



ZONING DESCRIPTION

INTERSECTION OF NUNNERY LANE AND EDMONDSON
RIDGE ROAD - FIRST ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND

Present Zoning - RG
Proposed Zoning - RA

Beginning for the same on the east side of Nunery Lane as widened in accordance with Baltimore County Right of Ways plat HW 55-232, at a distance of 584 feet, more or less, northerly measured on the east side of Nunery Lane from the north side of Merril Road, sixty feet wide, running thence and being on the northeast side of Nunery Lane as shown on said plat, the six following courses and distance, (1) N08°50'20"E - 110 feet, more or less, (2) by a line curving to the left with the radius of 125 feet, the distance of 32 feet, more or less, (3) N63°22'W - 49 feet, more or less, (4) S87°22'E - 4.75 feet more or less, (5) N99°22'W - 2. feet, more or less, and (6) N 22° 04'30"E - 113 feet, more or less, to the south side of a right of way, 18' wide, thence leaving said Nunery Lane and binding on the south side of said right of way, N 89°38'E - 208 feet, more or less, thence leaving said right of way and running S 92°13'E - 622 feet, more or less, thence N 47°55'W - 35 feet, more or less, thence N 29°22'W - 105 feet to the east side of an alley, 17.25 feet wide, thence binding on the east side of said alley N 98°50'20"W - 183 feet to the north side of an alley, 15 feet wide, thence binding on the north side of said

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

Lester Matz, P.E.
John C. Childs, L.S.
Associates
Ronald W. Bruckley, L.S.
George W. Bruckley, L.S.
Robert W. Craban, L.S.
Leonard M. Gass, L.S.
Norman F. Harman, L.S.
Paul Lee, P.E.
Paula Straton
#67-178R
MMP
#1
SE-2A
SW-2E
RA

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

and Paul Penella,
Edward J. Joseph Feulner, Jr., 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-G zone to an R-A zone; for the following reasons:
for the erection of garden type apartments

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 re-classification 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
Address
John W. Hossain, Jr.
Petitioner's Attorney
117 Alleghany Avenue
Towson, Maryland 21204
Address
Valley 3-8440

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of January, 1967, 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 100, County Office Building in Towson, Baltimore County, on the 8th day of March, 1967, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

INVOICE
Zoning Dept. of Balto. Co.

TO: Academy Plumbing and Heating,
432 Academy Rd.,
Baltimore, Md. 21220

REPORT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
RETURN TO US PORTION WITH YOUR REMITTANCE		\$50.00
CASE/ENTRY	DATE	COUNT
Petition for Re-classification for Edward J. Feulner, et al #67-178-R		\$50.00
	PAID	
	7-18-67	50.00
	2-18-67	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the subject property, the petitioner having proven error in the zoning

of the subject property, the above Re-classification should be had; and it appearing that by reason of the subject property, the petitioner having proven error in the zoning

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of March, 1967, that the herein described property or area should be and the same hereby reclassified; from an R-G zone to an R-A zone, and/or a Special Exception should be granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning of Baltimore County.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the subject property, the petitioner having proven error in the zoning

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of March, 1967, that the above re-classification 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 a R-G zone; and/or the Special Exception for the subject property be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 24, 1967

FROM: George E. Cuvellis, Director of Planning

SUBJECT: Petition #67-178-R, East side of Nunery Lane 384 feet North of Merril Rd.
Petition for Re-classification from R-G to R-A.
Edward J. Feulner, et al - Petitioners.

1st District

HEARING: Wednesday, March 8, 1967. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-G to R-A zoning. It has the following advisory comment to make with respect to pertinent planning factors:

1. In an earlier petition (66-36) the staff noted that Nunery Lane was distinctly a residential street. The reclassification proposed here in many ways is less burdensome than the existing group house zoning. A transitional function in part is fulfilled. Accessibility features are excellent. The staff voices no adverse comment regarding the subject petition.

GEO:bm

ally N89°15'20"W - 128 feet, more or less, to the place of beginning.

Containing 2.18 Acres of land ±.

R1S:jmp

J.O. #65028

9/16/66



OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 20, 1967.

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

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for ONE WEEKEND weekly before the 20th day of Feb., 1967, that is to say the same was inserted in the issues of

February 16, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor-in-Chief

PETITION FOR
RECLASSIFICATION
1st DISTRICT
ZONING: From R-G to R-A.
Zone.
LOCATION: East side of
Nunery Lane 384 feet North
of Merril Road.
DATE & TIME: WEDNES-
DAY, MARCH 8, 1967 at 10:00
A.M.
PUBLIC HEARING: Room
100, 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 hear-
ing.
Present Zoning: R-A.
Proposed Zoning: R-A.
All that parcel of land in the
First District of Baltimore
County,
Beginning for the same on
the east side of Nunery Lane
as widened in accordance with
Baltimore County Right of
Ways plat HW 55-232, at a
distance of 584 feet, more or
less, northerly measured on
the east side of Nunery Lane
from the north side of Mer-
ril Road, sixty feet wide,
running thence and binding on
the northeast side of Nunery
Lane as shown on said plat,
the six following courses and
distance: (1) N 08 degrees
22' - 110 feet, more or less,
(2) by a line curving to the
left with the radius of 125
feet, the distance of 32
feet, more or less, (3) N 63
degrees 22' - 49 feet, more
or less, (4) S 87 degrees 22'
E - 4.75 feet more or less,
(5) N 99 degrees 22' - 2 feet,
more or less, and (6) N 22
degrees 04'30" E - 113 feet,
more or less, to the south
side of a right of way, 18 feet
wide, thence leaving said Nun-
ery Lane and binding on the
south side of said right of way,
N 89 degrees 38' E - 208 feet,
more or less, thence leaving
said right of way and running
S 92 degrees 13' E - 622 feet,
more or less, then N 47 de-
grees 55' W - 35 feet, more
or less, thence N 29 degrees
22' W - 105 feet to the east
side of an alley, 17.25 feet
wide, thence binding on the
east side of said alley N 98
degrees 50' 20" W - 183 feet
to the north side of an alley,
15 feet wide, thence binding
on the north side of said al-
ley N 89 degrees 15' 20" W -
128 feet, more or less, to the
place of beginning.
Containing 2.18 Acres of
land more or less.
Being the property of Ed-
ward Joseph Feulner and Paul
Penella, as shown on plat filed
with the Zoning Depart-
ment.
Hearing Date: Wednesday,
March 8, 1967 at 10:00 A.M.
Public Hearing: Room 100,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 16.

**PETITION FOR RECLASSIFICATION
1ST DISTRICT**

ZONING: From R.G. to R.A. 2nd.
LOCATION: East side of Nursery Lane 144 feet North of Merrill Road.

DATE & TIME: Wednesday, March 7, 1967 at 10:00 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.G.
Proposed Zoning: R.A.

All that parcel of land in the First District of Baltimore County.

Beginning for the same on the east side of Nursery Lane as

widened in accordance with Baltimore County Right of Way plat

REV 15-212, at a distance of 144 feet, more or less, northerly, measured

on the east side of Nursery Lane from the north side of Merrill

Road, sixty feet wide, running thence and bounding on the northeast side

of Nursery Lane as shown on said plat, the six following courses and distances, (1) N 88° 50' 20" E—

115 feet, more or less, (2) by a line curving to the left with the radius

of 125 feet, the distance of 31 feet, more or less, (3) N 85° 22' W—43

feet, more or less, (4) S 87° 52' E—

67.5 feet more or less, (5) N 60° 27' W—21 feet, more or less, and

(6) N 22° 04' 30" E—113 feet, more or less, to the south side of a right

of way, 18' wide, thence leaving said Nursery Lane and bounding on the

south side of said right of way, N 83° 18' E—204 feet more or less, thence

leaving said right of way and running S 87° 17' E—422 feet, more or less, thence N 67° 52' W—31 feet,

more or less, thence N 79° 22' W—

165 feet to the east side of an alley, 12.5 feet wide, thence bounding on the

east side of said alley N 13° 10' 20" W—112 feet to the north side of an

alley, 13 feet wide, thence bounding on the north side of said alley

N 83° 15' 20" W—123 feet, more or less, to the place of beginning.

Containing 2.15 Acres of land ±.

Being the property of Edward Joseph Fessler and Paul Paulita, as

shown on plat filed with the Zoning Department.

Hearing Date: Wednesday, March 7, 1967 at 10:00 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

Pub. 14.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 16, 1967.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~March 16, 1967~~ at 11:00 a.m. successive weeks before the 24th day of March 1967, the first publication appearing on the 16th day of February 1967.

THE JEFFERSONIAN,

L. Leach Strickland
Manager.

Cost of Advertisement, \$.....

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY**

Towson, Maryland

67-178 R

District 1st Date of Posting Feb 18, 1967
Posted for: Reclassification from R.G. to R.A.
Petitioner: Edward J. Fessler, et al.
Location of property: E. J. Fessler Lane, S.E. of Merrill Rd.
Location of Signs: E. J. Fessler Lane, S.E. of Merrill Rd.
Q. J. Edmondson, Ralph Rd. W. of Fessler Lane
Remark: J. Rose
Posted by: J. Rose Signature
Date of return: Feb 23, 1967

2 signs

