



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

68-83-R

September 11, 1998

NationsBank, N.A., a national banking association  
c/o NationsBanc Montgomery Securities, LLC  
NationsBank Corporate Center - 11th Floor  
100 North Tryon Street  
Charlotte, NC 28255

Attention: Conduit Program Manager

Ladies and Gentlemen:

RE: Towson Place (AKA Towson Marketplace), 1238 Putty Hill Avenue, Towson, MD  
21286, 9th Election District

The zoning of this 43.12-acre site, per the 1" = 200' scale zoning map numbers NE 9 & 10-B is B.L.-C.C.C. (Business, Local - Commercial, community core), M.L.-I.M. (Manufacturing, Light - Industrial, major), and D.R.-10.5 (Density Residential). Enclosed are copies of zoning case number 98-245-SPH, in which the deputy zoning commissioner granted a special hearing which sought clarification and revisions, if necessary, of restrictions in prior approved zoning case numbers IX-386 and 96-95-XA and an amendment to the site plan approved in case numbers IX-386 and 97-89-SPHX.

Also see attached sheet summarizing all prior zoning hearings held on this site. In accordance with the zoning classification and granted zoning hearings, the use of a retail shopping center, including an automotive service garage ancillary to the Montgomery Ward Department Store, complies with the Baltimore County Zoning Regulations (BCZR). Also enclosed are copies of the appropriate sections of the BCZR. A review of files in the Code Enforcement office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

  
John J. Sullivan, Jr.  
Planner II, Zoning Review

c: zoning case numbers 98-245-SPH, 97-89-SPHX, 96-95-XA, 93-360-SPHA, 88-136-SPH, 79-125-X, 77-230-XA, 74-143-R, 68-83-R, and 5900

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper





Purport to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had, and to the extent appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15

day of August, 1968, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to a B-1 zone.

from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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

the 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 15 day of August, 1968, 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 R-6 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 26, 1967

FROM: George E. Gavrillis, Director of Planning

SUBJECT: Petition #66-83-R. Southeast corner of Goucher Boulevard and Prince Road. Petition for Reclassification from R-6 to B-1.

9th District

HEARING: Wednesday, October 11, 1967. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning. It notes that the residentially-zoned parcel is adjacent to commercial zoning presently and that the parcel was formed by the permanent intersection of Prince Road and Goucher Boulevard. In light of this situation, we voice no objection to the reclassification request as such. However, the planning staff will make every effort to relate this parcel in terms of access and use to the balance of the shopping center. We hope that the applicant shares a similar desire.

CEG:bms

LEGER 4101 PAGE 374

County Highway Deed.

HRW 62-113

THIS DEED, Made this 10th day of September, in the year Nineteen Hundred and Sixty-two, by THE SWARTHMORE COMPANY and SWARTHMORE REALTY, INC., both bodies corporate of the State of Maryland, Grantors.

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 Grantors, subject to the provision for reverting, hereinafter set forth, do grant and convey unto BALTIMORE COUNTY, MARYLAND, a municipal corporation, its successors and assigns, in fee simple, for public highway purposes, all that lot of ground situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

FIRST: In and to the bed of FIFTY HILL ROAD, GOUCHER BOULEVARD and PRINCE ROAD as shown on the Plat of Section Three, LOCH HAVEN MANOR, which Plat is recorded among the Plat Records of Baltimore County in Liber G.L.B. No. 23, folio 122.

BEGINNING FOR THE SECOND at a point on the twelfth line of the land which by Deed dated May 10, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2694, folio 312, was conveyed by the Hospital for Consumptives of Maryland to The Swarthmore Company, said point being distant 329.45 feet measured southeasterly from the beginning of the said twelfth line; running thence and binding for part of the distance on the said twelfth line as now surveyed South 76 degrees 03 minutes 10 seconds east 70.00 feet to the east side of LaSalle Road 70 feet wide; running thence and binding on the said east side of LaSalle Road south 13 degrees 56 minutes 50 seconds west 110.00 feet thence south 31 degrees 03 minutes 10 seconds east 35.36 feet to the north side of Putty Hill Road; running thence and binding on the said north side of Putty Hill Road north 76 degrees 03 minutes 10 seconds west 120 feet; thence leaving the said north side of Putty Hill Road north 58 degrees 56 minutes 50 seconds east 35.36 feet to the west side of said LaSalle Road; 50 seconds east 35.36 feet to the west side of LaSalle Road north 13 degrees 56 minutes 50 seconds east 110.00 feet to the place of beginning. Containing 0.231 acres of land, more or less. The same being all that portion of LaSalle Road running from the north side of Putty Hill Road to the northern outline of Section 24, Loch Haven Manor, as the same appears on Plat of Section 24, Loch Haven Manor, recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 23, folio 139.

BEING part of the following Deeds, viz: (1) Deed dated May 10, 1955, recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2694, folio 312, from The Hospital for the Consumptives of Maryland to The Swarthmore Company. (2) Deed dated May 10, 1955, recorded among the aforesaid Land Records in Liber G.L.B. No. 2694, folio 321, from The Hospital for the Consumptives of Maryland

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

Harry S. Swarthmolder, Jr., Esq.  
1701 Munsey Building  
Baltimore, Maryland 21202

SUBJECT: Reclassification from an R-6 to a B-1 zone, for Allan L. Herman, located on the N/2 of Goucher Blvd., and the S/2 of Prince Road, 9th District (Item 2, September 5, 1967)

Dear Sir:

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

### BUREAU OF ENGINEERING:

Water - Water exists as shown on location plan on the submitted plat.

Sewer - Existing 6" sanitary sewer in both Goucher Blvd. & Prince Road.

BUREAU OF TRAFFIC ENGINEERING: Will review and make any necessary comments at a later date.

HEALTH DEPARTMENT: Prior to construction and installation of equipment for this food service facility, complete plans of specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

ZONING ADMINISTRATION DIVISION: 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.

Very truly yours,

James E. Dineen  
James E. Dineen, Principal  
Zoning Technician

The following members had no comment to offer:

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

cc: Carlyle Brown-Bureau of Engineering  
C. Richard Moore-Bureau of Traffic Eng.  
William Greenwalt-Health Department

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to Swarthmore Realty, Inc. (3) Deed dated May 3, 1956, recorded among the aforesaid Land Records in Liber G.L.B. No. 2924, folio 480, from The Swarthmore Company to Swarthmore Realty, Inc.

TOGETHER with the appurtenances and advantages to the same, belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a municipal corporation, its successors and assigns, in fee simple, for public highway purposes.

PROVIDED, HOWEVER, that if Baltimore County, Maryland, shall at any time open Goucher Boulevard between Joppa Road and that portion of said Goucher Boulevard shown on the aforesaid Plat of Section Three, Loch Haven Manor, then in such event, the absolute fee simple title to the hereinafter described portion of the bed of Prince Road shall revert to and become vested in Swarthmore Realty, Inc., its successors and assigns, as fully and to the same extent as though said portion of Prince Road had never been used for street or highway purposes and the foregoing grant thereof had never been made, same to be free and clear of any right of user thereof in others or in the public generally. The portion of Prince Road which shall revert to Swarthmore Realty, Inc., is described as follows:

BEGINNING for the same at the intersection of the Northeast side of Goucher Boulevard 110.00 feet wide, and the east side of Prince Road, the coordinates of said point of beginning being North 35° 30' 17" East 299.47 feet as shown on a plat entitled "Section Three Loch Haven Manor", dated September, 1956, and recorded among the Plat Records of Baltimore County in Liber G.L.B. No. 23, folio 122, and running thence binding on the East side of Prince Road as shown on said plat the two following courses and distances viz: first North 7° 22' 07" East 95.98 feet and second North 23° 38' 33" East 497.68 feet, thence binding on the Southeast side of Prince Road as proposed to be laid out 70.00 feet wide, and shown on Baltimore County Highway Right-of-Way Plat #57-060-5, southeasterly along a curve to the right with a radius of 340.67 feet, for a distance of 223.31 feet, said curve being subtended by a chord bearing South 42° 30' 15" West 215.39 feet, to intersect the West side of Prince Road 70.00 feet wide as shown on said plat of Loch Haven Manor, thence binding on the West side of Prince Road South 23° 38' 33" West 241.09 feet to intersect the said Northeast side of Goucher Boulevard thence binding on said Northeast side of Goucher Boulevard, southeasterly, along a curve to the right with a radius of 1965.00 feet, for a distance of 171.85 feet, said curve being subtended by a chord bearing South 10° 41' 18" East 171.81 feet to the place of beginning.

Containing 0.587 acres of land more or less.

Subject to a slope easement of irregular dimensions as shown on said Baltimore County Highway Right-of-Way Plat #57-060-5.

- 2 -

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 28, 1967

FROM: George E. Gavrillis, Director of Planning

SUBJECT: Petition #68-83-R. Southeast corner of Goucher Boulevard and Prince Road. Petition for Reclassification from R-6 to B-1.

I.R.L. Real Estate Corp. - Petitioners

9th District

HEARING: Wednesday, October 11, 1967. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning. It notes that the residentially-zoned parcel is adjacent to commercial zoning presently and that the parcel was formed by the permanent intersection of Prince Road and Goucher Boulevard. In light of this situation, we voice no objection to the reclassification request as such. However, the planning staff will make every effort to relate this parcel in terms of access and use to the balance of the shopping center. We hope that the applicant shares a similar desire.

CEG:bms

LEGER 4101 PAGE 376

Subject also to an easement for the construction and maintenance of a storm drain, said easement being more particularly described as follows:

BEGINNING for the same at a point on the Northeast side of Goucher Boulevard 110.00 feet wide, said point of beginning being on the last line of the above herein described parcel of land, at a point distant 96.96 feet from the end of said last line, and running thence for lines of division the two following courses and distances viz: first North 14° 01' 09" East 56.24 feet and second North 23° 46' 53" East 323.47 feet to intersect the Southeast side of Prince Road as proposed to be laid out 70.00 feet wide, and to intersect the third line of the above herein described parcel of land at a point distant 142.13 feet from the beginning of said third line thence binding on part of said third line, and binding on the southeast side of Prince Road as proposed to be laid out 70.00 feet wide, southeasterly along a curve to the right with a radius of 340.67 feet, for a distance of 23.03 feet, said curve being subtended by a chord bearing South 49° 29' 10" East 23.03 feet, thence for lines of division the two following courses and distances viz: first South 23° 46' 53" West 70.00 feet, and second North 30° 59' 20" West 37.62 feet to the end of the third line of the above herein described parcel of land, thence binding on part of the fourth line of the above described parcel of land South 23° 38' 33" West 15.17 feet, thence for lines of division the three following courses and distances viz: first South 26° 59' 40" East 9.47 feet, second South 23° 46' 53" West 215.27 feet, and third South 14° 01' 09" East 35.72 feet to intersect the Northeast side of Goucher Boulevard and to intersect the last line of the above herein described parcel of land, thence binding on part of said last line and binding on said Northeast side of Goucher Boulevard, southeasterly along a curve to the right with a radius of 1965.00 feet, for a distance of 171.85 feet, said curve being subtended by a chord bearing South 10° 41' 18" East 171.81 feet to the place of beginning.

AND the said Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially property granted; and that they will execute such further assurances of the same as may be requisite.

AS WITNESS the due execution hereof by the aforesaid Grantors.

TEST:

George E. Gavrillis

George E. Gavrillis

George E. Gavrillis

George E. Gavrillis

George E. Gavrillis

George E. Gavrillis

THE SWARTHMORE COMPANY

James Swarthmolder, Jr., Esq.

James Swarthmolder, Jr., Esq.

James Swarthmolder, Jr., Esq.

James Swarthmolder, Jr., Esq.

James Swarthmolder, Jr., Esq.

James Swarthmolder, Jr., Esq.

TELEPHONE  
823-3000  
EXT. 387

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 48479

DATE Sept. 19, 1967

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

TO: Harry S. Swarthmolder, Jr., Esq.  
1701 Munsey Building  
Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 01-622

QUANTITY

RETURN THIS PORTION TO YOUR REMITTANCE

DETAILS SHOWING DISPOSITION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Reclassification for I.R.L. Real Estate Corp.

50.00

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05-04-71

Replied. Appeal  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 9H  
Date of Posting: Oct 17-68  
Posted for: [Signature]  
Petitioner: [Signature]  
Location of property: S.E. on Lander Blvd. & Prince Road  
Location of Signs: 1. Road S.E. on Lander Blvd. & Prince Road  
Remarks: [Signature]  
Posted by: [Signature]  
Date of return: Oct 24-68

APPEAL  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 9H  
Date of Posting: Sept. 26th 1968  
Posted for: [Signature]  
Petitioner: Allan L. Berman, L.R.L. Real Estate Corp.  
Location of property: [Signature]  
Location of Signs: (1) Front 30' East Corner Goucher Blvd. and Prince Road Facing Prince Rd.  
Remarks: [Signature]  
Posted by: [Signature]  
Date of return: Oct 3rd 1968

Appeal  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 9H  
Date of Posting: Nov 15-68  
Posted for: [Signature]  
Petitioner: [Signature]  
Location of property: S.E. on Lander Blvd. & Prince Road  
Location of Signs: 1. Sign at S.E. on Lander Blvd. & Prince Rd.  
Remarks: [Signature]  
Posted by: [Signature]  
Date of return: Nov 22-68

Appeal  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 9H  
Date of Posting: Sept 21-68  
Posted for: [Signature]  
Petitioner: [Signature]  
Location of property: S.E. on Lander Blvd. & Prince Road  
Location of Signs: [Signature]  
Remarks: [Signature]  
Posted by: [Signature]  
Date of return: Sept 28-68

PETITION FOR RECLASSIFICATION  
9th DISTRICT  
ZONING: From R-4 to R-1, Zone  
LOCATION: Southeast corner of Goucher Boulevard and Prince Road.  
DATE & TIME: WEDNESDAY, OCTOBER 11, 1967 at 1:00 P.M.  
PUBLIC HEARING: Room 109, 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:  
Present Zoning: R-4  
Proposed Zoning: R-1  
All that parcel of land in the Ninth District of Baltimore County, containing 2.2539 of an acre of land, being the property of L.R.L. Real Estate Corp., by Allan L. Berman, President, as shown on plat map filed with the Zoning Department, Hearing Date: Wednesday, October 11, 1967 at 1:00 P.M., Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF JOHN G. ROSE, Zoning Commissioner of Baltimore County, Sept. 21

PETITION FOR RECLASSIFICATION  
9th DISTRICT  
ZONING: From R-4 to R-1, Zone  
LOCATION: Southeast corner of Goucher Boulevard and Prince Road.  
DATE & TIME: WEDNESDAY, OCTOBER 11, 1967 at 1:00 P.M.  
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
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Present Zoning: R-4  
Proposed Zoning: R-1  
All that parcel of land in the Ninth District of Baltimore County, containing 2.2539 of an acre of land, being the property of L.R.L. Real Estate Corp., by Allan L. Berman, President, as shown on plat map filed with the Zoning Department, Hearing Date: Wednesday, October 11, 1967 at 1:00 P.M., Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF JOHN G. ROSE, Zoning Commissioner of Baltimore County, Sept. 21

OFFICE OF THE BALTIMORE COUNTY  
THE COMMUNITY NEWS  
Rutland, Md.  
THE HERALD-ARGUS  
Catonville, Md.  
No. 1 Newburg Avenue  
CATONVILLE, MD.  
September 25, 1967  
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 one consecutive week before the 25th day of September, 1967, that is to say the same was inserted in the issues of September 21, 1967.  
THE BALTIMORE COUNTY  
By Paul J. Morgan, Editor and Manager

CERTIFICATE OF PUBLICATION  
TOWSON, MD. Sept. 21, 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., once in each of one time consecutive weeks before the 11 day of October, 1967, the first publication appearing on the 21st day of September 1967.  
THE JEFFERSONIAN  
By [Signature] Manager  
Cost of Advertisement, \$.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 56298  
DATE: 9/18/68  
TO: Robert L. Sullivan, Jr., Esq., 1 Charles Center, Baltimore, Md. 21201  
Office of Planning & Zoning, 119 County Office Bldg., Towson, Md. 21204  
REPORT TO ACCOUNT NO. 01-622  
QUANTITY  
RETURN THIS PORTION WITH YOUR REMITTANCE  
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  
TOTAL AMOUNT \$75.00  
COST  
Cost of appeal - L.R.L. Real Estate Corp. \$70.00  
68-83-R 1 sign 5.00 \$75.00  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

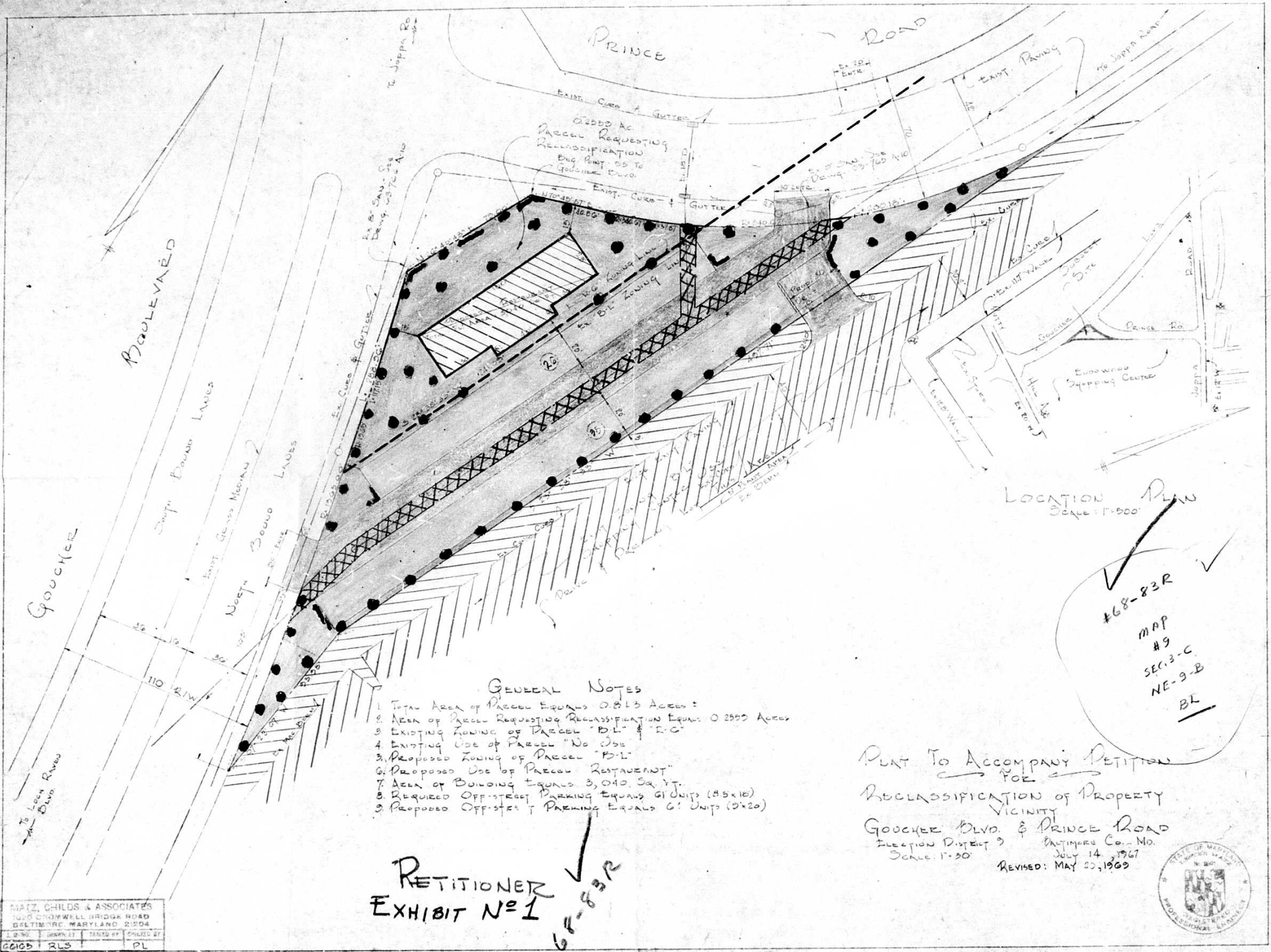
INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 56299  
DATE: 9/18/68  
TO: Mr. Austin Holser, 824 E. Joppa Road, Balto. Md. 21204  
Office of Planning & Zoning, 119 County Office Bldg., Towson, Md. 21204  
REPORT TO ACCOUNT NO. 01-622  
QUANTITY  
RETURN THIS PORTION WITH YOUR REMITTANCE  
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  
TOTAL AMOUNT \$70.00  
COST  
Cost of appeal - L.R.L. Real Estate Corp. \$70.00  
No. 68-83-R  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 51747  
DATE: Sept. 25, 1968  
TO: Brightside Account, 216 E. Joppa Street, Baltimore, Md. 21202  
Office of Planning & Zoning, 119 County Office Bldg., Towson, Md. 21204  
REPORT TO ACCOUNT NO. 01-622  
QUANTITY  
RETURN THIS PORTION WITH YOUR REMITTANCE  
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  
TOTAL AMOUNT \$50.75  
COST  
Advertising and posting of property for L.R.L. Real Estate Corp. \$50.75  
68-83-R  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 56353  
DATE: 10/16/68  
TO: Mr. Austin Holser, 824 E. Joppa Road, Balto. Md. 21204  
Office of Planning & Zoning, 119 County Office Bldg., Baltimore, Md. 21204  
REPORT TO ACCOUNT NO. 01-622  
QUANTITY  
RETURN THIS PORTION WITH YOUR REMITTANCE  
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  
TOTAL AMOUNT \$5.00  
COST  
Cost of posting property of L.R.L. Real Estate Corp. 1 sign \$5.00  
No. 68-83-R  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TRUE COPY - TEST  
ZONING COMMISSIONER OF BALTO. CO.  
Beginning for the same on the first or North 23 degrees 30 minutes 33 seconds East 2021.23 foot line of the land conveyed by the Hospital for Consumptives of Maryland to Baltimore County incorporated by deed dated May 13, 1955 and recorded among the land records of Baltimore County in Liber C.L.B. No. 2444 folio 301 at a point distant 64 feet from the beginning of first line running thence and blinding on part of first line North 23 degrees 30 minutes 33 seconds East 962.38 feet; thence leaving said first line and running parallel to and distant 425 feet southwesterly from the third line in said deed to Baltimore incorporated South 64 degrees 55 minutes 01 seconds East 1077.43 feet; thence running parallel to and distant 370 feet westerly from the fifth line in said deed (said fifth line being also the twelfth line of the land described in a deed from the Hospital for Consumptives of Maryland to Baltimore County incorporated by deed dated March 8, 1957 and recorded among the land records of Baltimore County in Liber C.L.B. No. 2444 folio 301); thence running South 13 degrees 55 minutes 50 seconds East 811.16 feet; thence for lines of division the two following courses and distances viz: first South 05 degrees 34 minutes 33 seconds East 1103.13 feet and second North 7 degrees 57 minutes 44 seconds East 474.30 feet to the beginning.  
Beginning at a point in the centerline of Pleasant Plains Road; said point being 760 feet measured north-easterly along the centerline thereof from its intersection with the centerline of Hillen Road; said point also being the northwestmost corner as shown on a plat entitled Blocks 11-12-13-14 and 15 Leach Avenue Village record- ed among the land records of Baltimore County in Plat Book C.L.B. No. 12 folio 51; thence running and blinding on





GENERAL NOTES

1. TOTAL AREA OF PARCEL EQUALS 0.213 ACRES
2. AREA OF PARCEL REQUESTING RECLASSIFICATION EQUALS 0.2555 ACRES
3. EXISTING ZONING OF PARCEL "R-1" & "R-2"
4. EXISTING USE OF PARCEL "NO USE"
5. PROPOSED ZONING OF PARCEL "R-1"
6. PROPOSED USE OF PARCEL "RESTAURANT"
7. AREA OF BUILDING EQUALS 3,040 SQ. Y.
8. REQUIRED OFF-STREET PARKING EQUALS 61 UNITS (18x10)
9. PROPOSED OFF-STREET PARKING EQUALS 61 UNITS (20x20)

RETIIONER  
EXHIBIT No 1

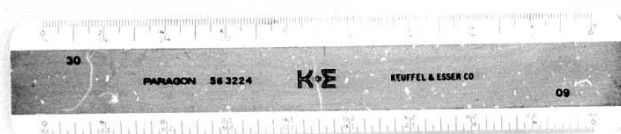
LOCATION PLAN  
SCALE: 1"=500'

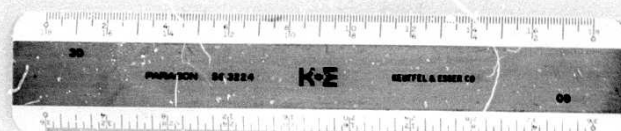
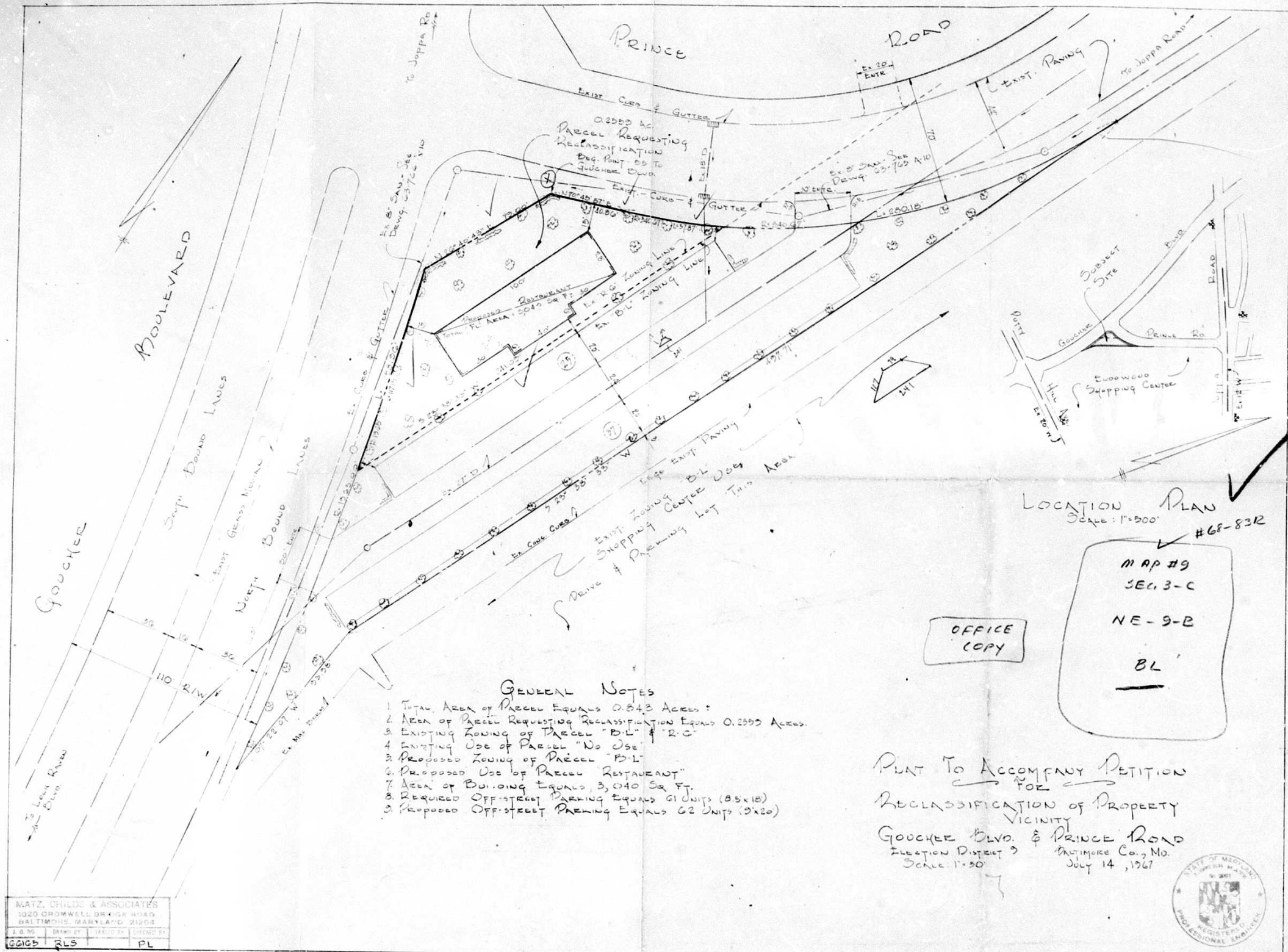
✓  
#68-83R ✓  
MAP  
#9  
SEC. 3-C  
NE-3-B  
BL

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY  
VICINITY  
GOUCHER BLVD. & PRINCE ROAD  
ELECTION DISTRICT 9 BALTIMORE CO. MD.  
JULY 14, 1967  
SCALE: 1"=20'  
REVISED: MAY 20, 1969

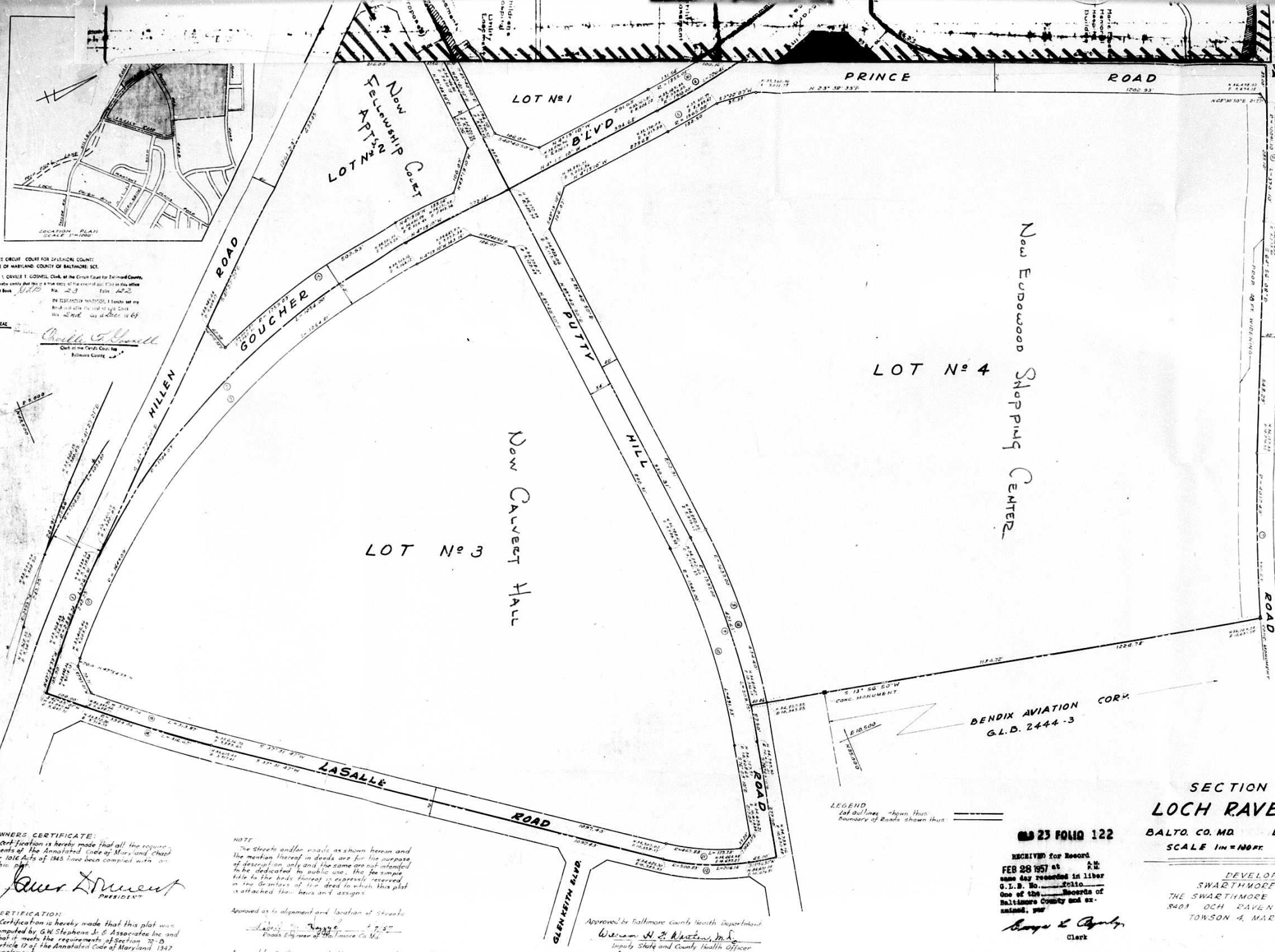


MATZ, CHILDS & ASSOCIATES  
1010 CHAMWELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21204  
L.S. NO. DRAWN BY CHECKED BY  
6605 RLS PL









| CURVE DATA |         |         |         |        |        |
|------------|---------|---------|---------|--------|--------|
| NO.        | PI      | PC      | PT      | CH     | L.C.B. |
| 1          | 2803.74 | 2727.88 | 2828.31 | 194.0  | 148.41 |
| 2          | 2744.06 | 2726.17 | 2844.01 | 183.28 | 137.02 |
| 3          | 2684.28 | 2725.47 | 2854.21 | 172.56 | 125.63 |
| 4          | 2624.50 | 2724.77 | 2864.41 | 161.84 | 114.24 |
| 5          | 2564.72 | 2724.07 | 2874.61 | 151.12 | 102.85 |
| 6          | 2504.94 | 2723.37 | 2884.81 | 140.40 | 91.46  |
| 7          | 2445.16 | 2722.67 | 2895.01 | 129.68 | 80.07  |
| 8          | 2385.38 | 2721.97 | 2905.21 | 118.96 | 68.68  |
| 9          | 2325.60 | 2721.27 | 2915.41 | 108.24 | 57.29  |
| 10         | 2265.82 | 2720.57 | 2925.61 | 97.52  | 45.90  |
| 11         | 2206.04 | 2719.87 | 2935.81 | 86.80  | 34.51  |
| 12         | 2146.26 | 2719.17 | 2946.01 | 76.08  | 23.12  |
| 13         | 2086.48 | 2718.47 | 2956.21 | 65.36  | 11.73  |
| 14         | 2026.70 | 2717.77 | 2966.41 | 54.64  | 0.34   |
| 15         | 1966.92 | 2717.07 | 2976.61 | 43.92  |        |
| 16         | 1907.14 | 2716.37 | 2986.81 | 33.20  |        |
| 17         | 1847.36 | 2715.67 | 2997.01 | 22.48  |        |
| 18         | 1787.58 | 2714.97 | 3007.21 | 11.76  |        |
| 19         | 1727.80 | 2714.27 | 3017.41 | 0.00   |        |
| 20         | 1668.02 | 2713.57 | 3027.61 |        |        |

OWNERS CERTIFICATE:  
Certification is hereby made that all the requirements of the Annotated Code of Maryland (Chapter 101, Acts of 1945) have been complied with on this plat.

*James D. Driscoll*  
PRESIDENT

CERTIFICATION  
Certification is hereby made that this plat was computed by G.W. Stephens & Associates, Inc. and that it meets the requirements of Section 22-B, Article 17 of the Annotated Code of Maryland, 1947 Supplement.

*John H. Hockaday Jr.*  
Eng'g

NOTE  
The streets and/or roads as shown herein 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. The fee simple title to the lands therein is expressly reserved in the deeds of record to which this plat is attached and bears and assigns.

Approved as to alignment and location of streets:  
*James D. Driscoll*  
President of Baltimore Co. Md.

Approved by Baltimore County Planning Board:  
*William F. Dill*  
Director

Approved by Baltimore County Health Department:  
*William H. E. Martins, M.D.*  
Deputy State and County Health Officer  
Date *Jan 15, 1957*

NOTE:  
Coordinates are referred to traverse of Baltimore County Metropolitan District.

BENDIX AVIATION CORP.  
G.L.D. 2444-3

LEGEND  
Set Outlines shown thus:  
Boundary of Roads shown thus:

SECTION THREE  
LOCH RAVEN MANOR  
BALTO. CO. MD. ELECT. DIST. NO. 9  
SCALE 1"=400' S.F.P. 1956

23 FOLIO 122

RECEIVED for Record  
FEB 28 1957  
same day recorded in Liber  
G.L.D. No. 2444-3  
One of the Records of  
Baltimore County and ex-  
hibited, per

*George E. Gandy*  
Clerk

DEVELOPERS  
SWARTHMORE REALTY, INC.  
THE SWARTHMORE COMPANY  
8403 OCH RAVEN BOULEVARD  
TOWSON 4, MARYLAND

PETITIONER  
EXHIBIT NO. 2

