

66-245-R
STAVROU & GLASSMAN - #66-245-R
N/S Lake Ave. 1030' E of Falls Rd. 1st

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
N. S. Stavrou
I, or we, Stanley Glassman, 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-A zone, for the following reasons:

Error in original zoning and 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.

Contract purchaser
Address

Mrs. N. S. Stavrou & Stanley Glassman
Legal Owner

W. Lee Harrison, Esq., Attorney
Address 607 Loyola Federal Bldg.
Towson, Md., 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April, 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 May, 1966, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-20 zone to an R-A zone : COUNTY BOARD OF APPEALS
N/S Lake Avenue 1030' East of :
Falls Road, : OF
9th District :
N. S. Stavrou and : BALTIMORE COUNTY
Stanley Glassman, :
Petitioners :
No. 66-245-R

OPINION

The petitioners in this case seek a reclassification from an R-20 zone to an R-A (apartment) zone on a tract of land, approximately eleven acres in size, situated on the north side of Lake Avenue 1030 feet east of the Falls Road in the Ninth Election District of Baltimore County. The petitioners, if successful, propose to erect an apartment project consisting of 156 units, and to retain the existing large dwelling on the property for use as a club house for the tenants of the apartments.

The zoning and land uses around the property are as follows: The property immediately to the east is zoned R-20 and is developed with substantial single family dwellings known as the Lake Manor subdivision; the rear of the property to the north about Jones Falls; across Jones Falls the property is zoned M.L. and is occupied by the Catalyst Research plant. To the west of the subject property is an R-6 development known as Lake Falls Manor consisting of well-kept homes in the \$18,000 to \$25,000 price range. Across from the subject tract, south of Lake Avenue, the property is zoned R-20 and is a mixture of small homes in poor repair and large estates. The Cooper estate, across from the subject tract, consists of twenty acres and has on the property a forty room main house, garages, and two tenant houses. Generally, the area is mixed ranging from extremely old, poorly maintained, houses to \$40,000 to \$50,000 houses and large estates, such as the Cooper estate.

The petitioners contend that the zoning placed on the property by the County when the map was adopted in 1955 is in error, and that there have been sufficient changes in the neighborhood to justify the reclassification here.

The tract of land has extremely rough topography. John Hacheder, a well qualified expert engineering witness testifying on behalf of the petitioners, stated that in his opinion it was impossible to develop the property, in its present R-20 classification; that the grade on the property ranged from 14% to a maximum of 45%; and that the stream going through the center of the property and the grades of the property make it impossible to build a road, under present Baltimore County standards, to reach the rear of the property. He further testified that in his experience \$3,500 per lot zoning and development costs was about the maximum cost that could be borne by a developer and still make it economically feasible to develop the property. His estimate of the lot

Stavrou and Glassman - #66-245-R

development costs for exceeded this figure. There was some disagreement between Mr. Hacheder and the engineer who appeared on behalf of the protestants. However, both agreed that the topo was extremely rough, and the protestants' engineer admitted that his lot development costs estimate would be approximately \$4,000 per lot. Without going into further detail as to all of the engineering testimony, there is no question in the Board's mind that this would be an extremely difficult piece of property to develop R-20, if not impossible.

Bernard Willemain, an expert land planner testifying on behalf of the petitioners, stated that in his opinion he felt that the R-20 classification placed on the property by the map is in error and that the change in the basic sewer system, the trend to apartment living, and new road construction, particularly the Jones Falls Expressway, were changes that justify the reclassification.

George E. Gavrelis, Director of Planning for Baltimore County, opposed the petition and stated that in his opinion there was no error in the original zoning of the property, nor were there changes that directly affected this property sufficient to justify the reclassification. He did admit, however, that he had no personal knowledge of whether or not it would be economically feasible to develop the property in its R-20 classification with the existing topography problem.

The protestants opposing the petition generally felt that it would create traffic congestion on the streets in the neighborhood; that it would constitute a change in the neighborhood that might lead to further requests for change; and that their property might be depreciated by the apartment project.

The Board's hearing consisted of five full days of testimony from numerous witnesses and some fifteen exhibits were placed in evidence by both the petitioners and the protestants, and it is impossible in this opinion to go into the testimony of each and every witness. However, the Board has reviewed all of the testimony and exhibits, and finds that the petitioners have not overcome the presumption of correctness of the original comprehensive zoning map adopted by the County in 1955, and while there have been some changes in the neighborhood since the adoption of the map, we do not find that these changes have sufficient impact on the subject property to justify the requested reclassification.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 1st day of March, 1966 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Slawik

John A. Miller

ORDER RECEIVED FOR FILING

DATE

BY

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S Lake Avenue 1030 feet East : DEPUTY ZONING COMMISSIONER
of Falls Road :
9th District : OF
N. S. Stavrou & Stanley Glassman :
Petitioners : BALTIMORE COUNTY
No. 66-245-R

This is a Petition to rezone 10.7 acres of land from an R-20 zone to an R-A zone.

However, due to the failure of the Petitioner to produce testimony to support error in the original zoning or genuine changes in conditions, the petition must be Denied.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 23 day of May, 1966, 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.

David D. Hacheder
DEPUTY ZONING COMMISSIONER

No. 66-245-R -- N. S. Stavrou & Stanley Glassman

May 26, 1966

Petition, description of property and Order of Dep. Zoning Commissioner

Certificate of posting

Certificates of advertisement

Comments of Office of Planning

Order of appeal

Plot filed with petition

2 signs

W. Lee Harrison, Esq.,
607 Loyola Federal Bldg.,
Towson, Maryland 21204

Counsel for petitioners

Richard C. Murray, Esq.,
Loyola Federal Building
Towson, Maryland

" " protestants

1900 West Lake Ave.
Baltimore, Md. 21210

re: zoning of Mr. Mann's property

Dear Sir,
Due to absence from town, we will be unable to attend the zoning hearing of the Mr. Mann's property scheduled for 10:00 A.M. on August 1, 1967. We would like to take this opportunity to voice our wholehearted opposition to rezoning the property from R-20 to R-A. We hope that you will read our plea and deny the rezoning request.
Sincerely,
Mr. & Mrs. Rose Bouscaren Jr.

Rec'd 7/24/67
94000

(Mrs) Rose Bouscaren Jr.

1211 Lake Avenue
Baltimore, Maryland
July 29, 1967

Planning Appeals Board
of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Sir:
I understand that an appeal

Appeal relative to the Mr. Mann's property on West Lake Avenue, is scheduled for August 1. Unfortunately, I will be unable to attend this meeting, however, I wish to state that I strongly oppose any proposed rezoning of the property referred to as the Mr. Mann's property.

1208 WESTLAKE AVENUE
BALTIMORE, MARYLAND 21217

July 26, 1967

Zoning Appeals Board
Baltimore County
Towson, Maryland
Dear Sirs:

As a resident of 1208 West Lake Avenue I would like to let you know that I feel it would be contrary to the public interest to allow the "Mr. Mann's" property in the 1100 block of West Lake Avenue to be used as a site for the building of apartments. We of course, object from the point of view of the effect it would have on our own

property, but probably more important as the adverse effect it would have on the future use of land in this section of the county. We are aware of the pressing need for land for residential use in Baltimore and Baltimore County and we are concerned with proper land use. However, it seems to us that to build apartments in an area surrounded by land reserved for individual residences would not be proper use of land nor would it be to everyone's long term advantage. Sincerely,
Harry D. Winkler, Harry D. Winkler & White

WILLIAM H. MOORE, IV
1200 WEST LAKE AVENUE
BALTIMORE MARYLAND 21204
(410) 571-0000
22 July 1967

Zoning Appeals Board for Baltimore County
County Office Building
Towson, Maryland 21204

Re: McManus Property - W. Lake Ave.

Gentlemen:

As a nearby property owner, please record me as being opposed to any rezoning of the property, formerly referred to as the McManus Property, in the 1100 block West Lake Avenue.

Very truly yours,
William H. Moore, IV
W. H. Moore, IV

THE JOHNS HOPKINS UNIVERSITY

SCHOOL OF HYGIENE AND PUBLIC HEALTH
615 North Wolfe Street • Baltimore, Maryland 21205
DEPARTMENT OF RADIOLOGICAL SCIENCE
21 July 1967

Zoning Appeals Board
Baltimore County
County Office Building
Towson, Maryland 21204

Dear Sirs:

This letter is in reference to the appeal hearing scheduled for August 1st regarding the proposed rezoning of the McManus Property on West Lake Avenue.

Since we will be out of town on this date, we wish to hereby state our opposition to this rezoning. This neighborhood should remain composed of single family dwellings as originally zoned.

Sincerely,

Arthur M. Dannenberg, Jr.

Arthur M. Dannenberg, Jr., M.D.
Associate Professor of
Radiobiology and Pathology

AMD:cjl
CC: Mr. Cleveland Miller, Secretary
Lake Falls Association
1200 West Lake Avenue
Baltimore, Maryland 21210

My home address: 12 Lake Manor Court
Baltimore, Maryland 21210

Rec'd 7/24/67
10 a.m.

July 26, 1967

Mr. Robert T. Bassett
1223 Lake Falls Road
Baltimore, Maryland 21210

Re: N.S. Stavrou and S. Glassman
File No. 66-245-R

Dear Mr. Bassett:

We are in receipt of your letter dated July 16, 1967 regarding the above captioned case. A portion of the testimony was taken on July 11th and the case has been continued to Tuesday, August 1st for the taking of additional testimony.

We cannot accept your letter as evidence in the case before us, and therefore I suggest that if you wish to testify against the petition that you be present on August 1st at 10 a.m. Our files indicate that Richard C. Murray, Esq., Loyola Federal Building, Towson, Maryland, 21204, is attorney for the petitioners. If you have any further questions, you may contact him.

Very truly yours,

William S. Baldwin, Chairman

W58:mub

1233 Lake Falls Rd.
Baltimore 16, Md.
July 16, 1967

Zoning Appeals Board
Baltimore Co. Office Building
Towson, Md. 21204

Dear Sir:

This letter is in reference to the McManus property located at Lake Avenue near Falls Road.

As I understand it, Messrs. Stavrou and Glassman are trying to have this property rezoned for garden type apartments.

Unfortunately, I have not been able to attend the hearings concerning this property. Therefore, I wish to express my opposition to the rezoning in writing.

As was so doubt mentioned at the hearings, Lake Avenue is totally inadequate for handling the traffic load that will result if garden apartments are constructed on this site. The general nature of Lake Avenue is just not conducive to this abrupt change in volume of traffic.

I hope your good judgment in this matter will prevail. The zoning changes suggested for the McManus property are not in the best interest of the residents of Lake Avenue nor Baltimore County.

Very truly yours,
Robert T. Bassett

Rec'd 7/18/67
9 a.m.

Guillaume Roper and family and son Alain
6 Lake Manor Court
Baltimore 21210

Zoning Appeals Board of
Baltimore County

On Monday the first of August I must be in our plant in Lynchburg for a management meeting. So I will not be present on the hearing but I want by the present letter to state that I am in opposition to any proposed rezoning of the property commonly referred to as the McManus property.

Sincerely,
Guillaume Roper

Made in Baltimore.

7/29/67

PHONE BELMONT 54321

HENRY J. KNOTT

Contractor
2 W. UNIVERSITY PARKWAY
BALTIMORE, MARYLAND, 21218

December 12, 1966

Baltimore County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Gentlemen:

There is to be a hearing on December 22, 1966, at 10:00 A.M. on the case which involves the rezoning of the McManus property in the 1100 block of West Lake Avenue for garden type apartments.

Please be advised that my wife and I, who are the largest acreage owners in the area, are in complete agreement with the proposed zoning request before your Board, and we would be pleased if you would grant same. It is my opinion that it is the best use for the property and would be least likely to injure the neighborhood than any other type of zoning, including residential.

Very truly yours,

Henry J. Knott
Henry J. Knott

HJK:mub

Rec'd 12-14-66
9 a.m.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 13, 1966
Leslie H. Groff, Deputy
FROM: George S. Glassman, Director of Planning
SUBJECT: "Petition #66-245-R. North side of Lake Avenue 1030 feet East of Falls Road. Petition for Reclassification from R-20 to R-A. N. Stavrou, et al - Petitioners."

9th District

HEARING: Monday, May 23, 1966. (1:00 P.M.)

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

1. The Comprehensive Rezoning Map for the 9th District recognized the large lot character of existing development in the vicinity of the subject tract particularly to its north and east. Apartment development of RA standards would represent an intrusion.
2. Apartment development should have direct access to arterial streets. Lake Avenue is not an arterial street. Further, the grade of Lake Avenue is not suitable for the additional traffic load that would be generated by the apartment development proposed.

March 21, 1968

W. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Maryland 21204

Re: File No. 66-245-R
N. S. Stavrou and
Stanley Glassman

Dear Mr. Harrison:

Enclosed herewith is a copy of the Opinion and Order passed by the County Board of Appeals today in the above entitled matter.

Very truly yours,

Edith T. Elmhurst, Secretary

cc: Richard C. Murray, Esq.
Mr. Rose
Mr. Harrison
Mr. Glassman
Board of P. ...

AUSTIN W. BRIZENDINE
RICHARD C. MURRAY

BRIZENDINE AND MURRAY
ATTORNEYS AT LAW
LOYOLA BUILDING
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

VALLEY 8-1818
VALLEY 8-1818

January 18, 1967

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: No. 66-245-R
Stavrou and Glassman

Gentlemen:

The above case was recently scheduled for hearing and postponed on relatively short notice due to an apparent conflict in the schedule of Mr. W. Lee Harrison, who represents the applicants.

On January 11, 1967, I received notice of a new hearing date set for February 16th. After notifying my clients and expert witnesses of this date, I find that at least three vital witnesses will be out of state on that date.

Accordingly this letter requests a postponement of the scheduled hearing, which request is made more than fifteen (15) days prior to the scheduled date in accordance with Council Bill 108.

I would suggest that a new date be set well in advance anytime during the period of March through June and adhered to by counsel except for the most urgent of intervening circumstances. I might add that for the last scheduled date two of my clients, who are physicians, had canceled office hours and operating schedules to be present. Accordingly, I can assure you that all interested persons whom I represent will set aside any conflicts in the above suggested period if the matter is scheduled sufficiently in advance. It further seems obvious, to me at least, that this hearing will require two days and if the same could be scheduled consecutively, it would be a great convenience to expert witnesses, professional persons and, I am sure, to counsel.

County Board of Appeals Page Two January 18, 1967

Your prompt advice as to the requested postponement and, if possible, a new date or dates would be greatly appreciated.

Very truly yours,

Richard C. Murray

RCM/s

CC: W. Lee Harrison, Esquire
Rignal W. Baldwin, Esquire
Frank T. Gray, Esquire
Mr. Jerome B. Wolff
Mr. Roy C. Parsons
Clarke Murphy, Jr., Esquire
J. Crossan Cooper, Jr., Esquire
Mr. Leslie H. Graef
Dr. W. Worthington Howell

1/9/67 - 9:20 a.m.

Dr. Frank Ayd, 912 W. Lake Avenue, telephoned

to register his protest against rezoning N/S Lake Avenue
1030' E. of Falls Rd. (N.S. Stavrou and Stanley Glassman -

#66-245-R), as he cannot be at hearing tomorrow because
he has just been released from hospital.

M.E.B.

April 24, 1968

RECEIVED FROM THE COUNTY BOARD OF APPEALS

PETITIONER'S EXHIBITS IN CASE NO. 66-245-R

N. S. STAVROU & STANLEY GLASSMAN

from the desk of

W. LEE HARRISON

TO

Lucy -

Please go to County
Board of Appeals and
withhold all petitioner's
exhibits.

Lee

Lawrence Bailey Chambers

From the office of W. Lee Harrison, Esq.

LAW OFFICES
W. LEE HARRISON
607 LOYOLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 410
923-1200

January 6, 1967

Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Stavrou and Glassman No. 66-245-R

Gentlemen:

I must request a postponement of the above case, although I realize that it is unusual for a postponement to be granted on such short notice. However, I am faced with extremely unusual circumstances. One of my clients is out of the country and the other has been summoned to testify before a Federal Agency in Washington on January 10, 1967.

In addition to the above, I am scheduled to try a specially assigned case in the Circuit Court for Baltimore County which is of an emergency nature. I have discussed the critical exigencies of the situation with Richard C. Murray, Esq., counsel for the Protestants and - not without some bitterness - he has reluctantly agreed to the postponement because, as a lawyer, he recognizes the fact that the Circuit Court has priority over an administrative body. Mr. Murray assures me that he believes all Protestants can be notified of the situation so that they will not needlessly appear.

Very truly yours,

W. Lee Harrison

WLH:b

May 26, 1966

Richard C. Murray, Esq.,
Loyola Federal Building
Towson, Maryland 21204

Re: Petition for Reclassification
N/S Lake Ave. 1030' E. Falls
Road, 9th District -
N.S. Stavrou and Stanley Glassman,
Petitioners - No. 66245-R

Dear Mr. Murray:

Please be advised that an appeal has been
filed from the decision of the Deputy Zoning Commissioner
rendered in the above matter.

Very truly yours,

Zoning Commissioner

ASSISTANT
CHARLES E. BROWN

LAW OFFICES
W. LEE HARRISON
607 LOYOLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

May 24, 1966

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

Re: Petition for Reclassification - N/S Lake Avenue 1030 feet East
of Falls Road - 9th District, N.S. Stavrou & Stanley Glassman
No. 66-245-R

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals from the Decision
and Order dated May 23, 1966 denying the above reclassification on behalf
of the Applicants.

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

b

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner Date: May 13, 1966

FROM: Leslie H. Graef, Deputy

George E. Brown, Director of Planning

SUBJECT: "Petition #66-245-R, North side of Lake Avenue 1030 feet East of Falls Road.
Petition for Reclassification from R-20 to R.A. N. Stavrou, et al - Petitioners."

9th District

HEARING: Monday, May 23, 1966. (1:00 P.M.)

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

1. The Comprehensive Rezoning Map for the 9th District recognized the
large-lot character of existing development in the vicinity of the subject
tract particularly to its north and east. Apartment development at RA
standards would represent an intrusion.
2. Apartment development should have direct access to arterial streets.
Lake Avenue is not an arterial street. Further, the grade of Lake Avenue
is not suitable for the additional traffic load that would be generated
by the apartment development proposed.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 16, 1966

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 2-2800GEORGE E. GAVVELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONERW. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204

Dear Sirs:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Encs:

cc: R.C. Murray, Esq.,
Loyola Building
Towson, Md. 21204

May 23, 1966

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204Re: Petition for Reclassification for N. S. Stavrou, et al
#66-245-R

Dear Sirs:

This is to advise you that \$153.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 23, 1966

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 2-2800GEORGE E. GAVVELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONERW. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204Re: Petition for Reclassification
N/S Lake Avenue 1030 feet East
of Falls Road - 9th District
N. S. Stavrou & Stanley Glassman
NO. 66-245-R

Dear Mr. Harrison:

I have this date passed my Order

in the above captioned matter. Copy of said Order is attached.

Very truly yours,

GEORGE E. GAVVELIS
Deputy Zoning Commissioner

RHC/sir

cc: Richard C. Murray, Esquire
Loyola Building
Towson, Maryland 21204

11 13, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204SUBJECT: Reclassification from R-20 to
R-4 for N. S. Stavrou
Located N/S Lake Avenue E of
Falls Road, 9th District
(Item 1, April 5, 1966)

Dear Sirs:

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

PLANNING DIVISION: This office will review and make any necessary comments at a later date.

DEPT. OF ENGINEERING:

Sewer - Existing 12" sanitary sewer at Falls Road and Noland St. as indicated on the submitted plat.

Water - Existing 10" water in Lake Avenue.

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

Roads - Lake Avenue is to be developed as a minimum 60' road on a 70' right of way.

DEPT. OF TRAFFIC ENGINEERING: This office will review and make any necessary comments at a later date.

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.

The following members had no comment to offer:

Fire Department Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Zoning Administration Division

Very truly yours,

John G. Rose, Principal
Zoning Technician

J Doyle

cc: Mr. Albert T. Wiskey-Project Planning Division
Mr. Leslie Brown-Bureau of Engineering
Mr. A. Richard Brown-Bureau of Traffic Engineering

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-20 zone to an R-A zone : COUNTY BOARD OF APPEALS
N/S Lake Avenue 1030' East of : OF
Falls Road, : BALTIMORE COUNTY
9th District :
N. S. Stavrou and :
Stanley Glassman, :
Petitioners : No. 66-245-R

OPINION

The petitioners in this case seek a reclassification from an R-20 zone to an R-A (apartment) zone on a tract of land, approximately eleven acres in size, situated on the north side of Lake Avenue 1030 feet east of the Falls Road in the Ninth Election District of Baltimore County. The petitioners, if successful, propose to erect an apartment project consisting of 156 units, and to retain the existing large dwelling on the property for use as a club house for the tenants of the apartments.

The zoning and land uses around the property are as follows: The property immediately to the east is zoned R-20 and is developed with substantial single family dwellings known as the Lake Manor subdivisions; the rear of the property to the north abuts Jones Falls; across Jones Falls the property is zoned M.L. and is occupied by the Catalyst Research plant. To the west of the subject property is an R-6 development known as Lake Falls Manor consisting of well-kept homes in the \$18,000 to \$25,000 price range. Across from the subject tract, south of Lake Avenue, the property is zoned R-20 and is a mixture of small homes in poor repair and large estates. The Cooper estate, across from the subject tract, consists of twenty acres and has on the property a forty room main house, garages, and two tenant houses. Generally, the area is mixed ranging from extremely old, poorly maintained, houses to \$40,000 to \$50,000 houses and large estates, such as the Cooper estate.

The petitioners contend that the zoning placed on the property by the County when the map was adopted in 1955 is in error, and that there have been sufficient changes in the neighborhood to justify the reclassification here.

The tract of land has extremely rough topography. John Hacheder, a well qualified expert engineering witness testifying on behalf of the petitioners, stated that in his opinion it was impossible to develop the property in its present R-20 classification; that the grade on the property ranged from 14% to a maximum of 45%; and that the stream going through the center of the property and the grades of the property make it impossible to build a road, under present Baltimore County standards, to reach the rear of the property. He further testified that in his experience \$2,500 per lot zoning and development costs was about the maximum cost that could be borne by a developer and still make it economically feasible to develop the property. His estimate of the lot

Stavrou and Glassman - #66-245-R

development costs far exceeded this figure. There was some disagreement between Mr. Hacheder and the engineer who appeared on behalf of the protestants. However, both agreed that the topo was extremely rough, and the protestants' engineer admitted that his lot development cost estimate would be approximately \$4,000 per lot. Without going into further detail as to all of the engineering testimony, there is no question in the Board's mind that this would be an extremely difficult piece of property to develop R-20, if not impossible.

Bernard Willemain, an expert land planner testifying on behalf of the petitioners, stated that in his opinion he felt that the R-20 classification placed on the property by the map is in error and that the change in the local sewer system, the trend to apartment living, and new road construction, particularly the Jones Falls Expressway, were changes that justify the reclassification.

George E. Gavvelis, Director of Planning for Baltimore County, opposed the petition and stated that in his opinion there was no error in the original zoning of the property, nor were there changes that directly affected this property sufficient to justify the reclassification. He did admit, however, that he had no personal knowledge of whether or not it would be economically feasible to develop the property in its R-20 classification with the existing topography problem.

The protestants opposing the petition generally felt that it would create traffic congestion on the streets in the neighborhood; that it would constitute a change in the neighborhood that might lead to further requests for change; and that their property might be devalued by the apartment project.

The Board's hearing consisted of five full days of testimony from numerous witnesses and some fifteen exhibits were placed in evidence by both the petitioners and the protestants, and it is impossible in this opinion to go into the testimony of each and every witness. However, the Board has reviewed all of the testimony and exhibits, and finds that the petitioners have not overcome the presumption of correctness of the original comprehensive zoning map adopted by the County in 1955, and while there have been some changes in the neighborhood since the adoption of the map, we do not find that these changes have sufficient impact on the subject property to justify the requested reclassification.

March 21, 1968

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Maryland 21204Re: File No. 66-245-R
N. S. Stavrou and
Stanley Glassman

Dear Mr. Harrison:

Enclosed herewith is a copy of the Opinion and Order passed by the County Board of Appeals today in the above entitled matter.

Very truly yours,

Edith T. Elamari, Secretary

cc: Richard C. Murray, Esq.,
Mr. Rose
Mr. Hacheder
Mr. Gavvelis
Board of Education

- 3 -

Stavrou and Glassman - #66-245-R

ORDER

For the reasons set forth in the foregoing Opinion, it is this 21st day of March, 1968 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Slawik

John A. Miller

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, N. S. Stavrou, 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-A zone; for the following reasons:

Error in original zoning and 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 of Baltimore County.

Contract purchaser

Legal Owner

Address

Address

W. Lee Harrison, Petitioner's Attorney

Pro-stant's Attorney

Address 807 Loyola Federal Building
Towson, Md., 823 1200

ORDERED By the Zoning Commissioner of Baltimore County, this 5th day of April, 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 23rd day of May, 1966, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

PETITION FOR RECLASSIFICATION
 1/2 Lake Avenue 1030 feet east
 of Falls Road
 9th District
 N. S. Stavrou & Stanley Glassman
 Petitioners

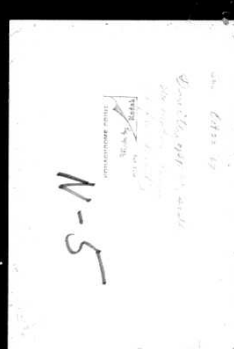
BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY
 NO. 66-245-R

This is a Petition to rezone 10.7 acres of land from an R-20 zone to an RA zone.

However, due to the failure of the petitioner to produce testimony to support error in the original zoning or genuine change in conditions, the Petition must be Denied.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25 day of May, 1966, 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. Hardisty
DEPUTY ZONING COMMISSIONER



Petition No. 66-245-R -- N. S. Stavrou & Stanley Glassman



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

No. 38644
 DATE 5/26/66

TO: Lakeside Joint Venture
 925 Silver Spring Avenue
 Silver Spring, Md.

BILL TO: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
 QUANTITY: 153.75
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for N. S. Stavrou, et al
 66-245-R

153.75
 153.75

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.

66-245 R
 CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th Date of Posting: June 2, 1966

Posted for: N. S. Stavrou & Stanley Glassman

Petitioner: N. S. Stavrou & Stanley Glassman

Location of property: 1/2 Lake Avenue 1030 feet east of Falls Road

Location of Sign: 1/2 Lake Avenue 1030 feet east of Falls Road

Remarks: 2 Signs

Posted by: [Signature] Date of return: June 8, 1966

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

No. 38642
 DATE 5/26/66

TO: W. Lee Harrison, Esq.
 Loyola Federal Building
 Towson, Maryland 21204

BILL TO: Office of Planning & Zoning
 119 County Office Bldg.
 Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY: 75.00
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of Appeal - property Stavrou, et al
 No. 66-245-R 1 sign \$75.00

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.

ORIGINAL
 OFFICE OF
 THE BALTIMORE COUNTY
 THE COMMUNITY NEWS
 Riderdown, Md. THE HERALD - ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

May 9, 1966.

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 successive weeks before the 9th day of May, 1966, that is to say the same was inserted in the issues of May 1, 1966.

THE BALTIMORE COUNTY
 By Paul J. Morgan
 Editor and Manager RJA.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th Date of Posting: May 7, 1966

Posted for: Reclassification from R-20 to RA

Petitioner: N. S. Stavrou & Stanley Glassman

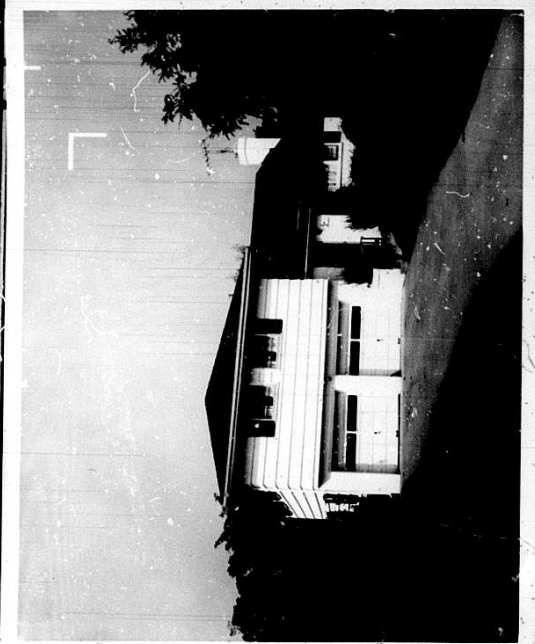
Location of property: 1/2 Lake Avenue 1030 feet east of Falls Road

Location of Sign: 1/2 Lake Avenue 1030 feet east of Falls Road

Remarks: East of Falls Road 500 ft. of Lake Ave

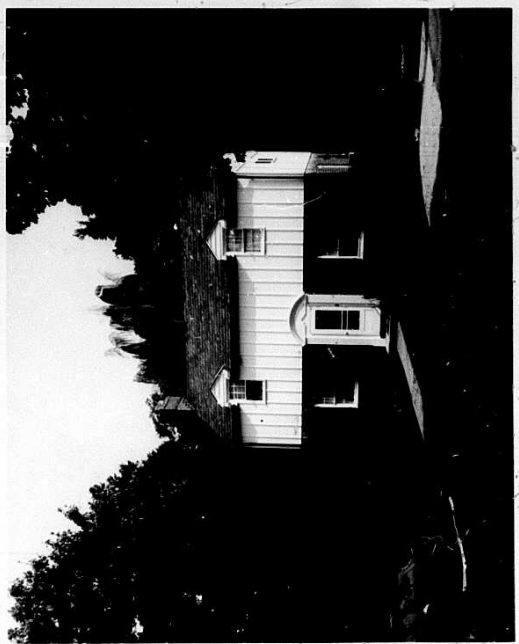
Posted by: [Signature] Date of return: May 12, 1966

4 signs



GUILL PHOTO
405 3rd St.
17th Washington Road
Baldwin, N.Y. 11510

Prof
X-01
Bowen



GUILL PHOTO

Prof
X-01



GUILL PHOTO
405 3rd St.
17th Washington Road
Baldwin, N.Y. 11510

Prof
X-02
near of Bowen



GUILL PHOTO
405 3rd St.
17th Washington Road
Baldwin, N.Y. 11510

Prof
N-1
W. Mans drive



GULL PHOTO
 AUG. 10, 1967
 123 RICHMOND ROAD
 BALD & M., 10-4-68

Prof
 N-2
 11-11-67



GULL PHOTO
 AUG. 10, 1967
 123 RICHMOND ROAD
 BALD & M., 10-4-68

Prof
 N-4
 11-11-67



GULL PHOTO
 AUG. 10, 1967
 123 RICHMOND ROAD
 BALD & M., 10-4-68

Prof
 N-3
 11-11-67



GULL PHOTO
 AUG. 10, 1967
 123 RICHMOND ROAD
 BALD & M., 10-4-68

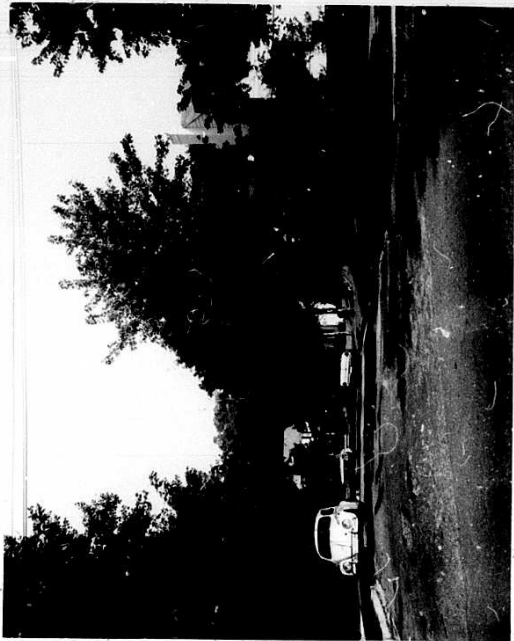
Prof
 N-5
 11-11-67



GUILL PHOTO

AUG 30 1967
1100 HICKORYHURST ROAD
BALDWIN, MD. 21013

Proff J-6
John Mares Drive



GUILL PHOTO

AUG 30 1967
1100 HICKORYHURST ROAD
BALDWIN, MD. 21013

Proff J-8
John Falls Rd/E



GUILL PHOTO

AUG 30 1967
1100 HICKORYHURST ROAD
BALDWIN, MD. 21013

Proff J-7
Richard J. Mares Drive



GUILL PHOTO

J-9
Proff J-9
John Falls Rd/E



GUILL PHOTO
 100 300 1007
 100 300 1007
 100 300 1007

J-10
 Brooks prop
 Lat 5 Gay
 sublimation



GUILL PHOTO
 100 300 1007
 100 300 1007
 100 300 1007

J-10
 Brooks prop
 Lat 5 Gay
 sublimation



GUILL PHOTO
 100 300 1007
 100 300 1007
 100 300 1007

J-10
 Brooks prop
 Lat 5 Gay
 sublimation

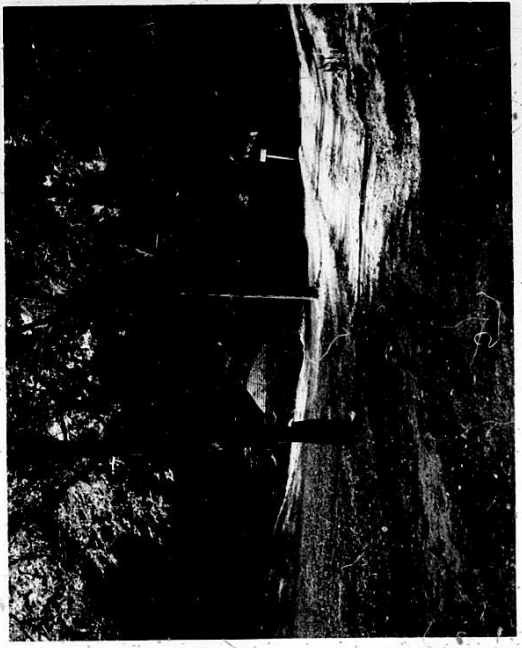


GUILL PHOTO
 100 300 1007
 100 300 1007
 100 300 1007

J-10
 Brooks prop
 Lat 5 Gay
 sublimation

Prot
 7-2
 The same
 as before
 1/2

GULL PHOTO
 1025 300 1987
 1100 EAST 100TH AVE
 SUITE 1, WILSON, MN 55394

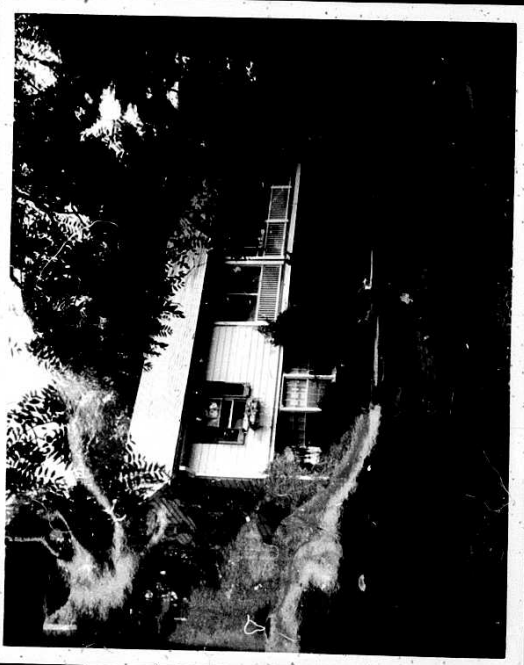


Prot x8
 11
 1/2
 The same
 as before

GULL PHOTO
 1025 300 1987
 1100 EAST 100TH AVE
 SUITE 1, WILSON, MN 55394

Prot
 7-1
 R. Sullivan

GULL PHOTO
 1025 300 1987
 1100 EAST 100TH AVE
 SUITE 1, WILSON, MN 55394



Mr. John D. Garrett
Secretary, Lake Falls Association

7/16/72 Mar 1972
66-245 R
GLASSMAN, STANLEY
ad. Tachycineta thalassina
with red chubs returned
to Dr. Harmons office 4/24/72

Ephelate

Petitioner

X #1 Plot of proposed development by dates 7/23/72
X #2 model of proposed layout in Petitioner's Custody
X #3A Photo
 B "
 C "
X #4 Two plots prepared by Lila Steiner
X #5 Beginning since plot
X #6 Final construction plan
 6B
X #7 4 1/2% letter + plot
X #8 5 1/2% letter
 7 1/2% "
 1 1/2% "
 4 1/2% plot
X #9 Photo
X #10A " of Antelope Beach Co. plot
 #B " Lehigh Estate Opto
X #11 Chart, topographic
X #12 " showing slight distance
#13 proposal for 4445 & 571 Alts. Co. Code 1953
#14 See #15

Petitioner

✓ A - Photo
✓ B - Copy of Deed 14 7/2/72
✓ C - " (for identification) 2567/92
✓ D - Photo prepared by Antelope for identification only
✓ E. Copy of Deed 4445 / 571
✓ F. Photo, vicinity Corporate
✓ G. Photo prepared by Antelope for identification only
H. Photo prepared by Antelope for identification only

see sheet 2 for continuation

[illegible]

BAITING AND TRAPPING

TO Bureau of Land Acquisition
ATTN: Carl Mathias
FROM Ellsworth M. Dyer, P.E.
SUBJECT Proposed Buckhorn Development
Sanitary Sewer Alternate Method
District #9
BW-65-405

September 2, 1967

Handwritten: OK, Dyer, 9/2/67
Handwritten: District #9

Reference is made to your letter to Mr. J. L. "Buck" Adams, Executive Secretary, Department of Recreation and Parks, City of Baltimore, requesting permission to construct a "Buckhorn" sanitary sewer from Falls Road to a point approximately 1200 feet east of Falls Road on Lakeside Drive in the Robert L. Lee Memorial Park to serve the proposed Buckhorn Development. Approval was granted to Baltimore County to construct the sewer along the alignment requested by the Department of Recreation and Parks in a subsequent letter dated May 25, 1966.

After the receipt of permission to construct the "Buckhorn" outfall sewer in a westerly direction, a better, less expensive and more efficient method of sewerage for the property to the east has been found. The attached drawing shows the original alignment to the west, as approved by the City, involving approximately 1700 feet of sewer extending westerly to Falls Road through City Park property. When it is used in the new alternate method involving only 500 feet of sewer, extending easterly to the existing Woodbrook-Lakehurst intersection, also through City Park property. The new alternate method eliminates over 1200 feet of unnecessary sewer construction, results in considerable cost saving, and is most important to the City, involves less disruption to tree stands, park property and public usage.

Since the new proposed alignment will be beneficial, it will be doubt receive favorable consideration by the City. However, since the City has already approved the original alignment to the west, concurrence in the new alignment to the east should be received before construction drawings and right-of-way plans are revised.

Please contact Mr. Gray to determine the procedure in this regard. Perhaps an informal indication by a letter of your confidence of the more efficient method of sewerage for the subject property would be sufficient to justify the additional engineering work that will be involved.

Handwritten: Ellsworth M. Dyer, P.E.
Ellsworth M. Dyer, P.E.
Chief, Bureau of Land Acq.

RECEIVED

SEP 2 1967

END:FM/CIS:sw

ATTACHMENT

SURETY OF



GULL PHOTO
JULY 1968
BALTO. CO. ARCHIVE

PROX
KD A

This Deed. Made this 17th day of September in the year one thousand nine hundred and fifty-four, by and between BRODAX CAMERON and JULIA BURYTA SPRIGGS CAMERON, his wife, of Baltimore County, in the State of Maryland, parties of the first part; and ANN W. BALLOU, of Baltimore County, in the State of Maryland, party of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, her heirs and assigns, in fee simple, subject to the covenants, conditions, and restrictions, etc., hereinafter referred to,

all that certain lot of land, situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING the same as a point on the north line of Lake Avenue, said point of beginning being at the intersection of the north line of Lake Avenue and the center line of a 30 foot right-of-way running northerly and being distant first 114.83 feet on a bearing south 68 degrees 10 minutes 00 seconds west, thence 35.87 feet on a bearing south 68 degrees 00 minutes 00 seconds west from the intersection of the said north line of Lake Avenue and the easternmost line of the land which by Deed dated July 30, 1950, and recorded among the Land Records of Baltimore County in Liber T.B.C. No. 460, folio 6, was conveyed by Louise Buchanan de Bulleit and husband to Brodax Cameron; thence northerly and timing on the center line of said right-of-way on a curve to the right with a radius of 334 feet for a distance of 109.05 feet; thence on a curve to the left with a radius of 865 feet for a distance of 111.10 feet; thence on a curve to the left with a radius of 129.98 feet for a distance of 52.65 feet; thence north 29 degrees 4 minutes 17 seconds west 27.93 feet; thence on a curve to the right with a radius of 36 feet for a distance of 49.60 feet; thence on a curve to the left with a radius of 160 feet for a distance of 55 feet; thence north 30 degrees 30 minutes 0 seconds east 8.44 feet to the southeasterly corner of a lot of land heretofore conveyed by Brodax Cameron and wife to Hiram A. Bulleit, Jr. and wife by Deed only recorded among the Land Records of Baltimore County aforesaid; and thence following the third line of said conveyance to Hiram and wife south 42 degrees 35 minutes east 98.66 feet to intersect the eastern outline of the land conveyed by Louise Buchanan de Bulleit and husband to Brodax Cameron as aforesaid; and thence binding on said eastern outline south 9 degrees 10 minutes 0 seconds west 415 feet more or less to the center line of Lake Avenue; and thence along the center line of Lake Avenue south 68 degrees 10 minutes west 31.67 feet to the intersection of the center line of Lake Avenue and the center line of said 30 foot right-of-way; thence northerly along the center line of said right-of-way on a curve to the right with a radius of 334 feet 29.43 feet to the place of beginning.

BEING the same parcel of land described in a Deed from Charles E. McManus, Jr. and wife to Julia Buryta Spriggs Cameron, dated June 29, 1949, and recorded among the Land Records of Baltimore County in Liber T.B.C. No. 1071, folio 473.

Together with the buildings and improvements thereon; and the rights, title, waste, water, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold, the said lot of ground and premises, unto and to the use of the said party of the second part, her heirs and assigns, in fee simple, forever; subject, however, to the covenants, conditions, restrictions, and reservations, etc., set forth in a Deed from Brodax Cameron and wife to Charles E. McManus, Jr., dated June 29, 1949, and recorded among the Land Records of Baltimore County in Liber T.B.C. No. 1071, folio 473.

And the said parties of the first part do hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as may be requisite.

Witness: the hands and seals of the within named Grantors.

WITNESS:

Michael A. Austin
Richard R. Austin

Brodax Cameron
Julia Buryta Spriggs Cameron

Baltimore County
State of Maryland
I HEREBY CERTIFY, that on this 17th day of September, 1954, in the year one thousand nine hundred and fifty-four, before me, the undersigned, a Notary Public for the State of Maryland, in and for Baltimore County, personally appeared BRODAX CAMERON and JULIA BURYTA SPRIGGS CAMERON, his wife, and to me (or satisfactorily proven) to be the same persons who are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

ANYWHERE OF, I hereunto set my hand and affix my notarial seal.

Michael A. Austin
Richard R. Austin

Notary Public
My commission expires 1955

See'd for record OCT 11 1954, at 11:30 AM
Per George L. Byerly, Clerk

404
Cameron, her heirs and assigns, in fee simple, forever, subject, however, to the following restrictions, conditions and covenants contained in said deed of even date herewith from Brodax Cameron and wife to the said Charles E. McManus, Jr.:

1. The tract of land herein described and all lots into which the same may be subdivided shall be used only for residential purposes and not for a manufacturing, business, trade or any other commercial use.
2. No part of said tract shall be subdivided into a building lot having an area of less than three-sixteenths of an acre including lands subject to easements, and no dwelling shall be erected on any lot other than one detached single-family residence.
3. The provisions herein contained shall run with and bind the land heretofore described and shall inure to the benefit of and be enforceable by the owner of any land included in said tract, their respective legal representatives, heirs, successors and assigns, and failure by any such landowner to enforce any condition, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.
4. All the restrictions, covenants, easements, conditions and agreements contained herein shall be in perpetuity; provided, however, that during the year 1975 and during each tenth year thereafter any of the provisions thereof may be cancelled, annulled, abrogated, amended or changed, in whole or in part, by the recording in the proper public land records of appropriate instruments in writing, executed by the then owners of more than half in area of the land included in said subdivisions, exclusive of streets, parks, play-grounds and other land then devoted to public use or the general use of the occupants of said subdivision, which instrument shall specifically set out the provisions of this deed and agreement that are to be cancelled, annulled, abrogated or amended.

AND subject also to the rights of the owners of other properties abutting on said thirty foot road to use in common with the lot hereby conveyed so much of the land hereby conveyed as lies in the bed of said road for access, ingress and egress and pipe lines for services and utilities.

AND the said Charles E. McManus, Jr. and Mary S. McManus, his wife, hereby covenant that they warrant specially the land and premises intended hereby to be conveyed and that they will execute such other and further assurances of the same as may be requisite and necessary.

WITNESS the hands and seals of the said Grantors the day and year first above written.

WITNESS:

Charles E. McManus, Jr. (Seal)
Charles C. Wiedersum
George C. Wiedersum
Charles E. McManus, Jr.
Mary S. McManus (Seal)
Mary S. McManus

STATE OF MARYLAND: BALTIMORE CITY: SS: I, GEORGE C. WIEDERSUM, Notary Public for the State of Maryland, in and for Baltimore City, personally appeared Charles E. McManus, Jr. and Mary S. McManus, his wife, and severally acknowledged the foregoing instrument to be their respective act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

(No Notarial Seal) George C. Wiedersum Notary Public
See Jul 1 1948 at 11:00 P.M. and per T. Braden Silcott Clerk (See by HLM) End by HLM

402
deed from Louise Buchanan de Bulleit dated July 3, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.C. No. 460, folio 6.

Together with the buildings and improvements thereon; and the rights, title, waste, water, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold, the said lots of ground and premises, unto and to the use of the said party of the second part, his heirs and assigns, in fee simple, forever; subject, however, to the following covenants, conditions and restrictions:

1. The tract of land herein described and all lots into which the same may be subdivided shall be used only for residential purposes and not for a manufacturing, business, trade or any other commercial use.
2. No part of said tract shall be subdivided into a building lot having an area of less than three-sixteenths of an acre, including lands subject to easements, and no dwelling shall be erected on any lot other than one detached single-family residence.
3. The provisions herein contained shall run with and bind the land heretofore described and shall inure to the benefit of and be enforceable by the owner of any land included in said tract, their respective legal representatives, heirs, successors and assigns, and failure by any such landowner to enforce any condition, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.
4. All the restrictions, covenants, easements, conditions and agreements contained herein shall be in perpetuity; provided, however, that during the year 1975 and during each tenth year thereafter any of the provisions thereof may be cancelled, annulled, abrogated, amended or changed, in whole or in part, by the recording in the proper public land records of appropriate instruments in writing, executed by the then owners of more than half in area of the land included in said subdivisions, exclusive of streets, parks, play-grounds and other land then devoted to public use or the general use of the occupants of said subdivision, which instrument shall specifically set out the provisions of this deed and agreement that are to be cancelled, annulled, abrogated or amended.

AND the said Grantors hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as may be requisite.

Witness: the hands and seals of the within named Grantors.

WITNESS:

Brodax Cameron (Seal)
Catherine Lockary
Catherine Lockary
Brodax Cameron
Julia D. Spriggs Cameron (Seal)
Julia D. Spriggs Cameron

State of Maryland, Harford County, to-wit: I HEREBY CERTIFY, that on this 29th day of June in the year one thousand nine hundred and forty-eight before me, the undersigned, a Notary Public for the State of Maryland, in and for Harford County aforesaid, personally appeared Brodax Cameron and Julia D. Spriggs Cameron, his wife, Grantors herein, and they acknowledged the foregoing deed to be their respective act.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

(Notarial Seal) Catherine Lockary Notary Public
See Jul 1 1948 at 11:00 P.M. and per T. Braden Silcott Clerk (See by HLM) End by HLM

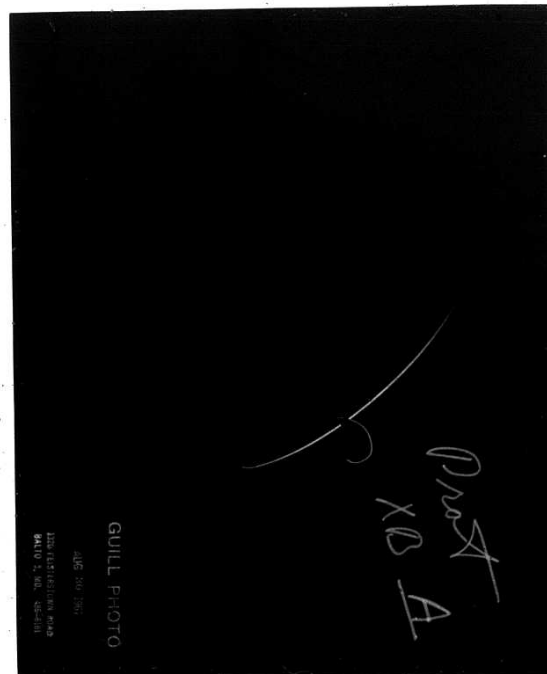
400
245R

50788 Brodax Cameron et al. THIS DEED, Made this 29th day of June in the year one thousand nine hundred and forty-eight, by and between Brodax Cameron and Julia D. Spriggs Cameron, his wife, of Harford County, in the State of Maryland, parties of the first part; and Charles E. McManus, Jr., of Baltimore County, in the State of Maryland, party of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, his heirs and assigns, in fee simple, subject, however, to covenants, conditions and restrictions, etc., hereinafter referred to, all that certain lot of ground situate in Baltimore County, in the

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Town, Maryland

District 9th Date of Posting May 11, 1954
Posted for Brodax Cameron from R. A. Silcott
Petitioner: Brodax Cameron
Location of property: Harford County, Md. E. of Lake Ave.
Location of Signs: Lake Ave. E. of Lake Ave. at intersection
Remarks: Lot 1 of subdivision of Lake Ave. E. of Lake Ave.
Posted by: Silcott Date of return: May 12, 1954



66 245 R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting May 12, 1966

District 9th

Posted for: Richard Hoffman, from R to L & N

Platitioner: W. S. Stevens, Jr., Attorney, Baltimore

Location of property: 4th Ave. bet. N to E of York St.

Location of Signs: On N. York bet. 10 to 12 E of York bet. 2nd & 3rd Sts.
1435 E of York bet. 10 to 12 E of York bet. 2nd & 3rd Sts.
1435 E of York bet. 10 to 12 E of York bet. 2nd & 3rd Sts.

Remarks: Early 1966, 10 to 12 E of York bet. 2nd & 3rd Sts.

Posted by: J. Brown Date of return: May 12, 1966

4 signs

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
809 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

August 3, 1965
Sheet 3

Description of McManus Property
to be rezoned from R-20 to RA
Lake Avenue

Beginning for the same on the north side of Lake Avenue as proposed to be widened to 50 feet at a point distant 1030 feet more or less from the east side of Falls Road, said point of beginning being the intersection formed by the north side of said Lake Avenue as proposed to be widened to 50 feet and the east outline of a plat entitled "Plat #1, Lake Falls" recorded among the Plat Records of Baltimore County in Liber J.W.B. 14, folio 18 and running thence binding on the north side of said Lake Avenue as proposed to be widened to 50 feet North 75° 19' 45" East 472.65 feet to intersect the centerline of a 30 foot right of way and the first line of that parcel of land conveyed by Charles E. McManus, Jr. et ux to Julia Duryea Sprigg Cameron by deed dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671 folio 403, thence leaving said Lake Avenue and binding on the centerline of said 30 foot Right of Way with the use thereof in common with others and binding on part of the first, all of the second, third, fourth, and part of the fifth line in said deed the five following courses and distances viz: first northwesterly along a curve to the right with a radius of 334.00 feet for a distance of 87.91 feet said curve being subtended by a chord bearing North 10° 52' 49" West 87.65 feet, second Northwesterly along a curve to the left with a radius of 865.00 feet, for a distance of 141.50 feet, said curve being subtended by a chord bearing North 8° 01' 36" West 141.34 feet, third northwesterly along a curve to the left with a radius of 129.98 feet, for a distance of 52.66 feet, said curve being subtended by a chord bearing North 24° 19' 10" West 52.30 feet, fourth North 35° 55' 33" West 21.93 feet, and fifth northwesterly along a curve to the right

Description of McManus Property
to be rezoned from R-20 to RA
Lake Avenue

August 3, 1965
Sheet 2

with a radius of 36.00 feet, for a distance of 27.44 feet, said curve being subtended by a chord bearing North 14° 05' 23" West 26.78 feet, thence leaving the centerline of said 30 foot right-of-way, and binding reversely on the third, second and first lines of the land conveyed by Charles E. McManus, Jr. et ux, to Ann W. Baldwin, by deed dated February 12, 1958, and recorded among the Land Records of Baltimore County in Liber G.L.B. 3318, folio 519, the three following courses and distances viz: first North 82° 14' 16" West 15.00 feet, second westerly along a curve to the right with a radius of 50.00 feet, for a distance of 23.62 feet, said curve being subtended by a chord bearing South 84° 08' 44" West 23.40 feet and third North 1° 17' 16" West 111.75 feet, thence North 1° 17' 16" West, binding reversely on the first line of the second parcel of the above herein first mentioned deed and binding reversely on the fourth line of the land conveyed by Aileen Dammann Ingraham to Rignall W. Baldwin, Jr., et ux, by deed dated June 30, 1939, and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. 1064, folio 567, in all 240.00 feet to intersect the South 55° 49' 16" East 325.24 foot line of a plat entitled "Subdivision Plan, Lake Manor", dated April 1954, and recorded among the Plat Records of Baltimore County in Liber G.L.B. 20, folio 50, thence North 55° 49' 16" West, binding reversely on the third line of the first parcel of the above herein first mentioned deed and binding on part of said line of said plat, in all 235.41 feet to a stone marked BW standing at the northwest end of said line of said plat, thence binding on part of the outline of the land condemned for conduit by Mayor and City Council of Baltimore from Charles A. Buchanan, dated October 6, 1957, and recorded among the Judicial Records of Baltimore County in Liber E.H.A. 29, folio 156, and binding reversely on the second

Description of McManus Property
to be rezoned from R-20 to RA
Lake Avenue

August 3, 1965
Sheet 3

line of the first parcel of the above herein first mentioned deed, and binding on the first through the fifth lines of the third parcel of the above herein first mentioned deed, the five following courses and distances viz: first South 75° 59' 44" West 198.67 feet to a stone marked WB, second South 66° 56' 44" West 200.50 feet to a stone marked WB, third South 37° 50' 44" West 201.58 feet to a stone marked WB, fourth South 12° 29' 44" West 200.58 feet to a stone marked WB, and fifth South 0° 01' 44" West 52.00 feet, thence binding on the sixth and seventh lines of the third parcel of the above herein first mentioned deed and binding on part of the northern outline of a plat entitled "Plat #1, Lake Falls", recorded among the Plat Records of Baltimore County in Liber J.W.B. 14, folio 18, the two following courses and distances viz: first South 80° 33' 16" East 83.35 feet, and second North 83° 18' 44" East 315.87 feet, thence binding on the east outline of said plat, and binding reversely on part of the first line of the first parcel of the above herein first mentioned deed South 1° 17' 16" East 410.28 feet to the place of beginning.

Containing 10.721 acres of land more or less.

For title see the following deeds:

(1) Deed from John C. Needles et ux, to Charles E. McManus, Jr., dated June 15, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1663, folio 529.

(2) Deed from Brodnax Cameron et ux to Charles E. McManus, Jr., dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671, folio 400.

Description of McManus Property
to be rezoned from R-20 to RA
Lake Avenue

August 3, 1965
Sheet 4

(3) Deed from Charles E. McManus, Jr., et ux, to Julia Sprigg Cameron, dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671, folio 403.

(4) Deed from Charles E. McManus, Jr. et ux, and Anne W. Baldwin, dated February 12, 1958, and recorded among the Land Records of Baltimore County in G.L.B. 3318, folio 519.

PETITION FOR RECLASSIFICATION
9th DISTRICT

ZONING: From R-20 to R.A. Zone.
LOCATION: North side of Lake Avenue 1030 feet, more or less, East of Falls Road.
DATE & TIME: MONDAY, MAY 9, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 105, 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-20
Proposed Zoning: R.A.

All that parcel of land in the Ninth District of Baltimore County

Being the property of W. S. Stavrou and Stanley Glassman, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, May 9, 1965 at 1:00 P.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

334

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Description of McManus Property
to be rezoned from R-20 to RA
Lake Avenue

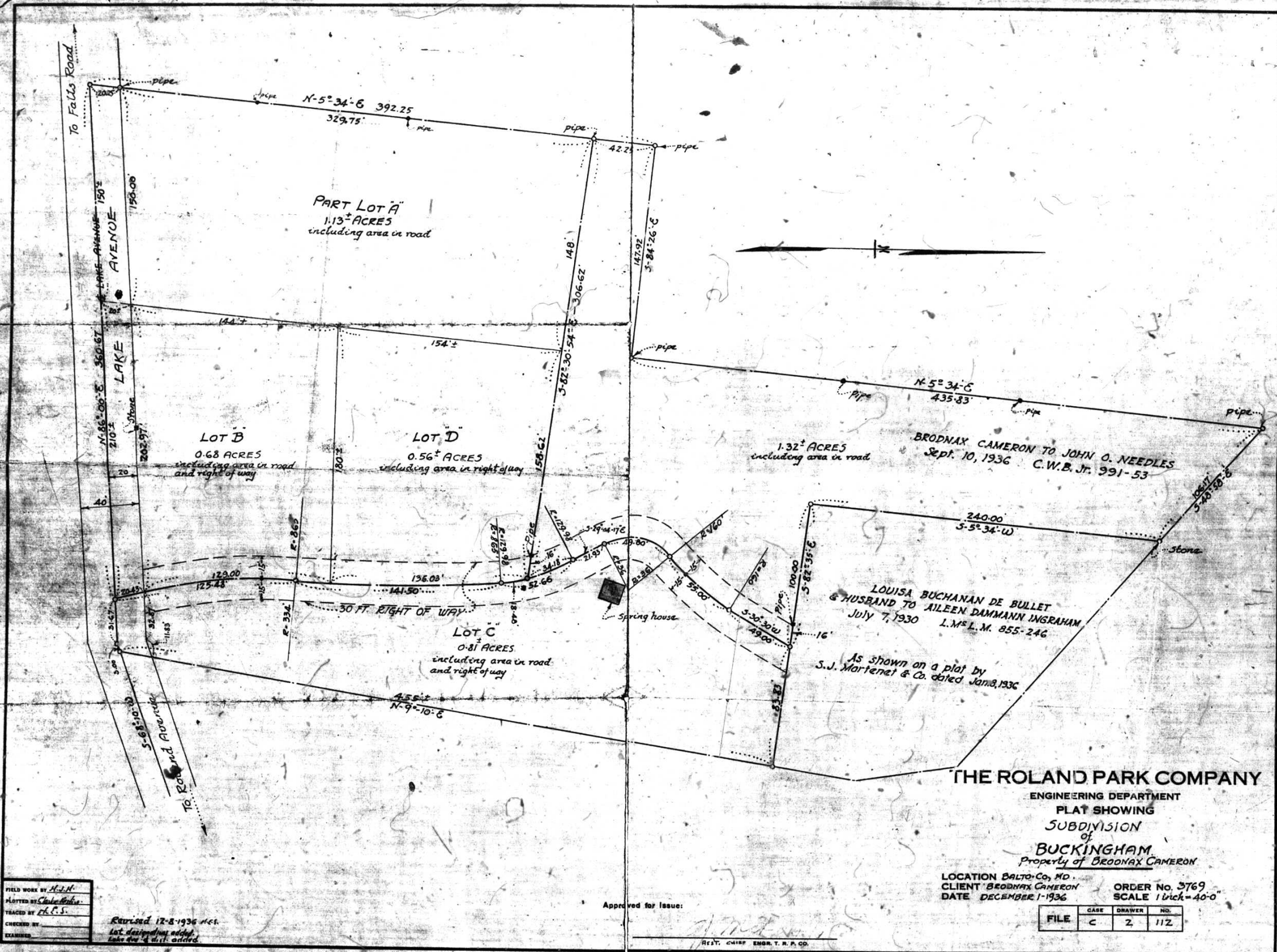
August 3, 1965

Beginning for the same on the north side of Lake Avenue as proposed to be widened to 50 feet at a point distant 1030 feet more or less from the east side of Falls Road, said point of beginning being the intersection formed by the north side of said Lake Avenue as proposed to be widened to 50 feet and the east outline of a plat entitled "Plat #1, Lake Falls" recorded among the Plat Records of Baltimore County in Liber J.W.B. 14, folio 18 and running thence binding on the north side of said Lake Avenue as proposed to be widened to 50 feet North 75° 19' 45" East 472.65 feet to intersect the centerline of a 30 foot right of way and the first line of that parcel of land conveyed by Charles E. McManus, Jr. et ux to Julia Duryea Sprigg Cameron by deed dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671 folio 403, thence leaving said Lake Avenue and binding on the centerline of said 30 foot Right of Way with the use thereof in common with others and binding on part of the first, all of the second, third, fourth, and part of the fifth line in said deed the five following courses and distances viz: first northwesterly along a curve to the right with a radius of 334.00 feet for a distance of 87.91 feet said curve being subtended by a chord bearing North 10° 52' 49" West 87.65 feet, second Northwesterly along a curve to the left with a radius of 865.00 feet, for a distance of 141.50 feet, said curve being subtended by a chord bearing North 8° 01' 36" West 141.34 feet, third northwesterly along a curve to the left with a radius of 129.98 feet, for a distance of 52.66 feet, said curve being subtended by a chord bearing North 24° 19' 10" West 52.30 feet, fourth North 35° 55' 33" West 21.93 feet, and fifth northwesterly along a curve to the right

PETITION FOR
RECLASSIFICATION
9th DISTRICT
ZONING: From R-20 to R.A.
Zone.
LOCATION: North side of Lake Avenue 1030 feet, more or less, East of Falls Road.
DATE & TIME: MONDAY, MAY 23, 1966 at 1:00 P.M.
PUBLIC HEARING: Room 105, 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-20
Proposed Zoning: R.A.
All that parcel of land in the Ninth District of Baltimore County.

Beginning for the same on the north side of Lake Avenue as proposed to be widened to 50 feet at a point distant 1030 feet more or less from the east side of Falls Road, said point of beginning being the intersection formed by the north side of said Lake Avenue as proposed to be widened to 50 feet and the east outline of a plat entitled "Plat #1, Lake Falls" recorded among the Plat Records of Baltimore County in Liber J.W.B. 14, folio 18 and running thence binding on the north side of said Lake Avenue as proposed to be widened to 50 feet North 75° 19' 45" East 472.65 feet to intersect the centerline of a 30 foot right of way and the first line of that parcel of land conveyed by Charles E. McManus, Jr. et ux to Julia Duryea Sprigg Cameron by deed dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671 folio 403, thence leaving said Lake Avenue and binding on the centerline of said 30 foot Right of Way with the use thereof in common with others and binding on part of the first, all of the second, third, fourth, and part of the fifth line in said deed the five following courses and distances viz: first northwesterly along a curve to the right with a radius of 334.00 feet for a distance of 87.91 feet said curve being subtended by a chord bearing North 10° 52' 49" West 87.65 feet, second Northwesterly along a curve to the left with a radius of 865.00 feet, for a distance of 141.50 feet, said curve being subtended by a chord bearing North 8° 01' 36" West 141.34 feet, third northwesterly along a curve to the left with a radius of 129.98 feet, for a distance of 52.66 feet, said curve being subtended by a chord bearing North 24° 19' 10" West 52.30 feet, fourth North 35° 55' 33" West 21.93 feet, and fifth northwesterly along a curve to the right

to a stone marked WB, second South 66° 56' 44" West 200.50 feet to a stone marked WB, third South 37° 50' 44" West 201.58 feet to a stone marked WB, fourth South 12° 29' 44" West 200.58 feet to a stone marked WB, and fifth South 0° 01' 44" West 52.00 feet, thence binding on the sixth and seventh lines of the third parcel of the above herein first mentioned deed and binding on part of the northern outline of a plat entitled "Plat #1, Lake Falls", recorded among the Plat Records of Baltimore County in Liber J.W.B. 14, folio 18, the two following courses and distances viz: first South 80° 33' 16" East 83.35 feet, and second North 83° 18' 44" East 315.87 feet, thence binding on the east outline of said plat, and binding reversely on part of the first line of the first parcel of the above herein first mentioned deed South 1° 17' 16" East 410.28 feet to the place of beginning.
Containing 10.721 acres of land more or less.
For title see the following deeds:
(1) Deed from John C. Needles et ux, to Charles E. McManus, Jr., dated June 15, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1663, folio 529.
(2) Deed from Brodnax Cameron et ux to Charles E. McManus, Jr., dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671, folio 400.
(3) Deed from Charles E. McManus, Jr. et ux, to Julia Sprigg Cameron, dated June 29, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1671, folio 403.
(4) Deed from Charles E. McManus, Jr. et ux, and Anne W. Baldwin, dated February 12, 1958, and recorded among the Land Records of Baltimore County in G.L.B. 3318, folio 519.
As shown on the property of W. S. Stavrou and Stanley Glassman, as shown on plat plan filed with the Zoning Department.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY



FIELD WORK BY *H.L.H.*
 PLOTTED BY *Charles H. H.*
 TRACED BY *C.H.H.*
 CHECKED BY
 EXAMINED

Revised 12-8-1936 H.C.H.
Lot designated added
Take due & dist. added.

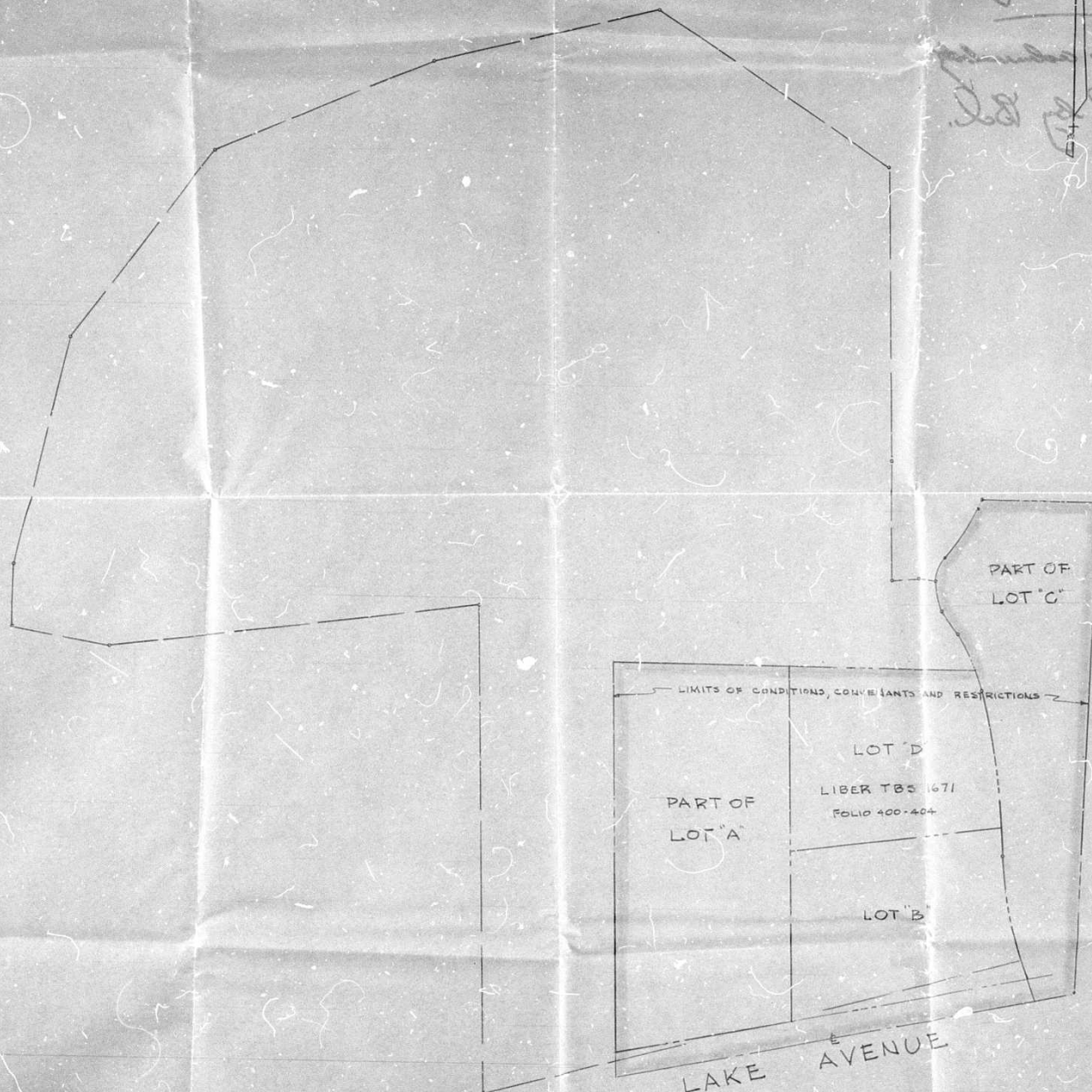
Approved for Issue:

REPT. CHIEF ENGR. T. R. P. CO.

THE ROLAND PARK COMPANY
 ENGINEERING DEPARTMENT
 PLAT SHOWING
 SUBDIVISION
 of
BUCKINGHAM
 Property of **BRODNAX CAMERON**
 LOCATION BALTO. CO., MD.
 CLIENT BRODNAX CAMERON
 DATE DECEMBER 1-1936
 ORDER No. 3769
 SCALE 1 inch = 40'-0"

FILE	CASE	DRAWER	NO.
	C	2	112

*Part of Lot D
for the purpose of
the subdivision
of the land
of the State*



WHITEFORD, FALK AND MASK
CONSULTING ENGINEERS AND LAND SURVEYORS
TOWSON, MARYLAND

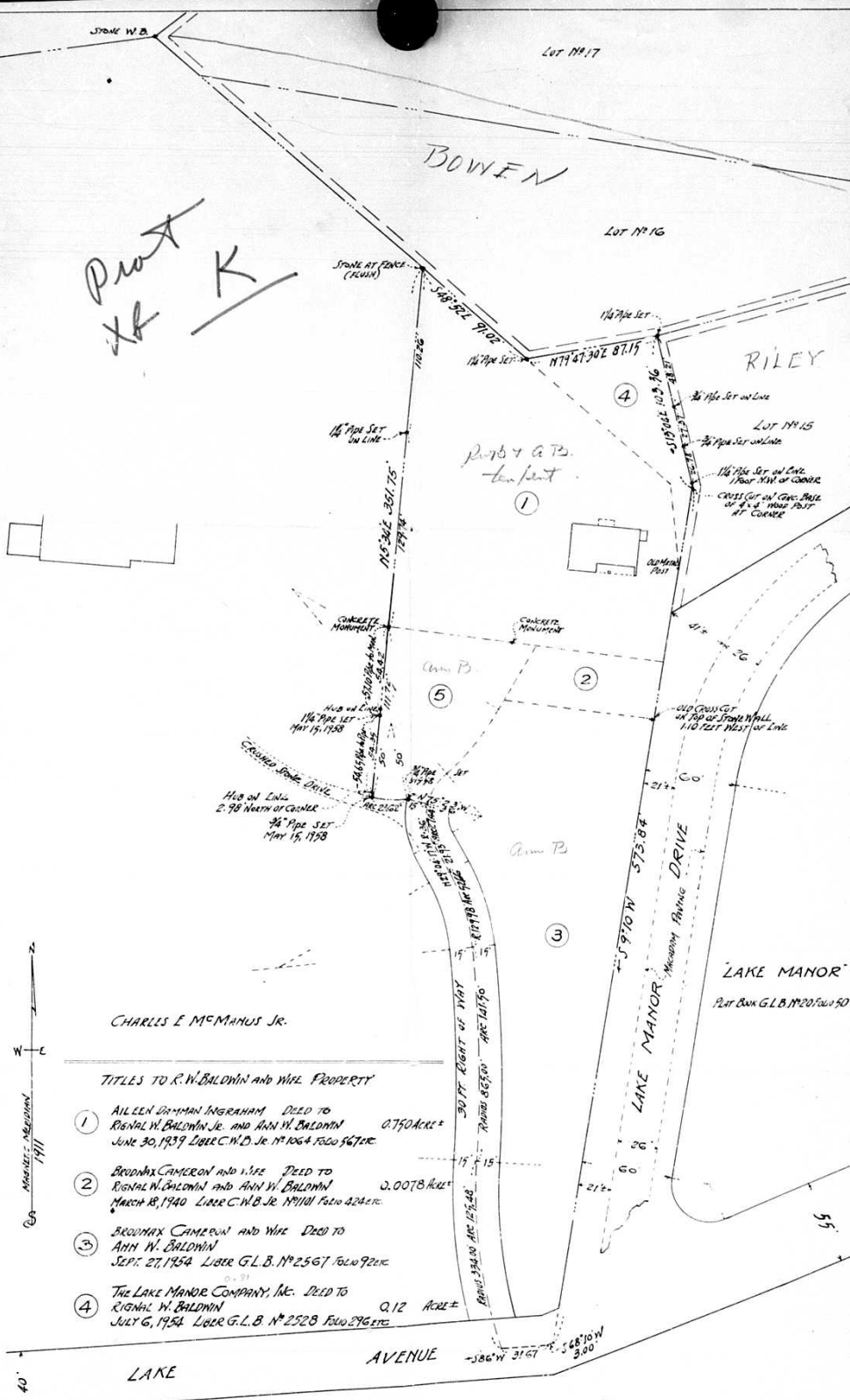
PLAT SHOWING LIMITS OF
CONDITIONS, COVENANTS AND RESTRICTIONS
OF DEED RECORDED IN
LIBER T.B.S. 1671, FOLIO 400-404.

SCALE: 1"=50'

SEPTEMBER 1967



Prot
K



CHARLES E. McMANUS JR.

TITLES TO R.N. BALDWIN and WIFE PROPERTY

- ① AILEEN GRIMMAN INGRAHAM DEED TO RICHARD W. BALDWIN JR. and ANN W. BALDWIN 0.750 ACRES± JUNE 30, 1939 LIBER C.W.D. JR. 171064 FOLIO 567 etc.
- ② BROADAX CAMERON and WIFE DEED TO RICHARD W. BALDWIN and ANN W. BALDWIN 0.0078 ACRES± MARCH 8, 1940 LIBER C.W.B. JR. 171061 FOLIO 424 etc.
- ③ BROADAX CAMERON and WIFE DEED TO ANN W. BALDWIN 0.12 ACRES± SEPT. 27, 1954 LIBER G.L.B. N° 2567 FOLIO 92 etc.
- ④ THE LAKE MANOR COMPANY, INC. DEED TO RICHARD W. BALDWIN 0.12 ACRES± JULY 6, 1954 LIBER G.L.B. N° 2528 FOLIO 296 etc.

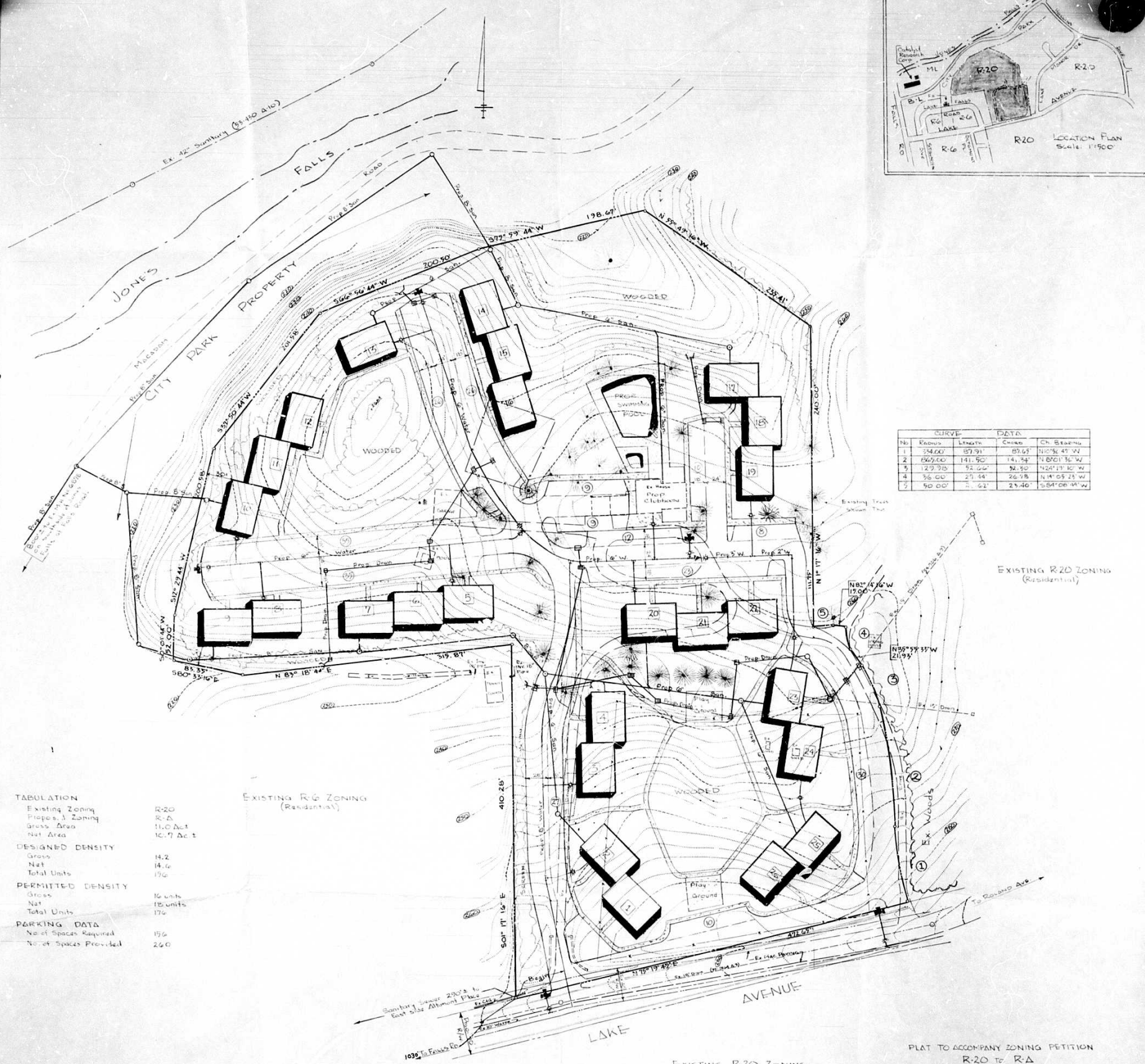
- ⑤ CHARLES E. McMANUS JR. and WIFE DEED TO ANN W. BALDWIN 0.1810 ACRES± FEB. 12, 1958 LIBER G.L.B. N° 3318 FOLIO 517 etc.

PLAT OF SURVEY OF PROPERTY OF
RICHARD W. BALDWIN JR. and ANN W. BALDWIN
NINTH ELECTION DISTRICT - BALTIMORE COUNTY - MARYLAND

SCALE - 40 FEET TO ONE INCH
J.F. MONTGOMERY & CO.
Surveyors & Civil Engineers
Baltimore, Md. 1956

ADDITIONS MAY 16, 1958. By Howard C. Smith, Notary Public.
ADDITIONS DEC. 23, 1957

152A 7-2-22



CURVE		DATA		
No.	Radius	Length	Chord	Ch. Bearing
1	254.00'	87.91'	87.65'	N10°45'45" W
2	267.00'	141.50'	141.54'	N80°13'36" W
3	123.75'	72.00'	82.50'	N24°17'18" W
4	78.00'	27.14'	26.75'	N1°05'23" W
5	50.00'	11.62'	24.40'	S84°08'44" W

TABULATION

Existing Zoning	R-20
Proposed Zoning	R-A
Gross Area	110.0 Ac.
Net Area	10.7 Ac.
DESIGNED DENSITY	
Gross	14.2
Net	14.6
Total Units	176
PERMITTED DENSITY	
Gross	16 units
Net	18 units
Total Units	176
PARKING DATA	
No. of Spaces Required	156
No. of Spaces Provided	260

EXISTING R-20 ZONING
(Residential)

EXISTING R-20 ZONING
(Residential)

EXISTING R-20 ZONING
(Residential)

PLAT TO ACCOMPANY ZONING PETITION
R-20 TO R-A

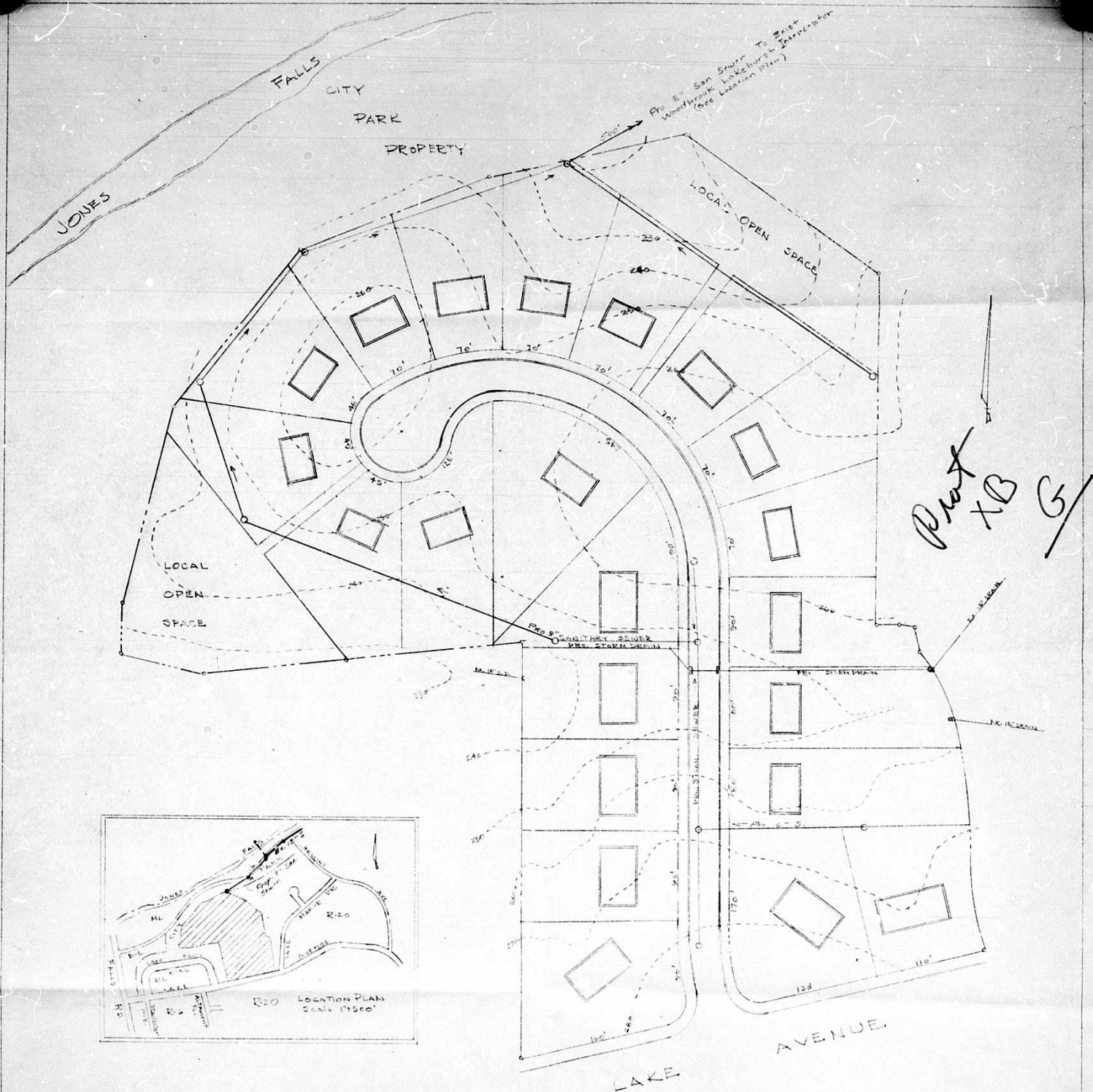
"BUCKINGHAM"

BALTO. CO. MD.
Scale 1"=50'

ELECT. DIST. NO. 9
JULY 27, 1967

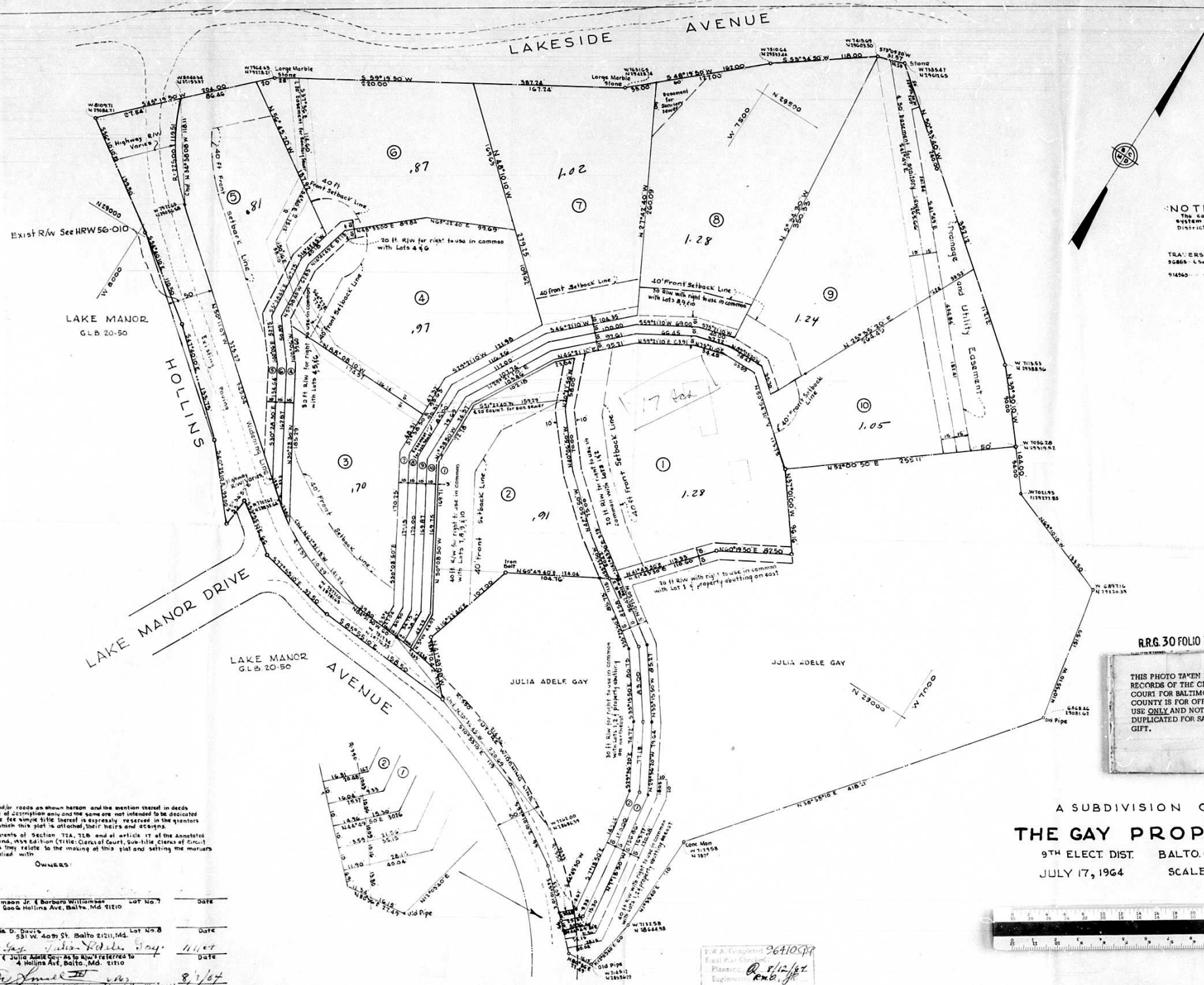
Zabkus, Zimatis & Assoc.
Architects & Engineers
2218 Rhode Island Ave., N.E.

GEORGE WILLIAM STEPHENS, JR.



WHITEFORD, FALK & MASK
CONSULTING ENGINEERS
JEFFERSON BLDG., TOWSON, MD.

PRELIMINARY
CLUSTER SUBDIVISION PLAN
"BUCKINGHAM"
BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT No. 9
SCALE: 1" = 50' 1967



NOTE:
The coordinates shown hereon are based upon the system established by the Baltimore County Metropolitan District.

TRANSVERSE STATIONS
SC808 - 4.5m Mt. W side Jones Falls 4501 Sd Fault Bridge W845178 N 29145.86
514560 - 501 - W815106 N 175582.82

RRG 30 FOLIO 13

THIS PHOTO TAKEN FROM THE RECORDS OF THE CIRCUIT COURT FOR BALTIMORE COUNTY IS FOR OFFICIAL USE ONLY AND NOT TO BE DUPLICATED FOR SALE OR GIFT.

Proff XB i

NOTE:
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, and the same title is expressly reserved in the quantum of the deed to which this plat is attached, their heirs and assigns.

The requirements of Section 71A, 71B and of Article 17 of the Annotated Code of Maryland, 1958 Edition (Title: Courts of Court, Subtitle: Courts of Court) as far as they relate to the making of this plat and setting the markers have been complied with.

OWNERS:

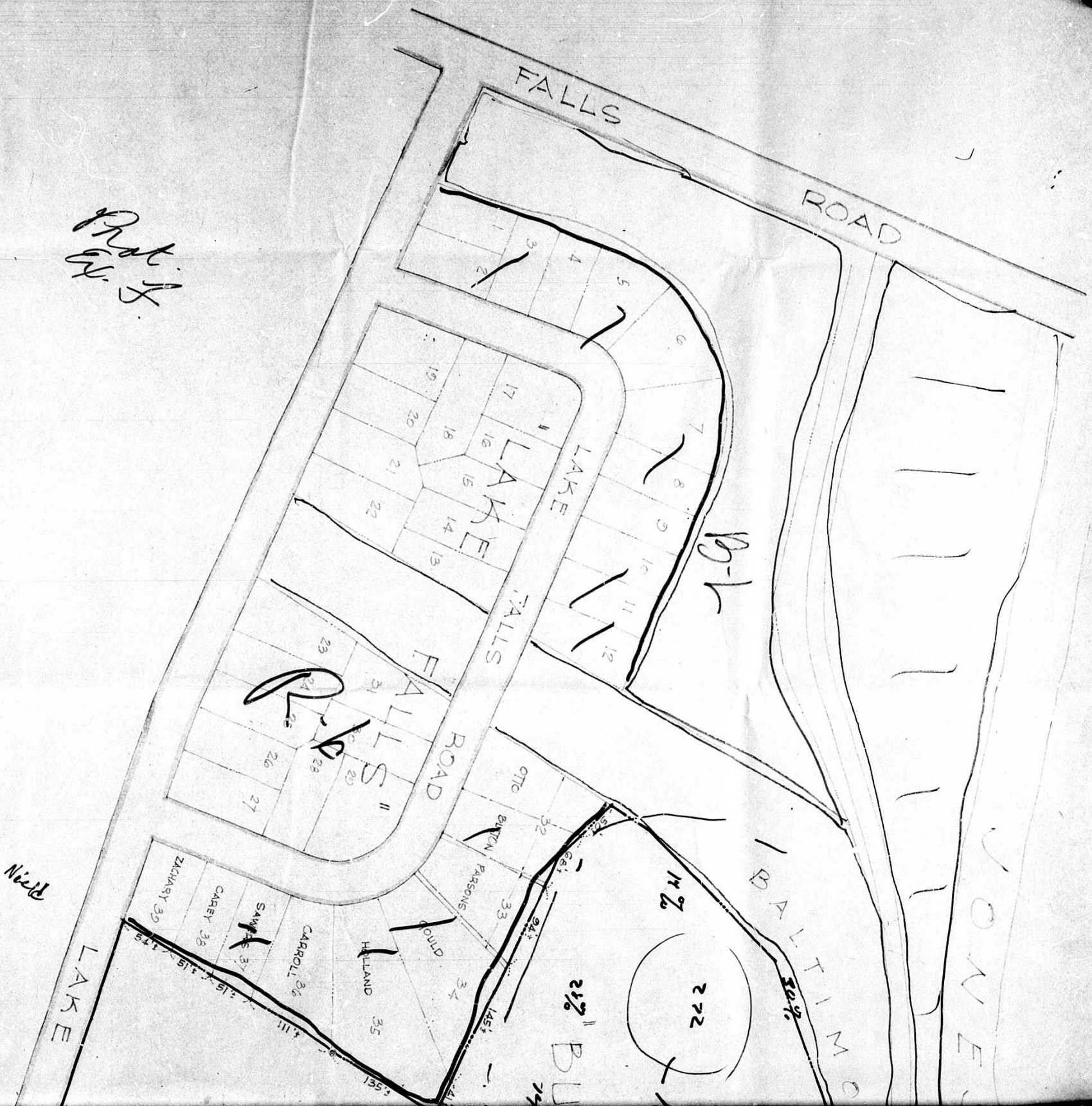
NAME	LOT No.	DATE
John S. Williamson Jr. & Barbara Williamson	Lot No. 7	
531 W. 40th St. Balto. Md. 21210		
Mrs. Georgia D. Davis	Lot No. 8	
531 W. 40th St. Balto. Md. 21210		
Dr. Lillian W. Gay & Julia Adele Gay	Lot No. 9	11/1/64
4 Hollins Ave. Balto. Md. 21210		
Dr. Lillian W. Gay & Julia Adele Gay	Lot No. 10	8/1/64
4 Hollins Ave. Balto. Md. 21210		
Wm. D. Luetth	Lot No. 11	11/1/64
400 York Rd. Towson Md. 21204		

FOR A Completed 2641058
Final Plat Check
Planning
RMB, Jr.
Date 8/1/64, 8/1/64

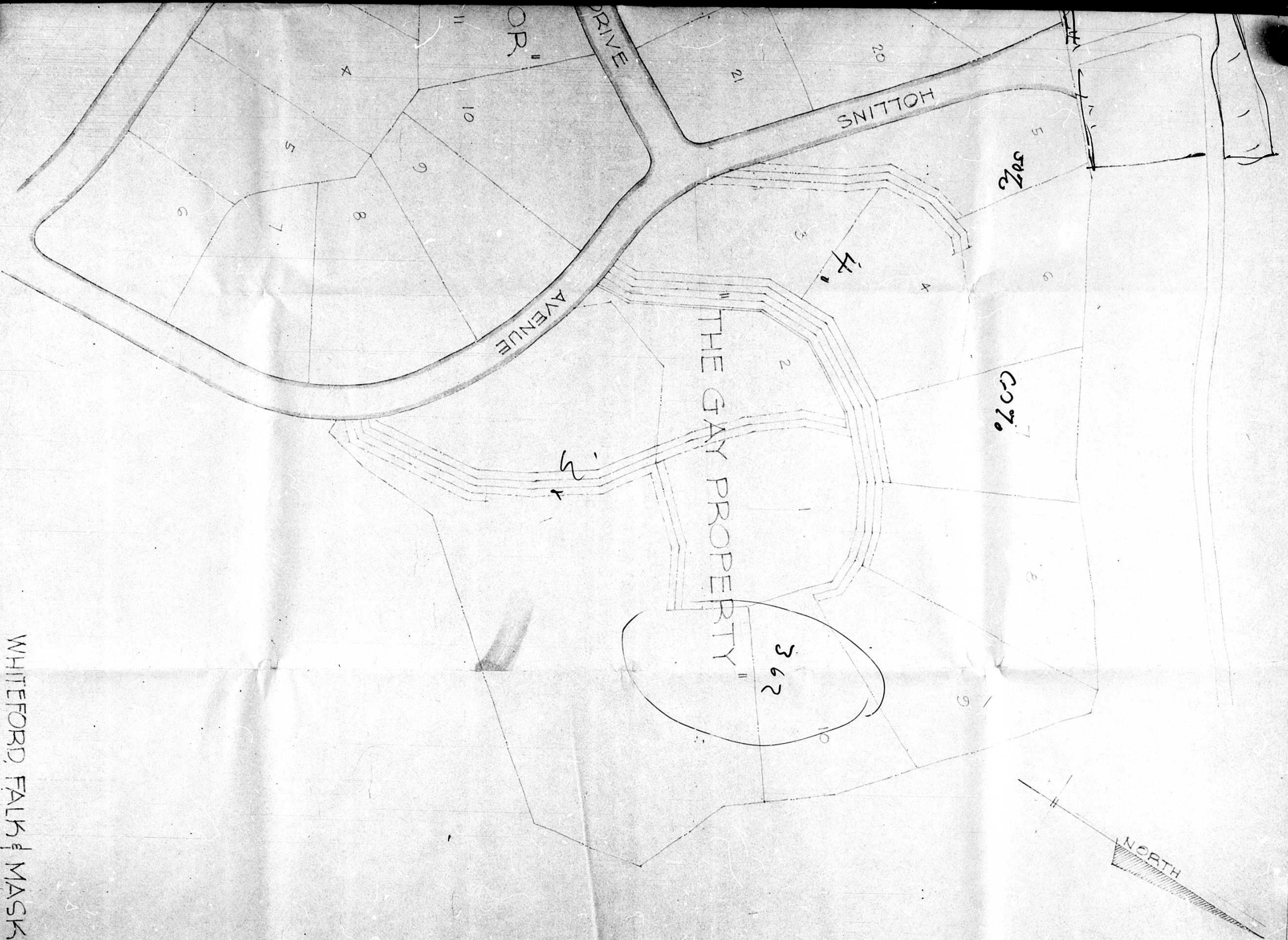
BALTIMORE COUNTY HEALTH DEPARTMENT APPROVAL William H. Winters, Jr. Deputy State & County Health Officer	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD George Z. Jankis Director	COUNTY HIGHWAYS DEPT. OF BALTO. COUNTY APPROVED FOR STREET ALIGNMENT LOCATION James S. Spamer Roads Engineer	JAMES S. SPAMER & ASSOCIATES ENGINEERS & SURVEYORS 400 YORK ROAD TOWSON 4, MD.
--	--	---	---

Abstract—The purpose of this study was to determine the effect of a 12-week training program on the physical fitness and health of sedentary, middle-aged men. The program consisted of three sessions per week, each lasting 45 minutes. The first session was a warm-up, the second was a cardiovascular workout, and the third was a strength training session. The results showed that the program had a significant positive effect on the participants' physical fitness and health. The participants' heart rate, blood pressure, and body mass index (BMI) all decreased significantly over the 12-week period. Additionally, the participants' muscle strength and endurance improved significantly. The results of this study suggest that a 12-week training program can be an effective way to improve the physical fitness and health of sedentary, middle-aged men.

Pat.
E. J.



NOTE: INFORMATION SHOWN
HEREON IS NOT BASED ON
ACTUAL SURVEY, BUT IS TAKEN
FROM DEEDS & DESCRIPTIONS
& RECORDED PLATS



Scale: 1" = 50'

WHITEFORD, FALK & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
JEFFERSON BLDG. TOWSON MD. 21204