

ORDER RECEIVED FOR FILING

DATE 10/15/67 BY J. H. HARRIS, JR. ADMINISTRATIVE ASSISTANT

MAP 2-C
W/STERN
P/CLCA
NW-2-F
ML

PETITION FOR RECLASSIFICATION

From R-6 and R-A Zones to M-L Zone - W. and E. Sides Woodlawn Drive 150' S. Dogwood Road S/S Dogwood Road 150' E. of Woodlawn Drive - S/S Dogwood Road 590' W. Gwynn Oak Ave. S/E Cor. Dogwood Road and Gwynn Oak Ave., and S/E Side Little Creek Drive & Meadows Ave., 1st District - Garden Const. Co., Petitioner

The petitioner requested a reclassification from R-6 and R-A Zones to M-L Zone of various properties located on the west side of Woodlawn Drive, 150 feet south of Dogwood Road.

As a result of the hearing the petitioner agreed to certain changes. Attached hereto is a plat marked Exhibit "A", and 3-2 "G" thereon is withdrawn. This parcel is on the south side of Dogwood Road 510 feet, more or less, east of the center line of Woodlawn Drive and is shaded "blue" on Exhibit "A".

A part of parcel No. 6-5-G, at the southeast corner of Little Creek Drive at Meadow Avenue, is also withdrawn. This area is also shaded "blue" and is described as follows:

BEGINNING for the same on the southeast side of Little Creek Drive (50 feet wide) at the end of the curve from Meadow Avenue, as shown on the plat of Meadow Industrial Park, as filed among the Land Records of Baltimore County in Plat Book No. 27, folio 21, the coordinates of said point being N. 67° 29' 31" E. 209.28, and running thence binding on the southeast side of said Drive North 71 degrees 10 minutes 49 seconds East 57.00 feet to the southwesternmost side of the Storm Drain Reservation and Utility Easement, as shown on said Plat, thence leaving the southeast side of said Little Creek Drive, and binding on the southwesternmost side of said Easement South 29 degrees 46 minutes 43 seconds East 101.93 feet to a point in line with the southeastern outline of the lot located at the southeast corner of Little Creek Drive and Meadow Avenue, as shown on said Plat, thence leaving the southwesternmost side of said Easement and running for a line of division South 67 degrees 20 minutes 20 seconds West 100.21 feet to the northeast side of Meadow Avenue (50 feet wide) as shown on said Plat thence binding on the northeast side of said Avenue the two following courses and distances northwesterly by a line curving to the north with a radius of 540.00 feet for a distance of 36.20 feet (the chord of said arc being North 20 degrees 44 minutes 26 seconds West 36.19 feet) and North

18 degrees 49 minutes 11 seconds West 44.73 feet to the curve into Little Creek Drive, thence binding on said curve northeasterly by a line curving to the East with a radius of 25.00 feet for a distance of 39.27 feet (the chord of said arc being North 26 degrees 10 minutes 49 seconds East 35.36 feet) to the place of beginning.

CONTAINING 0.2131 acres of land, more or less.
BEING part of Parcel "G", (5-G) as described in said zoning description dated July 17, 1967.

A part of parcel No. 6-5 "G" to the southeast of the last excepted parcel is to be reserved for parking only and is cross-hatched in "blue".

That portion of the property to be used for parking is marked Exhibit "B" and is attached hereto and described as follows:

BEGINNING for the same on the northeast side of Meadow Avenue (60 feet wide) as shown on the plat of Meadow Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27, folio 21 at a point distant 80.93 feet measured southeasterly along the northeast side of said Avenue from the beginning of the curve into Little Creek Drive, as shown on said plat, the line leaving the northeast side of said Meadow Avenue and running North 67 degrees 20 minutes 29 seconds East 95.21 feet to the southwesternmost side of the Storm Drain Reservation and Utility Easement, as shown on said Plat, thence binding on the southwesternmost side of said Easement South 29 degrees 46 minutes 43 seconds East 199.97 feet to the southeast outline of Meadows Industrial Park as shown on said Plat thence binding on a part of said outline South 41 degrees 38 minutes 27 seconds West 147.30 feet to the northeast side of said Meadow Avenue, thence leaving said outline and binding on the northeast side of said Avenue, the two following courses and distances Northerly by a line curving to the west with a radius of 565.00 feet for a distance of 122.81 feet (the chord of said arc being North 16 degrees 26 minutes 03 seconds West 122.67 feet) and North 22 degrees 39 minutes 40 seconds West 140.74 feet to the place of beginning.

CONTAINING 0.5865 acres of land more or less.
BEING part of Parcel "G" (5-G) as described in said zoning description dated July 17, 1967.

Parcel No. 1, 3-E Parcel No. 2, 1-G; Parcel No. 4, 3-G; Parcel No. 5, 4-G and Parcel No. 6, 5-G, saving and excepting that portion excepted and reserved for parking, meet the requirements of change and error and should be granted;

The petitioner's request to withdraw Parcel 3 and a portion of Parcel 6 as described above is granted.

It is further ordered that the petition to reclassify Parcels Nos. 1, 2, 4 and 5 from R-6 zone and R-A zone to ML zone is granted since there is sufficient proof of error in the zoning maps and change in the area.

It is also ordered that a portion of Parcel 6 as described above and as shown on Exhibit "B" which is attached to and made a part hereof, having been approved by the Office of Planning and Zoning on October 3, 1967, may be used for parking.

The site plan for the development of the property is subject to approval of the Bureau of Public Services and the Office of Planning.

Zoning Commissioner of Baltimore County

DATE: October 5, 1967

ORDER RECEIVED FOR FILING

DATE 10/15/67 BY J. H. HARRIS, JR. ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
I, the undersigned, legal owner of the property situate in Baltimore County and which is described in the descriptions 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-6 & R-A zone to an ML zone, for the following reasons:
1) Error in zoning map.
2) Change in the neighborhood.
3) So that Petitioner may round out his general property line.

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, the undersigned, agree to pay expenses of above re-classification and or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Garden Construction Company
Contract purchaser
Owen C. McFadden, Legal Owner
Vice President
Address: 6707 Whitestone Road, Baltimore, Maryland 21207
Protestant's Attorney
Address: 1000 Building, Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of August, 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 106, County Office Building in Towson, Baltimore County, on the 6th day of September, 1967, at 2:00 o'clock P.M.

JOSEPH D. THOMPSON, Professional Engineer and Land Surveyor No. 1150

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAILLEY 3-6820

ZONING DESCRIPTION
PARCEL NO. 1.
3-E
MEADOWS INDUSTRIAL PARK

BEGINNING for the same on the westernmost side of Woodlawn Drive (Clarke Avenue 80 feet wide) as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27 folio 21 at the point formed by the intersection of the westernmost side of said Avenue with the northernmost outline of Meadows Industrial Park, as shown on said Plat said point being distant 150 feet more or less south of the south side of Dogwood Road and running thence binding on the westernmost side of said Woodlawn Drive (Clarke Avenue) southerly by a line curving to the east with a radius of 384.33 feet for a distance of 282.19 feet (the chord of said arc being South 20 degrees 05 minutes 54 seconds West 280.99 feet) to the northernmost side of a Storm Drain Easement as shown on said Plat and also shown on Drawing No. HRW 60-028-2 Baltimore County Department of Public Works, thence leaving the westernmost side of said Woodlawn Drive (Clarke Avenue) and binding on the northernmost side of said Storm Drain Easement as shown on said Plat and said Drawing the three following courses and distances North 89 degrees 53 minutes 26 seconds West 21.39 feet, North 61 degrees 57 minutes 06 seconds West 45.14 feet and South 88 degrees 39 minutes 57 seconds West 125.04 feet, thence leaving said Easement and running North 37 degrees 13 minutes 37 seconds West 116.01 feet to the northernmost outline of Meadows Industrial Park as shown on said Plat, thence binding on the northernmost and northernmost outline, as shown on said Plat, the three following courses and distances North 52 degrees 46 minutes 23 seconds East 208.39 feet, North 29 degrees 14 minutes 24 seconds East 115.00 feet and South 60 degrees 45 minutes 36 seconds East 150.00

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feet to the place of beginning.
CONTAINING 1.4234 acres of land more or less.

SUBJECT however to a 10 foot sanitary Right of Way along and adjacent to the last line of the above description.

BEING part of Parcel "E" as shown on the Plat of Meadows Industrial Park filed as aforesaid.



JOSEPH D. THOMPSON, Professional Engineer and Land Surveyor No. 1150

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ZONING DESCRIPTION
PARCEL NO. 2
1-G
MEADOWS INDUSTRIAL PARK

BEGINNING for the same on the easternmost side of Woodlawn Drive (Clarke Avenue 80 feet wide) as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27 folio 21 at the point formed by the intersection of the easternmost side of said Avenue with the northernmost outline of Meadows Industrial Park, as shown on said Plat, said point being distant 150 feet more or less south of the south side of Dogwood Road thence leaving the easternmost side of said Woodlawn Drive (Clarke Avenue) and binding on the northernmost outline as shown on said Plat South 60 degrees 45 minutes 36 seconds East 428.62 feet, thence leaving said outline and running South 22 degrees 21 minutes 58 seconds West 102.49 feet to the northernmost side of a Storm Drain Reservation and Utility Easement as shown on said Plat and also shown on Drawing No. H.R.W. 60-028-2 Baltimore County Department Public Works, thence binding on the northernmost side of said Reservation and Easement, as shown on said Plat and said Drawing the five following courses and distances North 63 degrees 07 minutes 40 seconds West 114.24 feet westerly by a line curving to the south with a radius of 345.00 feet for a distance of 161.15 feet (the chord of said arc being North 76 degrees 30 minutes 33 seconds West 159.69 feet) North 89 degrees 53 minutes 26 seconds West 55.63 feet, South 82 degrees 51 minutes 03 seconds West 41.10 feet and North 63 degrees 07 minutes 40 seconds West 65.14 feet to the easternmost side of said Woodlawn Drive (Clarke Avenue) thence binding on the easternmost side of said Drive northeasterly by a line curving to the east with a radius of 804.33 feet for a distance of 206.22 feet (the chord of said arc being

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North 21 degrees 53 minutes 42 seconds East 205.64 feet) to the place of beginning.

CONTAINING 1.5132 acres of land more or less.

SUBJECT however to a 10 foot Sanitary Right of Way along and through said lot as shown on Right of Way Drawing 51-042 Baltimore County Department of Public Works.

BEING part of Parcel "G" as shown on the Plat of Meadows Industrial Park filed as aforesaid.



JOSEPH D. THOMPSON, Professional Engineer and Land Surveyor No. 1150

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ZONING DESCRIPTION
PARCEL NO. 3
2-G
MEADOWS INDUSTRIAL PARK

BEGINNING for the same in or near the center of Dogwood Road at the northwest corner of Parcel "C" as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27, folio 21 the coordinates of said point being N.7747.00, W.33,626.46 said point being distant 510 feet more or less east of center line of Woodlawn Drive and running thence binding in or near the center of said road south 69 degrees 30 minutes 34 seconds East 280.00 feet thence leaving said Dogwood Road and binding on the western and northern outline of the Storm Drain Reservation and Utility Easement as shown on said Plat the three following courses and distances South 20 degrees 29 minutes 26 seconds West 150.00 feet, South 74 degrees 14 minutes 24 seconds West 112.75 feet and North 60 degrees 45 minutes 36 seconds West 261.97 feet to the outline of Meadows Industrial Park as shown on said Plat thence binding on said outline the two following courses and distances North 41 degrees 28 minutes 00 seconds East 153.48 feet and North 44 degrees 28 minutes 51 seconds East 36.68 feet to the place of beginning.

CONTAINING 1.4137 acres of land more or less.

BEING part of Parcel "G" as shown on the Plat of Meadows Industrial Park filed as aforesaid.

7-17-67

JOSEPH D. THOMPSON, Professional Engineer and Land Surveyor No. 1150



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ZONING DESCRIPTION
PARCEL NO. 4
3-G
MEADOWS INDUSTRIAL PARK

BEGINNING for the same in or near the center of Dogwood Road as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27 folio 21, the coordinates of said point being N.7228.29, W.32518.42 said point being distant 590 feet more or less west of center line of Gwynn Oak Avenue and running thence binding in or near the center of said road South 69 degrees 42 minutes 50 seconds East 120.05 feet to the westernmost outline as shown on Drawing HRW 56-082 Baltimore County Bureau of Rights of Way and on the Plat of Meadows Industrial Park thence binding on the westernmost and northernmost outline as shown on said Drawing and said Plat the three following courses and distances South 21 degrees 52 minutes 52 seconds West 46.74 feet, South 69 degrees 07 minutes 08 seconds East 135.32 feet and easterly by a line curving to the south with a radius of 2970.00 feet for a distance of 261.04 feet (the chord of said arc being South 65 degrees 35 minutes 59 seconds East 260.95 feet) to the corner of Gwynn Oak Avenue, as shown on said Plat, thence across said corner South 20 degrees 34 minutes 25 seconds East 42.25 feet to the westernmost side of Gwynn Oak Avenue (70 feet wide) as shown on said Plat, thence binding on the westernmost side of said avenue the two following courses and distances southerly by a line curving to the west with a radius of 2765.00 feet for a distance of 126.25 feet (the chord of said arc being South 23 degrees 49 minutes 49 seconds West 126.23 feet) and South 24 degrees 57 minutes 10 seconds West 22.00 feet to the northernmost side of the Storm Drain Reservation and Utility Easement, as shown on said Plat thence leaving the westernmost side of said Gwynn Oak Avenue and binding

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-2-

on the northernmost and easternmost outline of said Easement, as shown on said Plat, the two following courses and distances North 54 degrees 47 minutes 13 seconds West 556.25 feet and North 21 degrees 52 minutes 52 seconds East 106.40 feet to the place of beginning.

CONTAINING 1.6646 acres of land more or less.

SUBJECT however to a 10 foot Storm Drain Right of Way as shown on Baltimore County Drawing 54-339.

BEING part of Parcel "G" as shown on the Plat of Meadows Industrial Park filed as aforesaid.



7-17-67

JOSEPH D. THOMPSON, Professional Engineer and Land Surveyor No. 1150

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-2-

as shown on said Plat, the four following courses and distances South 41 degrees 18 minutes 40 seconds West 135.00 feet, North 67 degrees 51 minutes 04 seconds West 200.60 feet, South 82 degrees 38 minutes 07 seconds West 148.22 feet and North 63 degrees 54 minutes 52 seconds West 542.47 feet to the easternmost side of Gwynn Oak Avenue as shown on said Plat, thence binding on the easternmost side of said Avenue the three following courses and distances North 24 degrees 57 minutes 10 seconds East 23.00 feet northerly by a line curving to the west with a radius of 3035.00 feet for a distance of 116.08 feet (the chord of said arc being North 23 degrees 51 minutes 28 seconds East 116.06 feet) and North 69 degrees 30 minutes 33 seconds East 45.31 feet to the place of beginning.

CONTAINING 3.3898 acres of land more or less.

SUBJECT however to a 15 foot Right of Way as shown on Baltimore County Drawing 52-399.

BEING part of Parcel "G" Meadows Industrial Park filed as aforesaid.

7-17-67

JOSEPH D. THOMPSON, Professional Engineer and Land Surveyor No. 1150



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ZONING DESCRIPTION
PARCEL NO. 6
2-G
MEADOWS INDUSTRIAL PARK

BEGINNING for the same on the southeast side of Little Creek Drive (50 feet wide) at the end of the curve from Meadow Avenue as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27 folio 21, the coordinates of said point being N.5678.29, W.31,209.28 and running thence binding on the southeast side of said Drive North 71 degrees 10 minutes 49 seconds East 57.00 feet to the southwesternmost side of the Storm Drain Reservation and Utility Easement, as shown on said Plat, thence leaving the southeast side of said Little Creek Drive and binding on the southwesternmost side of said Easement South 29 degrees 46 minutes 43 seconds East 301.00 feet to the southeast outline of Meadows Industrial Park, as shown on said Plat, thence binding on a part of said outline South 11 degrees 38 minutes 42 seconds West 399.27 feet to the northernmost side of Security Boulevard, as shown on said Plat, thence binding on the northernmost side of said Boulevard westerly by a line curving to the north with a radius of 2740.00 feet for a distance of 33.56 feet (the chord of said arc being North 83 degrees 32 minutes 55 seconds West 33.55 feet) thence leaving the northernmost side of said Security Boulevard and running North 0 degrees 32 minutes 01 second West 192.00 feet and North 81 degrees 31 minutes 26 seconds West 159.70 feet to the southeast corner of the lots facing Little Creek Drive, as shown on said Plat, thence binding on the southeast side of said lots the two following courses and distances North 41 degrees 38 minutes 27 seconds East 218.64 feet and North 67 degrees 20 minutes 20 seconds East 131.26 feet to the northeast side of Meadow Avenue, as shown on said Plat, thence binding

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-2-

on the northeast side of said Avenue the two following courses and distances northwesterly by a line curving to the north with a radius of 540.00 feet for a distance of 36.20 feet (the chord of said arc being North 20 degrees 44 minutes 26 seconds West 36.19 feet and North 18 degrees 49 minutes 11 seconds West 44.73 feet to the curve into Little Creek Drive, thence binding on said curve northeasterly by a line curving to the east with a radius of 25.00 feet for a distance of 39.27 feet (the chord of said arc being North 26 degrees 10 minutes 49 seconds East 35.36 feet) to the place of beginning.

CONTAINING 2.5259 acres of land more or less.

BEING parts of Parcel "G" and Parcel "A" as shown on the Plat of Meadows Industrial Park filed as aforesaid.



7-17-67

JOSEPH D. THOMPSON, Professional Engineer and Land Surveyor No. 1150

JOSEPH D. THOMPSON, P.E., L.S.
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ZONING DESCRIPTION
PARCEL NO. 5
4-G
MEADOWS INDUSTRIAL PARK

BEGINNING for the same on the southernmost side of Dogwood Road at the end of the widening line from Gwynn Oak Avenue as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27 folio 21 the coordinates of said point being N.6922.40, W.31,943.12 and running thence binding on the southernmost side of Dogwood Road as widened and shown on Drawing HRW 56-082 Baltimore County Bureau of Rights of Way the three following courses and distances easterly by a line arriving to the south with a radius of 2970.00 feet for a distance of 45.76 feet (the chord of said arc being South 60 degrees 04 minutes 24 seconds East 45.76 feet) South 59 degrees 38 minutes 28 seconds East 131.63 feet and easterly by a line curving to the north with a radius of 1980.00 feet for a distance of 141.29 feet (the chord of said arc being South 61 degrees 41 minutes 10 seconds East 141.26 feet) thence North 26 degrees 16 minutes 13 seconds East 39.28 feet to a point in or near the center of said Dogwood Road thence binding in or near the center of said road the eight following courses and distances, as shown on said Plat South 61 degrees 18 minutes 00 seconds East 27.76 feet, South 65 degrees 15 minutes 00 seconds East 54.26 feet, South 70 degrees 37 minutes 20 seconds East 211.00 feet, South 72 degrees 44 minutes 00 seconds East 56.43 feet, South 68 degrees 43 minutes 40 seconds East 51.79 feet, South 70 degrees 44 minutes 00 seconds East 51.82 feet, South 62 degrees 16 minutes 00 seconds East 51.60 feet and South 54 degrees 18 minutes 50 seconds East 56.19 feet thence leaving the center of said Dogwood Road and binding on the westernmost and northernmost side of the Storm Drain Reservation and Utility Easement,

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Page 2.

CONTAINING 0.2131 acres of land more or less.

BEING part of Parcel "6", (S-G) as described in said Zoning Description

dated July 17, 1967.



9-18-67

JOSEPH D. THOMPSON, P.E. & L.S. NO. 1150

JOSEPH D. THOMPSON, P.E., L.S.
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MEADOWS INDUSTRIAL PARK
ZONING
PARKING AREA
PART OF PARCEL NO. 6, S-G
(ZONING DESCRIPTION 7/17/67)

BEGINNING for the same on the northeast side of Meadow Avenue (60 feet wide)

as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27, folio 24 at a point distant 80.93 feet measured southeasterly along the northeast side of said Avenue from the beginning of the curve into Little Creek Drive, as shown on said Plat, thence leaving the northeast side of said Meadow Avenue and running North 67 degrees 20 minutes 20 seconds East 95.21 feet to the southwesternmost side of the Storm Drain Reservation and Utility Easement, as shown on said Plat, thence binding on the southwesternmost side of said Easement South 29 degrees 46 minutes 43 seconds East 199.97 feet to the southeast outline of Meadows Industrial Park as shown on said Plat thence binding on a part of said outline South 41 degrees 38 minutes 27 seconds West 147.90 feet to the northeast side of said Meadow Avenue, thence leaving said outline and binding on the northeast side of said Avenue, the two following courses and distances Northerly by a line curving to the west with a radius of 565.00 feet for a distance of 122.81 feet (the chord of said arc being North 16 degrees 26 minutes 03 seconds West 122.57 feet) and North 32 degrees 39 minutes 40 seconds West 140.74 feet to the place of beginning.

CONTAINING 0.5865 acres of land more or less.

BEING part of Parcel "6" (S-G) as described in said Zoning Description dated

July 17, 1967.

9-22-67

JOSEPH D. THOMPSON, Professional Engineer and Land Surveyor No. 1150

August 1967

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

Fred E. Waldrop, Esq.,
Masonic Building, Towson, Md. 21204

SUBJECT: Reclassification from R-6 & R.A. to M.L. Special Exception, for Garden Construction Company, located 1/4 Woodlawn Drive S of Dogwood & S of Oyster Oak 1st District (Item 2 August 1, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - Existing 12" water in Dogwood Road
Existing 10" water in Little Creek Drive
Sewer - Public sanitary sewerage exists adjacent to all of the properties to be considered in this petition.
Adequacy of existing utilities to be determined by developer or his engineer
Road - Dogwood Rd. is to be developed as a minimum 40' road on a 60' R/W
Storm Drain - Portions of the subject properties lie within the flood plain of Dead Run. Before development of sites a study must be made to determine the actual flood limits.

FIRE BUREAU: It shall be required to meet all fire department regulations for whatever type of buildings which are constructed.

HEALTH DEPARTMENT: Existing and/or proposed water and sewer lines should be indicated on the plan.

BUREAU OF TRAFFIC ENGINEERING: Since no access or development plan is shown, this office cannot comment at this time.

PLANNING DIVISION: If the subject petition is granted, it would be difficult, if not impossible, to develop these properties without variances to Sec. 255.1. This is due to the small size of the parcel as compared to the required setbacks and use requirements that must be applied to manufacturing zones when they abut residential properties. If the petitioner feels that this property can be developed, it is suggested that he request his engineer to supply a functional site plan for each parcel prior to the hearing.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 Commission's hearing.

The following members had no comment to offer:

Project Planning Division
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Fred E. Waldrop, Esq.,
Masonic Building,
Towson, Md. 21204

- 2 -

August 7, 1967

Very truly yours,

James S. Hays
James S. Hays, Principal
Zoning Technician

cc: Carlyle Brown-Bar. of Reg.
Id. Mary-Ann Brown
Julius Brown-Baltimore Health Department
G. Richard Brown-Traffic Dept.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE
TOWSON, MARYLAND 21204

No. 48468

DATE: Sept. 18, 1967

BY: LED

Zoning Dept. of Baltimore

TO: Garden Construction Corp.
2405 Greenmount Ave.
Baltimore, Md. 21218

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property 668-54-2		338.75
		338.75

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 23, 1967
Lutlie H. Groat, Deputy
FROM: George G. Groat, Director
SUBJECT: Petition 68-54-R. Reclassification from R-6 and R.A. to M.L. Zone.
West side of Woodlawn Drive 150 feet south of Dogwood Road.
Being the property of Garden Construction Corp.
1st District
HEARING: Wednesday, September 6, 1967 (2:00 P.M.)

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

We can see absolutely no justification for applying industrial zoning to these several separate parcels of land - particularly when the parcels or portions of them could not be developed for industrial use under the Zoning Regulations.

Reclassification of the subject properties as requested would not serve to augment the County's industrial land reservoir, would result in adverse effects upon adjacent residential properties, and, in general, would not be in the public interest. The mapping of zoning for the Western Planning Area clearly articulated the cottage residential character of Dogwood Road on both sides, near to and east and west of the subject property. To break with this established boundary line (namely, the stream), would be to start a change in character of the whole residential area to the north. This would be against the desired goal of protecting the residential neighborhood from industrial or commercial intrusion.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Aug 17, 1967
Posted for: Reclassification from R-6 & R.A. to M.L. Zone
Petitioner: Garden Construction Corp.
Location of property: W. side of Woodlawn Dr. 150 S. of Dogwood Rd.
Location of Sign: 1. W. side of Woodlawn Dr. 175 S. of Dogwood Rd.
2. E. side of Woodlawn Dr. 175 S. of Dogwood Rd.
3. S. side of Dogwood Rd. 600 E. of Woodlawn Dr.
Remarks: 7 signs over
Posted by: J. Groat Signature Date of return: Aug 24, 1967

TELEPHONE: 623-3000/ EXT. 367

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 48416

DATE: Aug. 14, 1967

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

BY: LED

Zoning Dept. of Balto. Co.

TO: Garden Construction Corp.
2405 Greenmount Ave.
Baltimore, Md. 21218

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Reclassification 668-54-2		50.00
		50.00

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

GARDEN CONSTRUCTION CORPORATION

6707 WHITESTONE ROAD - BALTIMORE, MARYLAND 21207

September 14, 1967



OWNER AND DEVELOPER
OF THE MEADOWS

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

RE: Case 68-54-R

Dear Mr. Rose:-

At our Zoning hearing on September 6, 1967 I agreed to withdraw our request for M.L. Zoning on Parcel 2-G, and also on the North East corner of Meadow Avenue and Little Creek Drive in Parcel 5-G, leaving both parcels in the present residential zoning.

I also agreed to accept an exception to the residential zoning for parking on the South side of Meadow Avenue in lieu of the requested M.L. Zoning East of the above mentioned corner of Meadow Avenue and Little Creek Drive.

This agreement is based upon the mutual understanding that we would have no protest upon the re-zoning of the other parcels in the Meadows Industrial Park. If protested, we will have the right to apply for M.L. zoning on the above withdrawn parcels.

Sincerely yours,

GARDEN CONSTRUCTION CORPORATION

Owen C. McFadden

Vice President

OCKCF/jh

cc: Mr. Fred E. Waldrop
Masonic Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Fred E. Waldrop, Esq.,
Masonic Building, Towson, Md. 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 1st day of August 1967

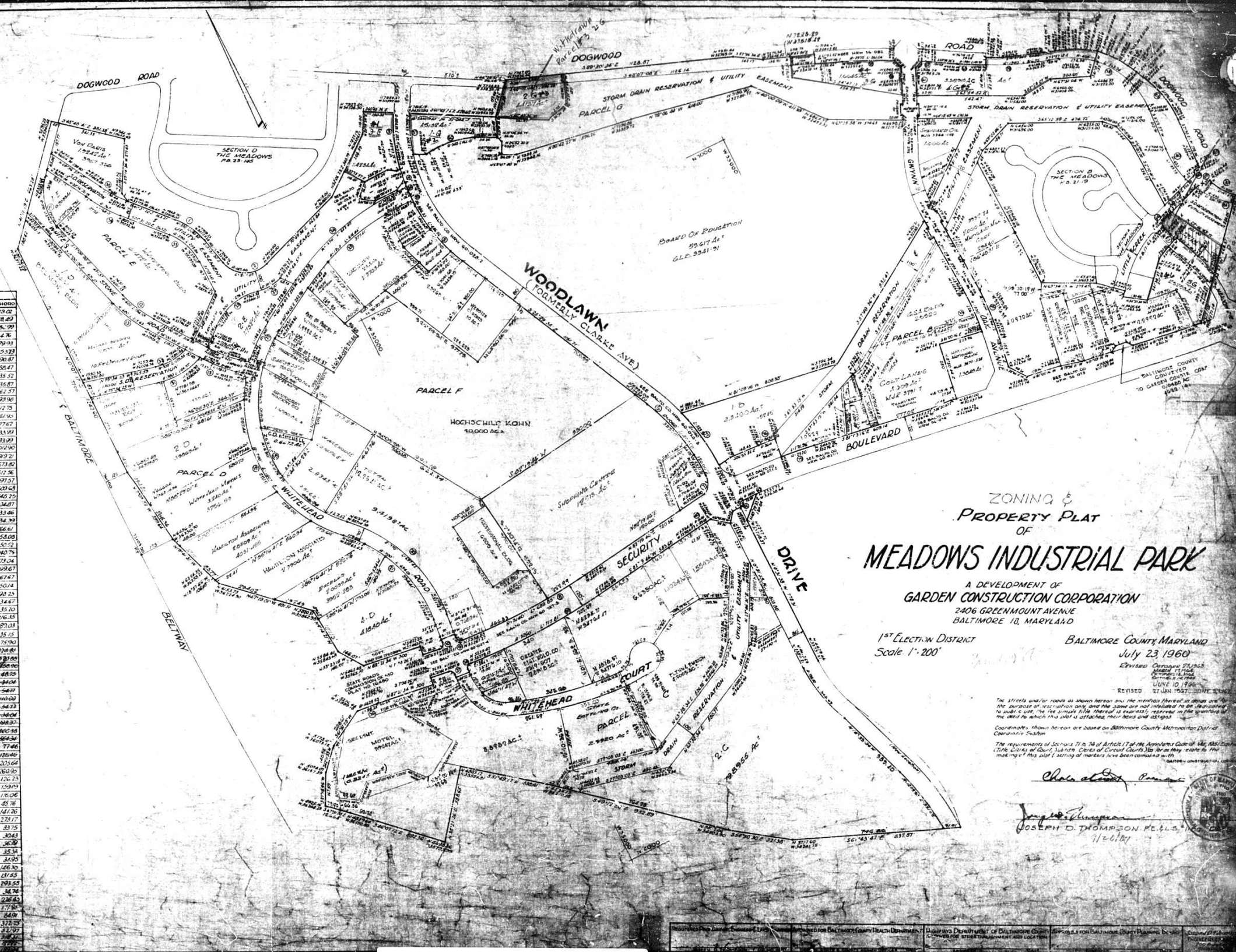
John G. Rose,
Zoning Commissioner

Petitioner: Garden Construction Corporation

Petitioner's Attorney: Fred E. Waldrop

Reviewed by: James S. Hays
Chairman of Advisory Committee

NO.	CHORD	RADIUS	ARC	TAN	LC BEING	CHORD
1	180.00	170.00	180.00	92.25	N 77° 30' 00" W	173.02
2	180.00	170.00	180.00	92.25	N 67° 30' 00" W	168.49
3	180.00	170.00	180.00	92.25	N 57° 30' 00" W	164.99
4	180.00	170.00	180.00	92.25	N 47° 30' 00" W	161.53
5	180.00	170.00	180.00	92.25	N 37° 30' 00" W	158.11
6	180.00	170.00	180.00	92.25	N 27° 30' 00" W	154.73
7	180.00	170.00	180.00	92.25	N 17° 30' 00" W	151.40
8	180.00	170.00	180.00	92.25	N 7° 30' 00" W	148.11
9	180.00	170.00	180.00	92.25	N 0° 30' 00" W	144.87
10	180.00	170.00	180.00	92.25	N 0° 30' 00" E	141.68
11	180.00	170.00	180.00	92.25	N 7° 30' 00" E	138.54
12	180.00	170.00	180.00	92.25	N 17° 30' 00" E	135.45
13	180.00	170.00	180.00	92.25	N 27° 30' 00" E	132.41
14	180.00	170.00	180.00	92.25	N 37° 30' 00" E	129.42
15	180.00	170.00	180.00	92.25	N 47° 30' 00" E	126.48
16	180.00	170.00	180.00	92.25	N 57° 30' 00" E	123.59
17	180.00	170.00	180.00	92.25	N 67° 30' 00" E	120.75
18	180.00	170.00	180.00	92.25	N 77° 30' 00" E	117.96
19	180.00	170.00	180.00	92.25	N 87° 30' 00" E	115.22
20	180.00	170.00	180.00	92.25	N 97° 30' 00" E	112.53
21	180.00	170.00	180.00	92.25	N 07° 30' 00" W	109.89
22	180.00	170.00	180.00	92.25	N 17° 30' 00" W	107.30
23	180.00	170.00	180.00	92.25	N 27° 30' 00" W	104.76
24	180.00	170.00	180.00	92.25	N 37° 30' 00" W	102.27
25	180.00	170.00	180.00	92.25	N 47° 30' 00" W	99.83
26	180.00	170.00	180.00	92.25	N 57° 30' 00" W	97.44
27	180.00	170.00	180.00	92.25	N 67° 30' 00" W	95.10
28	180.00	170.00	180.00	92.25	N 77° 30' 00" W	92.81
29	180.00	170.00	180.00	92.25	N 87° 30' 00" W	90.57
30	180.00	170.00	180.00	92.25	N 97° 30' 00" W	88.38
31	180.00	170.00	180.00	92.25	N 07° 30' 00" E	86.24
32	180.00	170.00	180.00	92.25	N 17° 30' 00" E	84.15
33	180.00	170.00	180.00	92.25	N 27° 30' 00" E	82.11
34	180.00	170.00	180.00	92.25	N 37° 30' 00" E	80.12
35	180.00	170.00	180.00	92.25	N 47° 30' 00" E	78.18
36	180.00	170.00	180.00	92.25	N 57° 30' 00" E	76.29
37	180.00	170.00	180.00	92.25	N 67° 30' 00" E	74.45
38	180.00	170.00	180.00	92.25	N 77° 30' 00" E	72.66
39	180.00	170.00	180.00	92.25	N 87° 30' 00" E	70.92
40	180.00	170.00	180.00	92.25	N 97° 30' 00" E	69.23
41	180.00	170.00	180.00	92.25	N 07° 30' 00" W	67.59
42	180.00	170.00	180.00	92.25	N 17° 30' 00" W	66.00
43	180.00	170.00	180.00	92.25	N 27° 30' 00" W	64.46
44	180.00	170.00	180.00	92.25	N 37° 30' 00" W	62.97
45	180.00	170.00	180.00	92.25	N 47° 30' 00" W	61.53
46	180.00	170.00	180.00	92.25	N 57° 30' 00" W	60.14
47	180.00	170.00	180.00	92.25	N 67° 30' 00" W	58.80
48	180.00	170.00	180.00	92.25	N 77° 30' 00" W	57.51
49	180.00	170.00	180.00	92.25	N 87° 30' 00" W	56.27
50	180.00	170.00	180.00	92.25	N 97° 30' 00" W	55.08
51	180.00	170.00	180.00	92.25	N 07° 30' 00" E	53.94
52	180.00	170.00	180.00	92.25	N 17° 30' 00" E	52.85
53	180.00	170.00	180.00	92.25	N 27° 30' 00" E	51.81
54	180.00	170.00	180.00	92.25	N 37° 30' 00" E	50.82
55	180.00	170.00	180.00	92.25	N 47° 30' 00" E	49.88
56	180.00	170.00	180.00	92.25	N 57° 30' 00" E	48.99
57	180.00	170.00	180.00	92.25	N 67° 30' 00" E	48.15
58	180.00	170.00	180.00	92.25	N 77° 30' 00" E	47.36
59	180.00	170.00	180.00	92.25	N 87° 30' 00" E	46.62
60	180.00	170.00	180.00	92.25	N 97° 30' 00" E	45.93
61	180.00	170.00	180.00	92.25	N 07° 30' 00" W	45.29
62	180.00	170.00	180.00	92.25	N 17° 30' 00" W	44.70
63	180.00	170.00	180.00	92.25	N 27° 30' 00" W	44.16
64	180.00	170.00	180.00	92.25	N 37° 30' 00" W	43.67
65	180.00	170.00	180.00	92.25	N 47° 30' 00" W	43.23
66	180.00	170.00	180.00	92.25	N 57° 30' 00" W	42.84
67	180.00	170.00	180.00	92.25	N 67° 30' 00" W	42.50
68	180.00	170.00	180.00	92.25	N 77° 30' 00" W	42.21
69	180.00	170.00	180.00	92.25	N 87° 30' 00" W	41.97
70	180.00	170.00	180.00	92.25	N 97° 30' 00" W	41.78
71	180.00	170.00	180.00	92.25	N 07° 30' 00" E	41.64
72	180.00	170.00	180.00	92.25	N 17° 30' 00" E	41.55
73	180.00	170.00	180.00	92.25	N 27° 30' 00" E	41.51
74	180.00	170.00	180.00	92.25	N 37° 30' 00" E	41.52
75	180.00	170.00	180.00	92.25	N 47° 30' 00" E	41.58
76	180.00	170.00	180.00	92.25	N 57° 30' 00" E	41.69
77	180.00	170.00	180.00	92.25	N 67° 30' 00" E	41.85
78	180.00	170.00	180.00	92.25	N 77° 30' 00" E	42.06
79	180.00	170.00	180.00	92.25	N 87° 30' 00" E	42.32
80	180.00	170.00	180.00	92.25	N 97° 30' 00" E	42.63
81	180.00	170.00	180.00	92.25	N 07° 30' 00" W	43.00
82	180.00	170.00	180.00	92.25	N 17° 30' 00" W	43.41
83	180.00	170.00	180.00	92.25	N 27° 30' 00" W	43.87
84	180.00	170.00	180.00	92.25	N 37° 30' 00" W	44.38
85	180.00	170.00	180.00	92.25	N 47° 30' 00" W	44.94
86	180.00	170.00	180.00	92.25	N 57° 30' 00" W	45.55
87	180.00	170.00	180.00	92.25	N 67° 30' 00" W	46.21
88	180.00	170.00	180.00	92.25	N 77° 30' 00" W	46.92
89	180.00	170.00	180.00	92.25	N 87° 30' 00" W	47.68
90	180.00	170.00	180.00	92.25	N 97° 30' 00" W	48.49
91	180.00	170.00	180.00	92.25	N 07° 30' 00" E	49.35
92	180.00	170.00	180.00	92.25	N 17° 30' 00" E	50.26
93	180.00	170.00	180.00	92.25	N 27° 30' 00" E	51.22
94	180.00	170.00	180.00	92.25	N 37° 30' 00" E	52.23
95	180.00	170.00	180.00	92.25	N 47° 30' 00" E	53.29
96	180.00	170.00	180.00	92.25	N 57° 30' 00" E	54.40
97	180.00	170.00	180.00	92.25	N 67° 30' 00" E	55.56
98	180.00	170.00	180.00	92.25	N 77° 30' 00" E	56.77
99	180.00	170.00	180.00	92.25	N 87° 30' 00" E	58.03
100	180.00	170.00	180.00	92.25	N 97° 30' 00" E	59.34



ZONING & PROPERTY PLAT OF **MEADOWS INDUSTRIAL PARK**

A DEVELOPMENT OF
GARDEN CONSTRUCTION CORPORATION
2406 GREENMOUNT AVENUE
BALTIMORE 18, MARYLAND

1ST ELECTION DISTRICT
Scale 1" = 200'

BALTIMORE COUNTY, MARYLAND
July 23, 1960

Revised: December 21, 1960
JUNE 10, 1966
Revised: JAN 10, 1967, JUNE 1967

The streets and/or roads as shown herein and the method thereof as shown are for the purpose of information only and the same are not intended to be a substitute for a plat of land. The plat of land is the only one that is intended to be a substitute for a plat of land. The plat of land is the only one that is intended to be a substitute for a plat of land.

Coordinates shown herein are based on Baltimore County Metropolitan District Coordinate System.

The requirements of Section 17-14 of Article 17 of the Annotated Code of the City of Baltimore, 1960, are hereby acknowledged. The City of Baltimore, Maryland, has been notified of the making of this plat. A copy of this plat has been filed in the office of the City Clerk of Baltimore, Maryland.

Charles D. Thompson
JOSEPH D. THOMPSON, P.E., L.S.
7/26/60

