

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kathryn H. Griffith, 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-40 zone to an R-40 zone, for the following reasons:

Error in original zoning and a genuine change in conditions

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.

CARL, INC.
By: Carl Caplan
Carlwell Caplan Contract Purchaser

Address

W. Lee Harrison, Petitioner's Attorney

Address 607 Loyola Federal Building
Towson, Md., 21206

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of December, 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 22nd day of March, 1966, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition 66-198-R
Petition for Reclassification from
R-40 Zone to R-A Zone, N/S Old
Pimlico Road at Jones Falls Express-
way, 3rd District
Kathryn H. Griffith, Petitioner

Gentlemen:

Will you kindly dismiss the appeal taken to your Board from the Order of the Zoning Commissioner of Baltimore County dated March 21, 1966 in the above entitled case.

Very truly yours,

Samuel D. Weinstein
Samuel D. Weinstein

Samuel Spiegel
Samuel Spiegel

Edna Polakoff
Edna Polakoff
1000 E. Joppa Road
Towson, Maryland 21204

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

DESCRIPTION

PART OF GRIFFITH PROPERTY - WEST SIDE OF JONES FALLS
EXPRESSWAY - NORTH OF OLD PIMLICO ROAD - THIRD ELECTION
DISTRICT - BALTIMORE COUNTY, MARYLAND
PRESENT ZONING R40
PROPOSED ZONING RA

Beginning for the same at a point on the westernmost right of way line of the Jones Falls Expressway as shown on State Roads Commission of Maryland Plat No. 25006, said point being 150 feet left of station 448 + 84 of the base line of right of way of said Expressway, said station 448 + 84 being located N 16° 22' W - 400 feet from the center line of Old Pimlico Road as relocated, running thence and binding on said westernmost right of way, the 23 following courses and distances, (1) N 16° 22' W - 365 feet, (2) N 38° 10' W - 54 feet, (3) N 16° 22' W - 80 feet, (4) N 00° 25' W - 73 feet, (5) N 16° 22' W - 174 feet, (6) N 17° 21' W - 171 feet, (7) N 45° 56' W - 54 feet, (8) N 04° 59' W - 100 feet, (9) N 20° 18' W - 49 feet, (10) N 35° 00' W - 149 feet, (11) N 05° 17' W - 51 feet, (12) N 00° 40' W - 52 feet, (13) N 25° 18' W - 330 feet, (14) N 55° 12' W - 120 feet, (15) N 56° 18' W - 54 feet, (16) N 41° 07' W - 49 feet, (17) N 29° 50' W - 48 feet, (18) N 12° 25' E - 132 feet, (19) N 31° 48' W - 96 feet.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Development ■ Investigations ■ Reports

Lester Matz, P.E.
John C. Childs, L.S.
Associate
George W. Burrows, L.S.
Robert W. Caplan, P.E.
Leonard M. Jones, P.E.
Norman Silverman, L.S.
Paul L. Smith, P.E.
Paul Silverman

Page 2

(20) N 32° 21' W - 286 feet, (21) N 31° 09' W - 75 feet, (22) N 48° 06' W - 117 feet and (23) N 28° 44' W - 121 feet to intersect the third line of that parcel of land described in a deed from Griffwood Farms Incorporated to J. Edwin Griffith, Jr. and wife, dated August 5, 1936 and recorded among the Land Records of Baltimore County in Liber CWB, Jr 978, page 434, thence binding on the outlines of said property, the four following courses and distances, (1) N 89° 19' W - 79 feet, (2) S 11° 19' E - 549 feet, (3) S 25° 37' E - 136 feet and (4) S 20° 53' W - 1187 feet, thence leaving said outlines, S 39° 30' W - 50 feet, S 50° 30' E - 420 feet, S 39° 30' W - 150 feet, S 20° 00' E - 150 feet, S 50° 48' E - 189 feet, south-westerly, by a curve to the left with a radius of 705 feet, the distance of 493 feet, (said arc is subtended by a chord bearing S 19° 10' W - 483 feet) and S 00° 51' E - 105 feet to the center line of Old Pimlico Road as now existing, thence binding thereon, the two following courses and distances, (1) N 56° 50' E - 28 feet and (2) N 44° 50' E - 65 feet, thence N 00° 51' W - 44 feet northerly, by a curve to the right with a radius of 63 feet, the distance of 221 feet (said arc being subtended by a chord bearing N 09° 17' E - 220 feet), S 70° 54' E - 193 feet, S 90° 22' E - 470 feet and S 00° 38' W - 180 feet to the beginning of the forty-fifth line of said parcel, thence binding on the outlines of said parcel, the four following courses and distances, (1) N 53° 50' E - 100 feet, (2) N 29° 35' E - 265 feet, (3) N 68° 05' E - 200 feet and (4) N 27° 50' E - 132 feet to the place of beginning.

Containing 49 acres of land, more or less.

RS:jlm

J.O. #63271

December 1, 1965



RE: PETITION FOR RECLASSIFICATION
From R-40 Zone to R-A Zone,
N/S Old Pimlico Road at Jones
Falls Expressway, 3rd Dist.,
Kathryn H. Griffith, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-198-R

Petitioners have requested reclassification of property on the north side of Old Pimlico Road and the west side of Jones Falls Expressway, in the Third District of Baltimore County, from an R-40 Zone to an R-A Zone.

The property is a .18 acre portion of a 214 acre tract which is zoned R-20 and R-40, has frontages on Green Spring Avenue and Old Pimlico Road and the Jones Falls Expressway. Testimony revealed that the .18 acre portion which is requested for reclassification, is extremely rough in topography and development costs would run as high as \$9,000.00 or 10,000.00 per lot if it were developed under R-40 zoning. The contract purchaser testified that in his opinion such development costs were prohibitive. The petitioner produced testimony that there had been numerous road changes in the area which had direct effects upon the subject parcel. Since the adoption of this map, on January 16, 1957 the Baltimore County Beltway has been constructed near-by. The Jones Falls Expressway was constructed through the property and Green Spring Avenue is in process of being widened from 18 feet of paving to 42 feet of paving from Smith Avenue to the Baltimore County Beltway. Sanitary Sewer was not available to this property at the time of the adoption of the map although such is now available to the property by means of an extension to the opposite side of the Jones Falls Expressway. There is ample change to warrant the granting of the requested zoning.

The petitioner's engineer pointed out there is access to major thoroughfares readily accessible from the subject site at the present time. Persons leaving the apartment site at the present time could go easterly on Old Pimlico Road to Falls Road and thence northerly to the Baltimore County Beltway or could go easterly on Old Pimlico Road to Falls Road and thence southerly to the interchange between Northern Parkway and the Jones Falls Expressway. Still a third means of ingress and egress would be by way of a westerly direction on Old Pimlico Road and thence into Green Spring Avenue by way of Smith Avenue. Since the petitioner proposes to develop a new roadway through the remainder of the property to Green Spring Avenue, in conjunction with the R-20 and R-40 development of the balance of the property, future access will be even better.

For the above reasons the above reclassification should be had.

RE: PETITION FOR RECLASSIFICATION
from an R-40 zone to an R-A zone
W/S Jones Falls Expressway 400'
from C/L of Old Pimlico Road,
3rd District
Kathryn H. Griffith, Petitioner
Carl, Inc., Contract Purchaser

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 66-198-R

ORDER OF DISMISSAL

Petition of Kathryn H. Griffith for reclassification from an R-40 zone to an R-A zone on property located on the west side of Jones Falls Expressway 400 feet from the center line of Old Pimlico Road in the Third District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed April 10, 1967 from the attorney representing the protestants-appellants in the above entitled matter.

WHEREAS, the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of April 10, 1967.

WHEREAS, the Board of Appeals is in receipt of LETTERS of Dismissal of Appeal filed April 10, 1967 from other protestants-appellants of record in the above entitled matter.

WHEREAS, the said protestants-appellants request that the appeals filed on their behalf, be dismissed and withdrawn as of April 10, 1967.

It is hereby ORDERED this 11th day of April, 1967 that said appeals be and the same are dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: #66-198-R, Property of Kathryn H. Griffith

Gentlemen:

Please dismiss our appeal in the above captioned matter from the decision and order of the Zoning Commissioner, dated March 21, 1966.

Maynard Corp
Maynard Corp

Eunice Corp
Eunice Corp

It is this 21st day of March, 1966, by the Zoning Commissioner of Baltimore County, ORDERED, that the herein described R-40 Zone to an R-A Zone, subject to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning, also Bureau of Traffic Engineering.

Zoning Commissioner of
Baltimore County

Rec'd 4-10-67
4 PM

April 10, 1966

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition 66-198-R. Petition for Reclassification from R-40 zone to R-4 zone, N/S Old Pinlico Road at Jones Falls Expressway 3rd District, Kathryn M. Griffith, Petitioner

Gentlemen:

Please dismiss the appeal taken to the Board of Appeals from the Order of the Zoning Commissioner of Baltimore County dated March 21, 1966, in the above entitled case on behalf of Charles Jules and Marjorie Jules, his wife.

Very truly yours,

Lee H. Kramer

April 14, 1966

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

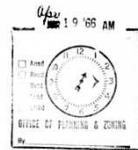
Re: Petition 66-198-R
Petition for Reclassification
From R-40 Zone to R-4 Zone,
N/S Old Pinlico Road at
Jones Falls Expressway, 3rd
District,
Kathryn M. Griffith, Petitioner

Dear Mr. Rose:

Will you kindly enter an appeal in my name to the County Board of Appeals for Baltimore County from your Order Dated March 21, 1966 granting the Petition for Reclassification in the above entitled case.

Very truly yours,

Maynard P. Layp
Maynard P.
6905 Old Pinlico Road
Baltimore County, Maryland
Eunice K. Carp



LEE H. KRAMER
ATTORNEY AT LAW
1418 WESTBURY ROAD
BALTIMORE, MARYLAND 21206

TELEPHONE
OFFICE: HU 8-8466
HOME: HU 8-8175

April 20,



John A. Rose, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
From R-40 Zone to R-4 Zone,
N/S Old Pinlico Road at Jones
Falls Expressway, 3rd Dist.,
Kathryn M. Griffith, Petitioner
No. 66-198-R

Dear Mr. Rose:

I represent Mr. and Mrs. Charles Jules, 6809 Pinlico Drive, neighboring property owners of the subject property. On their behalf and pursuant to Section 500.12 of the Baltimore County Zoning Ordinance, I hereby file an appeal to the County Board of Appeals from your Order dated March 21, 1966 granting a reclassification in the zoning of said tract.

Enclosed herewith please find check in the amount of \$75.00 to cover costs of the within appeal and posting same.

Yours very truly,

Lee H. Kramer

cc Lee Harrison, enq.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: Petition 66-198-R. "West side of Jones Falls Expressway 400 feet from the center line of Old Pinlico Road. Petition for Reclassification from R-40 to R-4 Zone." Kathryn M. Griffith - Petitioner.

3rd District

HEARING: Wednesday, March 16, 1966. (11:00 A.M.)

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

1. The subject property is adjacent to an expressway - but has no reasonable access to it. In fact, the property has no access of the kind required for apartment development, and no such access is scheduled under the current Capital Program.
2. Admittedly, the rather rough topography of the subject tract does not suit it to all kinds of single-family housing. But the tract happens to be ideal for R-40 development as a cluster subdivision.
3. For the above reasons, we believe the present zoning of the subject property to be absolutely correct.

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date: January 18, 1966

TO: Mr. George Gavrelis
Attn: Mr. James E. Dyer

FROM: Eugene J. Clifford

SUBJECT: Item 2 ZAC December 28, 1965
North side of Old Pinlico and Jones Falls Expressway

Review of the subject plat dated December 13, 1965 results in the following comments.

On July 29, 1965 the Zoning Commissioner granted apartment zoning to the west of the subject property. This site is expected to generate 5300 trips/day.

The subject site is expected to generate 4500 trips/day.

Old Pinlico Road has a traffic volume of 2280 ADT.

Old Pinlico Road now exists in a substandard condition as to sight distance and alignment. This road is to be relocated and a 24 foot open section constructed from Sara Road to the Jones Falls Expressway. This construction is planned for the 1968-1969 fiscal year. This road has a design capacity of 5000 - 9000 vehicles/day based on Table C-5 in A Policy on Arterial Highways in Urban Areas by the American Association of State Highway Officials.

In the event the subject zoning is granted, it is requested that the entrances be made subject to the approval of this Bureau.

Eugene J. Clifford
County Traffic Engineer

BJC:CRN:mr

cc: Mr. James E. Dyer
James P. S. Duvaroux

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. JAMES DYER
Zoning Office Date: February 4, 1966

FROM: ALBERT V. QUIMBY, Chief
Project Planning Division

SUBJECT: R-4 Zoning Reclassification - Kathryn Griffin Prop. at
Old Pinlico Road

There are no practical public roads shown within the property. No 70' R/W road is permitted with a right angle turn and the so-called private roads may not be a continuation of existing or proposed public roads.

Should the interchange between the Expressway and Old Pinlico Road become a reality, then Old Pinlico would most certainly be relocated to the North as a major which might affect this property and most certainly should be considered if land uses are to change in this vicinity (of which this is the second proposal).

AVQ:vh

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

Re: Lee Harrison, Enquire
407 Loyola Federal Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-40 to R-4
for Kathryn M. Griffith
located N/S of Old Pinlico Road
at the Jones Falls Expressway
3rd District
(Item 2, December 7, 1965)

Dear Sir:

The Zoning Advisory Committee has been informed that a more detailed site plan showing proposed off-site access roads will be submitted to the committee at a later date for review and comment.

The following additional items should be indicated on the revised plan prior to re-submitting:

- (a) Storm drain plans
- (b) Topography
- (c) Means of providing water and sewer site

The committee will withhold any further processing of the subject petition until such time as the revised plan has been re-submitted for review.

BUREAU OF ENGINEERING:
Water and sewer lines are existing as shown on the vicinity map of the submitted plan. However, extension of the existing sewer would require costly tunneling under the Jones Falls Expressway or extensive earth cuts which would be in all probability be just as costly.

Location of existing utilities to be determined by developer or his engineer.

Road - Relief Road is to be developed as a minimum 30' road on a 50' right of way.

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 Commissioner's hearing.

Very truly yours,

James P. S. Duvaroux, Principal
Zoning Technician

JUN 15 1966

cc: Mr. John Hoyer-Statute Roads Commission
Mr. G. Richard Moore-Bureau of Traffic Engineering
Mr. William Greenwell-Bureau of Planning
Mr. Orville Green-Bureau of Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: Petition 66-198-R. "West side of Jones Falls Expressway 400 feet from the center line of Old Pinlico Road. Petition for Reclassification from R-40 to R-4 Zone." Kathryn M. Griffith - Petitioner.

3rd District

HEARING: Wednesday, March 16, 1966. (11:00 A.M.)

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

1. The subject property is adjacent to an expressway - but has no reasonable access to it. In fact, the property has no access of the kind required for apartment development, and no such access is scheduled under the current Capital Program.
2. Admittedly, the rather rough topography of the subject tract does not suit it to all kinds of single-family housing. But the tract happens to be ideal for R-40 development as a cluster subdivision.
3. For the above reasons, we believe the present zoning of the subject property to be absolutely correct.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: RD Date of Posting: March 24, 1966
 Posted for: Reclassification from R-40 to R-1
 Petitioner: Kathryn H. Griffith
 Location of property: 4150 W. Joppa Rd. between Rte. 100 and Rte. 102, east side of Rte. 100
 Location of Sign: On Rte. 100 at intersection with Rte. 102, east side of Rte. 100
 Remarks: Reclassification from R-40 to R-1
 Posted by: John G. Rose Date of return: March 3, 1966

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

TO: Cash BILLED BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Appeal Cost for Appeal for Kathryn H. Griffith #66-198-R	80.00
		80.00

4-2066 1631 • 37676 TIF- 80.00

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.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD. February 24, 1966.

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 11th day of March, 1966, the first publication appearing on the 11th day of March, 1966.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS
Ridgely, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 60 successive weeks before the 25th day of February, 1966, that is to say the same was inserted in the issues of February 24, 1966.

THE BALTIMORE COUNTY
By Paul J. Morgan
Editor and Manager

V. Lee Harrison, Esq.
607 Loyale Federal Building
Towson, Maryland 21204

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
20th day of December, 1965.

Petitioner: Kathryn H. Griffith
 Petitioner's Attorney: V. Lee Harrison
 Reviewed by: John G. Rose
 Chairman of Advisory Committee

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

TO: Lee H. Krumer, Esq.,
1415 Reisterstown Road,
Pikesville, Maryland 21083

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-621

QUANTITY	DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal Property of Kathryn Griffith #66-198-X	70.00
2	Signs	10.00
		80.00

4-2066 1634 • 37679 TIF- 80.00

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 POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3-1 Date of Posting: May 14, 1966
 Posted for: Appeal
 Petitioner: Kathryn H. Griffith
 Location of property: 4150 W. Joppa Rd. between Rte. 100 and Rte. 102, east side of Rte. 100
 Location of Sign: On Rte. 100 at intersection with Rte. 102, east side of Rte. 100
 Remarks: Appeal
 Posted by: John G. Rose Date of return: May 12, 1966

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

TO: Caswell J. Canlan
Branchwood Court
Baltimore, Md. 21208

BILLED BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Kathryn H. Griffith #66-198-R	114.63
		114.63

5-1656 9416 • 37619 TIF- 114.63

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.

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

TO: Cash BILLED BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-522

QUANTITY	DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of Appeal for Kathryn H. Griffith #66-198-R	80.00
		80.00

4-2066 1644 • 37675 TIF- 80.00

4-2066 1644 • 37675 TIF- 80.00

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.

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

TO: V. Lee Harrison, Esq.,
Loyale Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

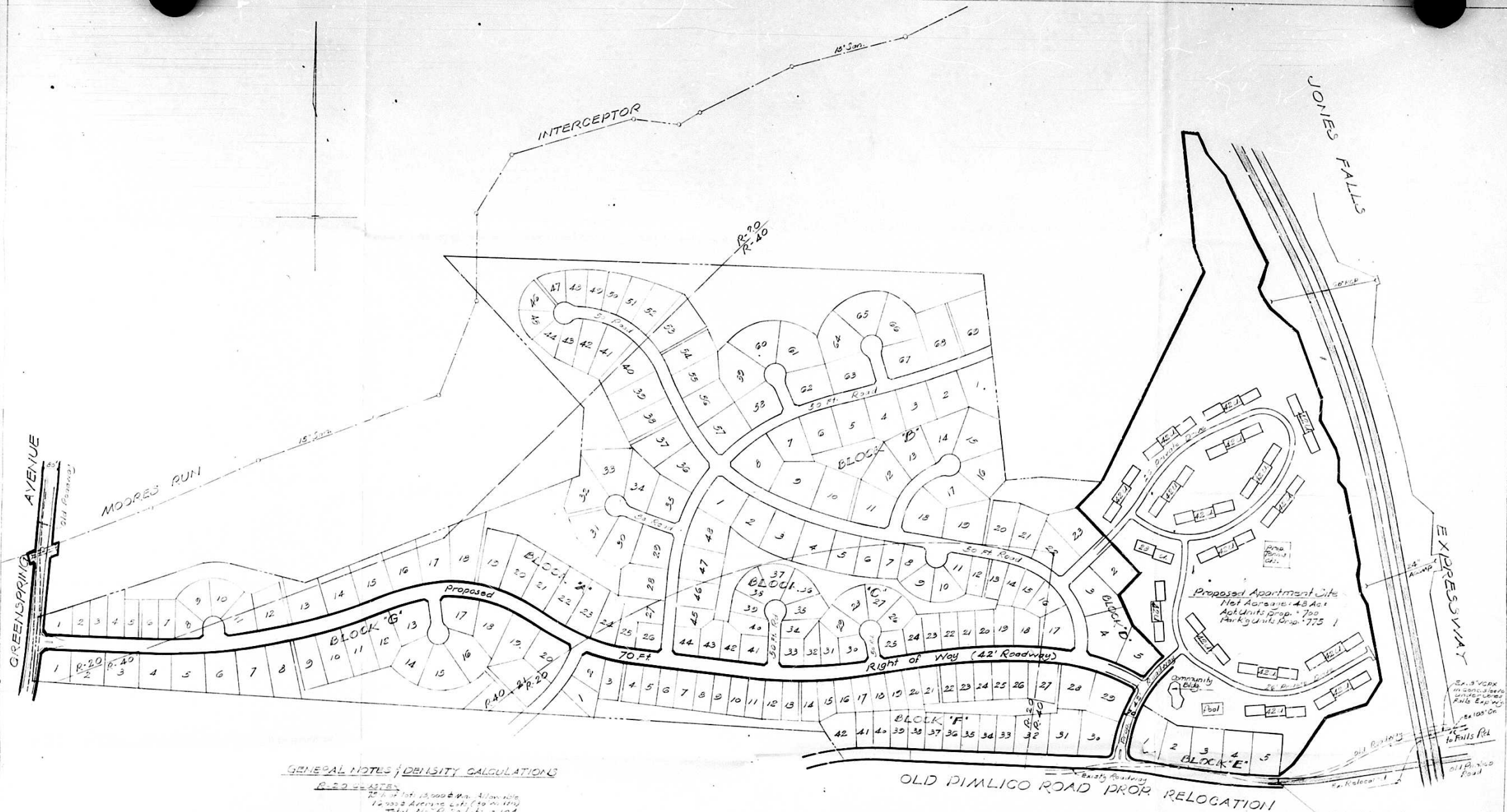
REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification for Kathryn Griffith #66-198-R	50.00
		50.00

2-1706 8044 • 35771 TIF- 50.00

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.

PETITION FOR
RECLASSIFICATION
3rd DISTRICT
ZONING: From R-40 to R-1.
Zone:
LOCATED: West side of Jones Falls Expressway 400 feet, more or less from the center line of Old Fawcett Road.
DATE & TIME: WEDNESDAY, MARCH 16, 1966 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.
Present Zoning: R-40
Proposed Zoning: R-1
All that parcel of land in the Third District of Baltimore County.
Beginning for the same at a point on the westernmost right-of-way line of the Jones Falls Expressway as shown on the Zoning Commission of Maryland Plat No. 32006, said point being 150 feet east of station 4+4 plus 84 more or less of the "as is" line of right-of-way of said Expressway, said station 44 plus 84 more or less from the center line of Old Fawcett Road as shown on the Zoning Commission of Maryland Plat No. 32006, thence bearing S 19 degrees 10' W - 405 feet more or less, and S 60 degrees 51' E - 180 feet more or less to the corner line of Old Fawcett Road as now existing, thence bearing thereon, the two following courses and distances, (1) N 36 degrees 54' E - 28 feet more or less and (2) N 44 degrees 50' E - 63 feet more or less, thence S 89 degrees 51' W - 41 feet more or less north, by a curve to the right with a radius of 430 feet, the distance of 221 feet more or less, said arc being subtended by a chord bearing N 09 degrees 17' E - 220 feet more or less, S 70 degrees 54' E - 193 feet more or less, S 89 degrees 22' E - 170 feet more or less and S 80 degrees 38' W - 180 feet more or less to the beginning of the forty-fifth line of said parcel, thence bearing on the outline of said parcel, the two following courses and distances, (1) N 33 degrees 20' E - 100 feet more or less and (2) N 23 degrees 20' E - 85 feet more or less, (3) N 68 degrees 00' E - 200 feet more or less and (4) N 27 degrees 00' E - 132 feet more or less to the place of beginning.
Containing 49 acres of land, more or less.
Being the property of Kathryn H. Griffith, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, March 16, 1966 at 11:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF BALTIMORE COUNTY
Feb. 24.



GENERAL NOTES / DENSITY CALCULATIONS

R-20 ZONING

15% of lot, 15,000 sq. ft. allowable
 15,000 sq. ft. / 100 sq. ft. = 150
 Total No. R-20 Lots = 104

R-40 ZONING

15% of lot, 25,000 sq. ft. allowable
 25,000 sq. ft. / 100 sq. ft. = 250
 Total No. R-40 Lots = 110

TOTAL R-40 / R-20 = 214 LOTS

TOTAL ACREAGE = 134.45 ±

SUPPLEMENTARY PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION PROPERTY BETWEEN GREENSPRING AVE. & JONES FALLS EXP'WAY VICINITY, OLD PIMLICO RD.

Scale: 1" = 200' Dec 13, 1965
 Election Dist. 3, Balto. Co., Md.



Mutz, Childs & Assoc. notes
 1020 Greenwall Bridge Rd.
 Balto., Md. 21204