Cresap to Longford, Inc. and binding reversely on all of the said sixth line and part of the fifth line of the above mentioned deed of Hamblinton to Marburg the two following courses and distances viz: first, South 23 degrees 26 minutes 30 seconds East and passing over a concrete monument near the south side of said Seminary Avenue 1475.00 feet to a concrete monument and second, South 47 degrees 28 minutes 00 seconds East 439.14 feet to intersect the northwest right of way line of the Baltimore County Beltway as shown on Maryland State Roads Commission Right of Way Plans No. 24879 and No. 10447, running thence binding on the northwest right of way line of said Baltimore County Beltway as shown on the above mentioned right of way plats and binding also on the third thru the twelfth line of the above first mentioned deed the ten following courses and distances viz: first, South 76 degrees 06 minutes 42 seconds West 33.65 feet; second, South 75 degrees 21 minutes 33 seconds West 84.51 feet; third, South 67 degrees 42 minutes 45 seconds West 81.00 feet; fourth, South 38 degrees 37 minutes 23 seconds West 114.00 feet; fifth, South 62 degrees 11 minutes 52 seconds West 103.00 feet; sixth, South 46 degrees 19 minutes 23 seconds West 101.70 feet; seventh, South 61 degrees 49 minutes 51 seconds West 59.37 feet; eighth, South 62 degrees 04 minutes 25 seconds West 152.03 feet; ninth, South 58 degrees 46 minutes 24 seconds West 102.70 feet; and tenth, by a line curving to the left with a radius of 7764.44 feet for a distance of 1277.81 feet said curve being subtended by a chord bearing South 57 degrees 17 minutes 53 seconds West 1276.37 feet to intersect the fourth line of that parcel of land as described in a deed from Elizabeth L. Ness and husband to Eli C. Warheim dated August 22, 1946 and recorded among the Land Records of Baltimore County in Liber R.R.C. 1492, Folio 246; running thence with and binding on the said thirteenth line of the above mentioned deed of Cresap to Longford, Inc. and binding reversely on part of the said fourth line of the last mentioned deed of Ness to Warheim North 62 degrees 06 minutes 11 seconds West 432.74 feet to a concrete monument at the northeast side of a twenty foot road running thence with and binding on all of the fourteenth line of the above mentioned deed of Cresap to Longford, Inc. also binding reversely on the

66-196R
1-13-66

discussion of the effect of water and sewer extensions and the construction of the Baltimore County Beltway, see In re Zoning of Baltimore City and St. Annes, Court of Appeals of Maryland, September Term, 1965, filed March 29, 1966, and Pimney vs Halle Court of Appeals of Maryland, September Term, 1964, filed February 7, 1966.

Several aggrieved property owners testified in opposition to the proposed rezoning, principally on the theory of "spot zoning". The Deputy Zoning Commissioner, however, does not feel the subject case is an example of spot zoning since the proposed development will be neither inconsistent nor incompatible with the surrounding neighborhood.

At least one protestant, Francis Marburg, who owns the grazing ground just to the East of the subject tract, admitted that he tried to get the County to rezone the aforementioned property to R-10 but was refused. This admission by Mr. Marburg would certainly indicate that he could not in clear conscience be opposed to an R-20 zone on the neighboring ground when he in fact tried to get R-10 zoning for his own property.

After reviewing all evidence and exhibits, it is clear to the Deputy Zoning Commissioner that there have been substantial changes since the original zoning - i.e., changes in conditions with respect to water, sewer, and construction of the Beltway and changes in the character of the neighborhood in that it has undergone a steady change from large acreage tracts to small acreage tracts. Even the Court of Appeals in the white case recognized that land to the North of the Beltway should be R-20 and/or R-10.

It would be ridiculous for the Deputy Zoning Commissioner to hold that a development of homes in the price range of \$35,000 to \$50,000 could have anything other than a beneficial effect on the surrounding area. There is no question but that the proposed development will be compatible with the neighborhood and that R-20 zoning in this location will be both logical and appropriate.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15 day of June, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-40 zone to an R-20 zone, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
Deputy Zoning Commissioner

third line of the above mentioned deed of Ness to Warheim and also binding on the north side of a parcel of land as shown on a plat entitled "Subdivision Plan Heatherfield" dated August 1953 and filed among the Plat Records of Baltimore County in Liber G.L.P. 19, Folio 109, North 53 degrees 14 minutes 05 seconds West and for part of the distance crossing the end of a twenty foot road with the use thereof in common with others and also for part of the distance crossing the end of a 50 foot road known as Tally-Ho Road and shown on the above mentioned plat with the use thereof in common with others 1275.40 feet to a concrete monument, running thence binding on the fifteenth line of the above first mentioned deed of Cresap to Longford, Inc. the three following courses and distances viz: first, North 37 degrees 55 minutes 32 seconds East 131.25 feet to a concrete monument; second, North 37 degrees 14 minutes 14 seconds East 103.12 feet to a concrete monument; and third, North 37 degrees 45 minutes 40 seconds East 521.66 feet to a stone running thence binding reversely on the third and second lines of that parcel of land as described in a deed from Longford, Inc. to Gaines McMillan et al dated October 19, 1965 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4535, Folio 19 the two following courses and distances viz: first, North 77 degrees 21 minutes 44 seconds East 311.26 feet and second, North 3 degrees 54 minutes 53 seconds West 292.07 feet to intersect the eighteenth line of the above first mentioned parcel of land from Cresap to Longford, Inc. at a point distant 458.00 feet from the beginning of said eighteenth line running thence binding on remainder of said eighteenth line of the above first mentioned deed of Cresap to Longford, Inc. the three following courses and distances viz: first, South 84 degrees 16 minutes 27 seconds East 55.28 feet; second, South 81 degrees 17 minutes 53 seconds East 101.46 feet; and third, South 74 degrees 52 minutes 02 seconds East 652.25 feet to the place of beginning.

Containing 113.418 Acres of land more or less.
Being part of the first parcel of land as described in a deed from Anne Hutchins Cresap to Longford, Inc. dated August 14, 1944 and recorded among the Land Records of Baltimore County in Liber 4344, Folio 332.

Paul W. Brown
DONALD L. BROWN
Reg. No. 3423

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 4, 1966

FROM: Mr. George E. Gavrellis, Director of Planning

SUBJECT: Petition #66-196-R. "South side of Seminary Avenue 1415 feet West of Thornton Road." Petition for Reclassification from R-40 to R-20 Zone." James Keely & Co. Inc., Petitioners.

8th District

HEARING: Monday, March 14, 1966. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to R-20 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. We note that the area embraced by the subject petition now is severable and that changes in the manner of land usage have occurred in the area north of the Beltway along Seminary Avenue. These changes have been brought about by reclassification from large lot zoning to small lot zoning. The subject petition requests R-20 zoning and differs from previous requests.
2. The planning staff would support the basic concept of R-20 cluster development on the subject property, feeling that such development is a reasonable alternative between the specter of R-10 reclassification which has occurred elsewhere and an optimal situation of keeping the area essentially open. It does feel that a band of larger lot zoning should be maintained along the northeasterly boundary of the Heatherfield Subdivision.

GEG:ms

LAW OFFICES
W. LEE HARRISON
607 LOTOIA FEDERAL BUILDING
12 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284

AREA CODE (410) 821-1200

November 28, 1966

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification S/S Seminary Avenue 1415 feet West of Thornton Road, 8th District, James Keely & Company, Inc.

Gentlemen:

I enclose herewith Order of Dismissal in connection with the above captioned case on behalf of the Protestants. It would be appreciated if you would send me a copy of your Order dismissing the same at your earliest convenience.

Very truly yours,
W. Lee Harrison
W. Lee Harrison

b
Enc.

REC & 11-29-66
9 15 a.m.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 4, 1966

FROM: Mr. George E. Gavrellis, Director of Planning

SUBJECT: Petition #66-196-R. "South side of Seminary Avenue 1415 feet West of Thornton Road." Petition for Reclassification from R-40 to R-20 Zone." James Keely & Co. Inc., Petitioners.

8th District

HEARING: Monday, March 14, 1966. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to R-20 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. We note that the area embraced by the subject petition now is severable and that changes in the manner of land usage have occurred in the area north of the Beltway along Seminary Avenue. These changes have been brought about by reclassification from large lot zoning to small lot zoning. The subject petition requests R-20 zoning and differs from previous requests.
2. The planning staff would support the basic concept of R-20 cluster development on the subject property, feeling that such development is a reasonable alternative between the specter of R-10 reclassification which has occurred elsewhere and an optimal situation of keeping the area essentially open. It does feel that a band of larger lot zoning should be maintained along the northeasterly boundary of the Heatherfield Subdivision.

GEG:ms

TELEPHONE 822-3000

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

No. 39401
DATE 4/27/66

TO: M. Lee Harrison, Esq.,
119 County Office Bldg.,
Towson, Maryland 21284

BILLED BY: Zoning Dept. of Balt. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
01-622		Cost of appeal - property of James Keely & Co.	\$75.00	
		Fee 66-196-R	1 sign 5.00	\$75.00
				75.00

8-2766 2272 * 39401 11P--

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.

TELEPHONE 822-3000

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

No. 37544
DATE 3/28/66

TO: James Keely & Co., Inc.,
1624 York Road
Luthersville-Thurston, Md.

BILLED BY: Zoning Dept. of Balt. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
01-622		Advertising and posting of property	164.15	
		66-196-R		164.15
				164.25

3-2866 029 * 37544 11P--

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.

LAW OFFICES
W. LEE HARRISON
607 LOTOIA FEDERAL BUILDING
12 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284

June 23, 1966



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

Re: Petition for Reclassification S/S Seminary Avenue, 1415 feet West of Thornton Road, 8th District, James Keely & Company, Inc. No. 66-196-R

Dear Mr. Rose:

Please note an appeal to the Board of Appeals for Baltimore County from the decision and order dated June 15, 1966 granting the above reclassification on behalf of the Protestants.

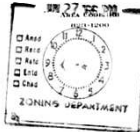
I have enclosed herewith my check in the amount of \$75.00 to cover the costs of the same.

Very truly yours,
W. Lee Harrison
W. Lee Harrison

b
Enc.

LAW OFFICES
W. LEE HARRISON
607 LOTOIA FEDERAL BUILDING
12 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284

June 23, 1966



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

Re: Petition for Reclassification S/S Seminary Avenue, 1415 feet West of Thornton Road, 8th District, James Keely & Company, Inc. No. 66-196-R

Dear Mr. Rose:

Please note an appeal to the Board of Appeals for Baltimore County from the decision and order dated June 15, 1966 granting the above reclassification on behalf of the Protestants.

I have enclosed herewith my check in the amount of \$75.00 to cover the costs of the same.

Very truly yours,
W. Lee Harrison
W. Lee Harrison

b
Enc.

TELEPHONE 822-3000

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

No. 38966
DATE 10/14/66

TO: M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Md. 21202

BILLED BY: County Board of Appeals (Zoning)

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
01-712		Copies of papers - File #66-196-R - Keely (Order of Appeal and Letter from W. Lee Harrison, Esq. dated July 12, 1964)		\$1.00
		2 sheets @ \$.50 per sheet		1.00
				1.00

10-1466 601 * 38966 11P--

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.

TELEPHONE 822-3000

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

No. 35769
DATE 2/16/66

TO: James Keely & Co. Inc.,
1624 York Road
Luthersville-Thurston, Md.

BILLED BY: Zoning Dept. of Balt. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
01-622		Petition for reclassification	50.00	
		66-196-R		50.00
				50.00

2-1766 6066 * 35769 11P--

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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
8th day of February, 1966.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner James Keely & Co., Inc.
Petitioner's Attorney M. William Adelson Reviewed by
Chairman of Advisory Committee

**PETITION FOR
RECLASSIFICATION
9th DISTRICT
ZONING:** From R-4 to R-20
Zone.

LOCATION: South side of
Sensberry Avenue 1415 feet West
of Thornton Road.

DATE & TIME: Monday, March
28, 1966 at 10 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:

Present Zoning: R-4
Proposed Zoning: R-20

All that parcel of land in the
9th District of Baltimore
County.

Beginning for the same at a
point in the center of Sensberry
Avenue 30 feet wide at the be-
ginning of Lot First 19 of the
first parcel of land as described
in a deed from Anne Hatcher
Cressap et al to Longford, Inc.
dated August 14, 1964 and re-
corded among the Land Records
of Baltimore County in Liber
R.R.G. 4584, Folio 302, said point
of beginning being also distant
1415 feet more or less westerly
measured along said Sensberry
Avenue from the intersection of
Thornton Road said point of be-
ginning being also at the end
of the sixth line of that parcel of
land as described in a deed from
T. Edward Hamilton to Francis
G. Harburg and wife dated August
21, 1941 and recorded among the
Land Records of Baltimore
County in Liber R.J. 2, 1487, Folio
27, running thence with said land-
ing on all of the said first line
and all of the second line of the
above mentioned deed of Cressap
to Longford, Inc. and binding re-
versely on all of the said sixth
line and part of the fifth line
and part of the fifth line of the
above mentioned deed of Hamilton
to Harburg the two following
courses and distances:

viz: first, South 72 degrees 25
minutes 30 seconds East and
passing over a concrete monu-
ment near the south side of
Sensberry Avenue 1415.00 feet to a
concrete monument and second,
South 49 degrees 28 minutes 00
seconds East 129.14 feet to inter-
sect the northeast right of way
line of the Baltimore County Bel-
leway as shown on Maryland State
Road Commission Right of Way
Plans No. 24890 and No. 18947,
running thence binding on the
northwest right of way line of
said Baltimore County Belleway
as shown on the above mentioned
right of way plans and binding
also on the third thru the fifth
line of the above first mentioned
deed the ten following courses
and distances viz: first, South 79
degrees 06 minutes 42 seconds
East 22.65 feet; second, South 70
degrees 11 minutes 33 seconds
West 80.21 feet; third, South 87
degrees 42 minutes 43 seconds
West 81.00 feet; fourth, South 20
degrees 27 minutes 23 seconds
West 14.06 feet; fifth, South 62
degrees 11 minutes 32 seconds
West 103.26 feet; sixth, South 66
degrees 19 minutes 22 seconds
West 101.80 feet; seventh, South
61 degrees 49 minutes 51 seconds
West 50.87 feet; eighth, South
61 degrees 04 minutes 23 seconds
West 132.20 feet; ninth, South 26
degrees 46 minutes 24 seconds
West 102.20 feet; and tenth, by a
line curving to the left with a
radius of 7764.44 feet in a dis-
tance of 1277.81 feet said curve
being tabulated by a chord bear-
ing South 37 degrees 27 minutes
53 seconds West 1778.27 feet to
intersect the fourth line of that
parcel of land as described in a
deed from Elizabeth L. Ness
and husband to E.L.C. Wareheim
dated August 27, 1946 and re-
corded among the Land Records
of Baltimore County in Liber
R.J. 2, 1487, Folio 246, running
thence with said binding on the
said thirteenth line of the above
mentioned deed of Cressap to
Longford, Inc. and binding re-
versely on part of the said fourth
line of the last mentioned deed
of Ness to Wareheim North 62
degrees 06 minutes 11 seconds,
West 432.74 feet to a concrete
monument at the northeast side of
a twenty foot road running thence
with said binding on all of the
fourteenth line of the above
mentioned deed of Cressap to
Longford, Inc. also binding re-
versely on the third line of the
above mentioned deed of Ness to
Wareheim and also binding on the
north side of a parcel of land as
shown on a plat entitled "Sub-
division Plan Heatherfield" dated
August 1953 and filed among the
Plat Records of Baltimore County
in Liber C.L.B. 19, Folio 100,
North 33 degrees 14 minutes 02
seconds West said for part of the
distance crossing the end of a
twenty foot road with the use
thereof in common with others
and also for part of the distance
crossing the end of a 30 foot
road known as Tally-Ho Road and
shown on the above mentioned plat
with the use thereof in common
with others 1273.69 feet to a
concrete monument, running
thence binding on the fifteenth
and sixteenth and seventeenth lines
of the above first mentioned deed
of Cressap to Longford, Inc. the

above following courses and dis-
tances viz: first, North 37 degrees
53 minutes 22 seconds East 131.25
feet to a concrete monument;
second, North 27 degrees 14
minutes 18 seconds East 103.12
feet to a concrete monument; and
third, North 37 degrees 45
minutes 49 seconds East 81.46
feet to a stone marking thence
binding reversely on the third and
second lines of that parcel of
land as described in a deed from
Longford, Inc. to Galus McMillan
et al dated October 19, 1963 and
recorded among the Land Records
of Baltimore County in Liber
O.T.G. 4354, Folio 19 the two
following courses and distances
viz: first, North 73 degrees 21
minutes 41 seconds East 311.26
feet and second, North 3 degrees
24 minutes 53 seconds West
292.07 feet to intersect the
eighteenth line of the above first
mentioned parcel of land from
Cressap to Longford, Inc. at a point
distance 438.00 feet from the
beginning of said eighteenth line
running thence binding on re-
mains of said eighteenth line of
the above first mentioned deed
of Cressap to Longford, Inc. North
28 degrees 17 minutes 46 seconds
East and passing over a pipe near
the south side of said Sensberry
Avenue 1906.19 feet to the center
of said Sensberry Avenue, running
thence with said Sensberry Ave-
nue and center with said binding on
the abutments, seventh and
twenty-first lines of the above
first mentioned deed of Cressap
to Longford, Inc. South 83 de-
grees 27 seconds East 35.28 feet;
second, South 81 degrees 17
minutes 33 seconds East 191.45
feet; and third, South 79 degrees
53 minutes 02 seconds East 652.23
feet to the place of beginning.
Containing 1523.13 Acres of
land more or less.

Being part of the first parcel
of land as described in a deed
from Anne Hatcher Cressap to
Longford, Inc. dated August 14,
1964 and recorded among the
Land Records of Baltimore
County in Liber R.R.G. 4584,
Folio 302.

Being the property of James
Keely & Company, Inc. as shown
on a plat filed with the Zoning
Department.

Heard & Date: Monday, March
28, 1966 at 10 a.m.

PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROW,
ZONING COMMISSIONER OF
BALTIMORE COUNTY,
March 11.

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Crownsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

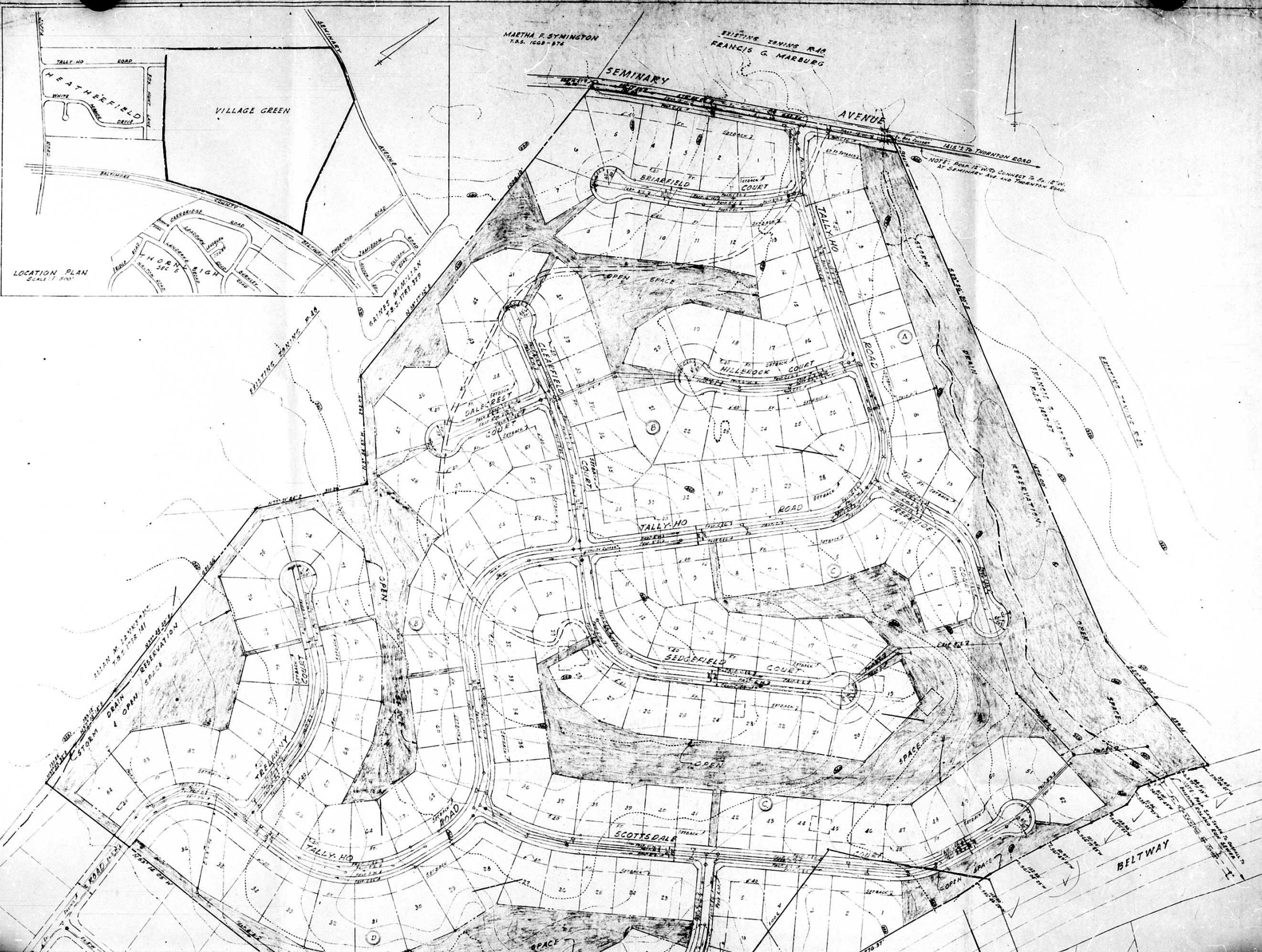
March 14, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Row, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one ~~consecutive~~ week before
the 14th day of March, 1966, that is to say
the same was inserted in the issues of

March 10, 1966,
THE BALTIMORE COUNTIAN

By *Lawrence J. Morgan*
Editor and Manager of



MARTHA F. SYMINGTON
T.B.S. 1668-874

EXISTING SEMINARY P. 10
FRANCIS G. MARBURG

LOCATION PLAN
SCALE 1/2" = 100'

NOTE: ROAD 12' WIDE, CONNECT TO P. 12 W.
AT SEMINARY AVE AND THORNTON ROAD

BELTWAY

SEMINARY AVENUE

SEARFIELD COURT

HILLCROCK COURT

SEDGEMOUNT COURT

SCOTTS DALE COURT

VILLAGE GREEN

DALE RES COURT

OPEN SPACE

OPEN SPACE

SPACE

SPACE

TALLY HO ROAD

TALLY HO ROAD

TALLY HO ROAD

RESERVATION

RESERVATION

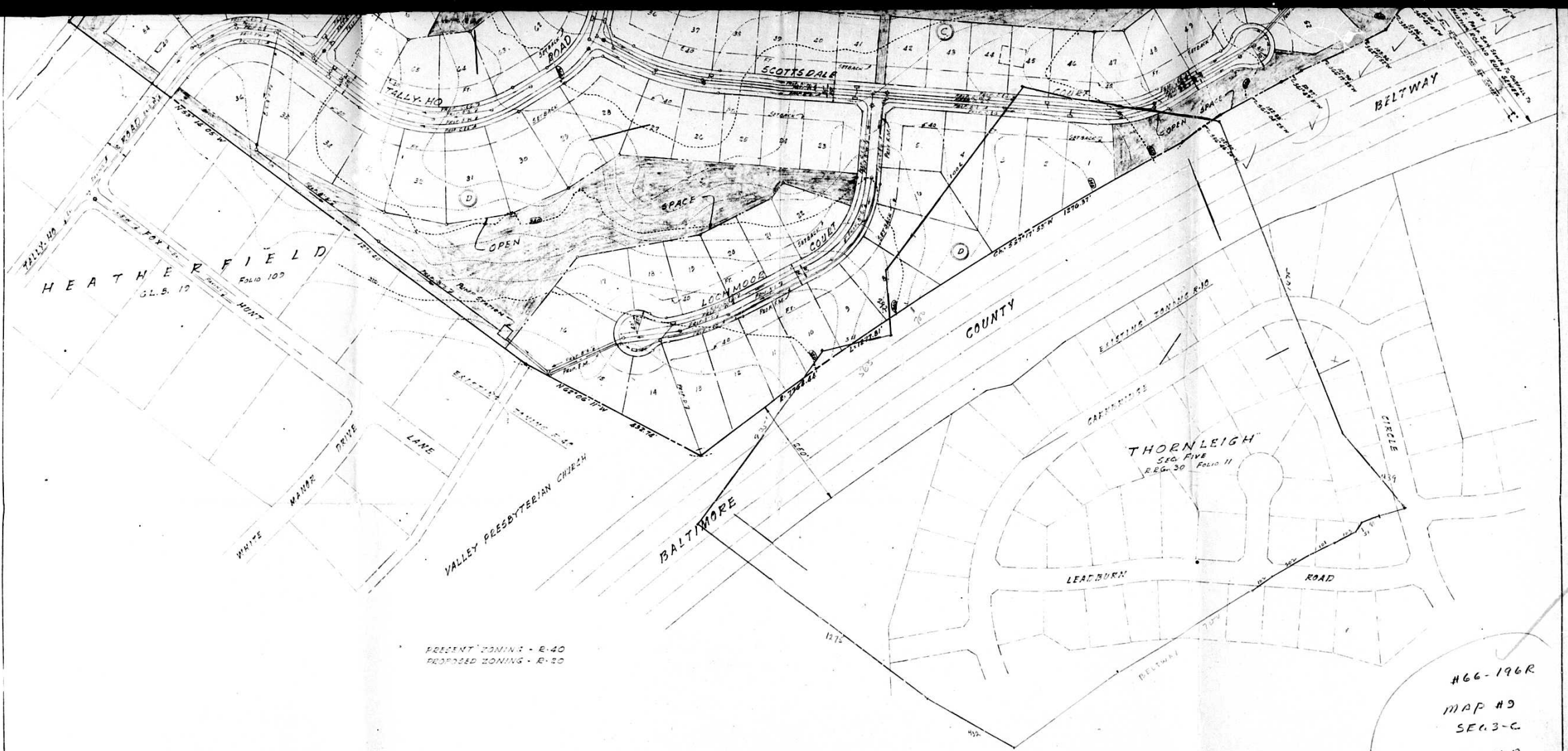
RESERVATION

RESERVATION

RESERVATION

RESERVATION

RESERVATION



PRESENT ZONING - R-40
 PROPOSED ZONING - R-20

DENSITY CALCULATIONS

1. GROSS ACRES	113.42
2. ACRES FOR NON-RESIDENTIAL USE	0
3. GROSS RESIDENTIAL ACRES	113.42
4. NET RESIDENTIAL ACRES	100.10
5. TOTAL LOTS	182
6. GROSS RESIDENTIAL DENSITY	1.6
7. NET RESIDENTIAL DENSITY	1.6

R-20 CLUSTER ZONING REQUIREMENTS

	VILLAGE GREEN
MINIMUM LOT AREA	13,000 Sq. Ft.
AVERAGE AREA OF ALL LOTS	14,570 Sq. Ft.
% OF LOTS ALLOWED UNDER 16,000 Sq. Ft.	57%
MINIMUM WIDTH OF LOT	30 Ft.
AREA REQUIRED FOR 182 LOTS (82x20,000)	3,640,000

PRELIMINARY PLAN
VILLAGE GREEN
 BALTO. CO., MD. ELECT. DIST. '8
 SCALE: 1"=100' JAN. 10, 1966

#66-196R
 MAP #3
 SEC. 3-C
 NW-11-B
 NW-12-B
 NW-12-C
 R-20

DEVELOPER
 JAMES KEELY & CO. INC.
 1524 YORK RD. LUTHE VILLE, MD.

PLAT PREPARED BY
 DONALD L. BROWN
 REG. NO. 3428
 1624 VIOLETS RD. LUTHEVILLE, MD.
Donald L. Brown

