

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____ 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 a _____ R-20 _____ zone for the following reasons:

1. That there is error in the original zoning of subject property, which was classified "R-20" on the original zoning map.
2. That the character of the neighborhood has changed since the adoption of the original zoning map so as to require the reclassification of the property to "R-20."
3. That conditions affecting this property have changed since the adoption of the zoning map.

See attached description

and (2) that a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, to:

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.

Valley Farms, a partnership

Harry Waller - Contract purchaser

David S. Brown, partner

Paul Berman

Address: 281 N. Calver, P.O.

Arnold Fleischmann - Petitioner's Attorney

Baltimore, Md. 21202

Address: 200 First National Bank Building
Towson, Md. 21204-825-6220, 837-6926

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 28th _____ day of _____ 1967.

That the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 29th _____ day of _____ 1967, at 11:00 o'clock

A. M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John R. Rose, Zoning Commissioner

Re: March 27, 1967

FROM: George E. Garver, Jr.

SUBJECT: Petition #67-186-R, Reclassification from R-40 to R-20 Zone, Northeast side of Craddock Lane 1023 feet Northeast of Reisterstown Road, being the property of Valley Farms, a Partnership.

3rd District

REMARKS: Wednesday, March 29, 1967 (1:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on subject petition.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ that from the testimony adduced today at the hearing on the within petition there is sufficient change in the character of the neighborhood has taken place to warrant the requested zoning.

the above Reclassification should be had; and it is hereby ordered that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ 28th _____ day of _____ March _____ 1967, that the herein described property or area should be and the same is hereby reclassified; from a _____ R-40 _____ zone to a _____ R-20 _____ zone, and a Special Exception for _____ should be granted from and after the date of this order, subject to approval of the site plan for the development of said property by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 1967, 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 a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MCA

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

DESCRIPTION

36.27 ACRE PARCEL LOCATED ON THE NORTHEAST SIDE OF CRADDOCK LANE 1023 FEET MORE OR LESS FROM THE INTERSECTION OF THE NORTHEAST SIDE OF REISTERSTOWN ROAD, AND THE NORTHWEST SIDE OF CRADDOCK LANE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING R-40

PROPOSED ZONING R-20

Beginning for the same in or near the center of Craddock Lane, N 14° 16' 30" E 1022.75 feet from the intersection of the northeast side of Reisterstown Road, 66 feet wide, and the northwest side of Craddock Lane, thence binding on said center line of Craddock Lane the fourteen following courses and distances, (1) N 06° 00' 00" W 99.78 feet, (2) N 09° 12' 40" W 113.89 feet, (3) N 02° 15' 40" W 100 feet, (4) N 02° 29' 40" E 189.10 feet, (5) N 01° 26' 20" W 100 feet, (6) N 09° 32' 00" W 100 feet, (7) N 22° 41' 00" W 80 feet, (8) N 25° 59' 00" W 100 feet, (9) N 18° 51' 00" W 100 feet, (10) N 06° 09' 00" W 100 feet, (11) N 01° 38' 40" W 171.13 feet, (12) N 04° 04' 20" W 100 feet, (13) N 08° 21' 20" W 100 feet, and (14) N 13° 59' 40" W 100 feet, thence leaving Craddock Lane for the five following courses and distances, (15) southeasterly 463 feet more or less to the beginning of the fourth line of a deed dated July 20, 1954

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

Arnold Fleischmann, Esquire
200 1st National Bank 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

28th day of February, 1967.

Petitioner Valley Farms, partnership

Petitioner's Attorney Arnold Fleischmann

Reviewed by _____
Chairman of
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3RD Date of Posting: March 11, 1967
Posted for: Reclassification from R-40 to R-20
Petitioner: Valley Farms, Partnership
Location of property: NE 1/4 Craddock Lane, 1023 ft. NE of Reisterstown Rd.
Location of Signs: @ 1500' NE of Reisterstown Rd. on NE 1/4 Craddock Lane
@ 1500' NE of Reisterstown Rd. on NE 1/4 Craddock Lane
@ 1800' NE of Reisterstown Rd. on NE 1/4 Craddock Lane
Posted by: J. E. Rose Date of return: March 16, 1967

Very truly yours,
JAMES E. DYER, Principal
Zoning Technician

cc: Carlisle Brown, Bureau of Engineering; C. Richard Moore, Bureau of Traffic Engineering; Lt. Charles Morris, Fire Bureau; Mr. Greenwalt, Health Department; Albert Culinary, Project Planning Division.

MCA

MAY, CHILDS & ASSOCIATES, INC.

from Arthur Craddock et al to Rachel S. Dorsey and wife as recorded among the Land Records of Baltimore County in Liber G.L.B. 2522, Page 1, thence binding on a part of said line (14) S 60° 15' E 754.17 feet to a stone planted at the end of the third line of a deed dated February 24, 1964, from Loretta E. Outerlet to Myer J. Cohen and wife as recorded among the Land Records of Baltimore County in Liber R.R.G. 4268, Page 461, thence binding on the fourth, fifth and sixth line of said deed (17) S 21° 16' 50" E 266.62 feet to a stone, (18) S 07° 49' 30" W 1153.71 feet to a stone and (19) N 86° 06' 30" W 932.25 feet to place of beginning. Containing 36.27 Acres of land.

J.O. #62179

ELG:jlm

3/18/66



THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

March 15, 1967.

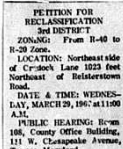
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 13th day of March, 1967, that is to say the same was inserted in the issues of

March 9, 1967,
THE BALTIMORE COUNTIAN

By Paul J. Morgan

Business Manager



PETITION FOR RECLASSIFICATION
3rd DISTRICT
ZONING: From R-40 to R-20 Zone.
LOCATION: Northeast side of Craddock Lane 1023 feet Northeast of Reisterstown Road.
DATE & TIME: WEDNESDAY, MARCH 29, 1967 at 1:00 A.M.
PUBLIC HEARING: Room 106, 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-20
All that parcel of land in the Third District of Baltimore County
Beginning for the same in or near the center of Craddock Lane, N 14° 16' 30" E 1022.75 feet from the intersection of the northeast side of Reisterstown Road, 66 feet wide, and the northwest side of Craddock Lane, thence binding on said center line of Craddock Lane the fourteen following courses and distances, (1) N 06° 00' 00" W 99.78 feet, (2) N 09° 12' 40" W 113.89 feet, (3) N 02° 15' 40" W 100 feet, (4) N 02° 29' 40" E 189.10 feet, (5) N 01° 26' 20" W 100 feet, (6) N 09° 32' 00" W 100 feet, (7) N 22° 41' 00" W 80 feet, (8) N 25° 59' 00" W 100 feet, (9) N 18° 51' 00" W 100 feet, (10) N 06° 09' 00" W 100 feet, (11) N 01° 38' 40" W 171.13 feet, (12) N 04° 04' 20" W 100 feet, (13) N 08° 21' 20" W 100 feet, and (14) N 13° 59' 40" W 100 feet, thence leaving Craddock Lane for the five following courses and distances, (15) southeasterly 463 feet more or less to the beginning of the fourth line of a deed dated July 20, 1954 from Arthur Craddock et al to Rachel S. Dorsey and wife as recorded among the Land Records of Baltimore County in Liber G.L.B. 2522, Page 1, thence binding on a part of said line (14) S 60° 15' E 754.17 feet to a stone, (17) S 21° 16' 50" E 266.62 feet to a stone, (18) S 07° 49' 30" W 1153.71 feet to a stone and (19) N 86° 06' 30" W 932.25 feet to place of beginning. Containing 36.27 Acres of land.
The property of Valley Farms, a Partnership, as shown on last plan filed with the Zoning Department.
Hearing Date: Wednesday, March 29, 1967 at 1:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF BALTIMORE COUNTY,
March 9.

**PETITION FOR RECLASSIFICATION
3RD DISTRICT**

BOUND: From B-45 to B-51 Zone.
LOCATION: Northeast side of
Craddock Lane 1922 feet North
of Redstone Road.

DATE & TIME: Wednesday March
29, 1947 at 11:00 A.M.

PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the
Zoning Act and Regulations of Baltimore County, will hold a public
hearing:

Proposed Zoning: R-1

Proposed Zoning: R-30

All parcels of land in the
"3rd District of Baltimore County,
beginning for the same in or near
the corner of Craddock Lane, N 14°

10°30' E 1922.1 feet from the line
intersection of the northeast side of
Redstone Road, 61 feet w.p.,
and the northeast side of Craddock

1 mi., thence binding on said center
line of Craddock Lane the shortest
following courses and distances, (1) N

00°00'00" W 89.75 feet, (2) N

09°12'40" W 113.89 feet, (3) N

12°12'40" W 100 feet, (4) S 12°23'

00" E 189.10 feet, (5) N 21°20'00"

W 100 feet, (6) N 09°21'00" W 100

feet, (7) N 22°41'00" W 80 feet,
(8) N 21°55'00" W 100 feet, (9) S

19°35'00" W 60 feet, 793 N 08°

09'00" W 100 feet, (11) N 01°28'40"

N 171.13 feet, (12) N 04°44'00"

W 100 feet, (13) N 08°21'00" W

100 feet, and (14) S 12°50'00" W

100 feet, thence bearing, Craddock
Lane for the true historic corner
and distances, (15) south-westerly

43 feet more or less to the
corner of the fourth line of a deed
dated July 26, 1934 from Arthur

Craddock et al to Richard S. Thorne
and wife as recorded among the
Land Records of Baltimore County

in Liber G.L.B. 2122, Page 1, thence
binding on a part of said line, (16)

S 85°15' E 154.17 feet to a stone
located at the end of the third
line of a deed dated February 24,

1934, from Lovetta E. Guter to
Myer J. Cohen and wife as recorded
among the Land Records of Baltimore

County in Liber R.G. 420,
Page 41, thence binding on the
fourth, fifth and sixth line of said

deed, (17) S 21°10'00" E 164.62
feet to a stone, (18) S 57°19'00"

W 113.71 feet to a stone and (19)
N 46°07'00" W 92.55 feet to place
of beginning.

Containing 16.27 Acres of land,
being the property of Valley
Farm, 2 Parcels, as shown on
plat plan 612 with the Zoning

Department.
Hearing Date: Wednesday, March
29, 1947 at 11:00 A.M.

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

By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County.

March 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 29, 1947.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of successive weeks before the 29th
day of March, 1947, the first publication
appearing on the 1st day of March
1947.

THE JEFFERSONIAN.

L. Frank Struth
Manager.

Cost of Advertisement, \$.....

**INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44363

DATE March 29, 1947

BILLED
BY:

Using Dept. of Balto. Co.

To: Arnold Fliesmann, Inc.
P.O. Box 4666
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 91-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for Wiley Farm, a partnership 657-176-2		72.00
	1-29-47	72.00
	1-29-47	72.00
4		

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

TELEPHONE
842-3600
EXT. 367

**INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44326

DATE March 3, 1947

BILLED
BY:

Using Dept. of Balto. Co.

To: Arnold Fliesmann, Inc.
200 First National Bank Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 91-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Reclassification for Wiley Farm, a partnership 657-176-2		50.00
	1-4-47	50.00
	1-4-47	50.00
4		

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



GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 59.27 ACRES
2. EXISTING ZONING OF TRACT "R-40"
3. EXISTING USE OF TRACT "NO USE & FARM USE"
4. PROPOSED ZONING OF TRACT "R-20"
5. PROPOSED USE OF TRACT "RESIDENTIAL, 1 FAMILY DWELLINGS"
6. DENSITY CALCULATIONS (BASED UPON THIS PLAT)
 - A. GROSS AREA OF TRACT EQUALS 59.27 ACRES
 - B. NET AREA OF TRACT EQUALS 58.55 ACRES
 - C. TOTAL NUMBER OF LOTS EQUALS 31
 - D. GROSS RESIDENTIAL DENSITY EQUALS 1.68
 - E. NET RESIDENTIAL DENSITY EQUALS 1.67
7. DOWLING SETBACKS SHALL CONFORM TO REQUIREMENTS FOR "R-20" ZONING.

PROPOSED ALIGNMENT OF CRADDOCK LANE AND NO DISTURBANCE BY STATE CO. & MD. C.E.C.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
CRADDOCK LAND
BETWEEN
REISTERSTOWN RD. & GREEN SPRING VALLEY RD.
ELECTION DISTRICT 4
SHEET 1 OF 100
BALTIMORE COUNTY, MD.
MAY 21, 1966

#67-158R
MAP
#3
SEC. 2-C
NW-10-6
R-20

