

# PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Edwin B. Harrall and Frances B. Harrall, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-6 zone, for the following reasons:

- (1) That the original zoning of the property was erroneous and the property should have been zoned R-6.
- (2) That the change in the neighborhood and changes of conditions make the present zoning of R-40 improper.
- (3) That R-40 zoning does not allow the proper and best use of the land and is confiscatory of its ownership.

See attached description.

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

SPONSOR, INC.

BY: Edwin B. Harrall  
President Contract purchaser

Address: 10 Light Street,  
Baltimore, Maryland 21202

Address: Pot Spring Road,  
Baltimore, Maryland

BY: Samuel J. Galt  
Petitioner's Attorney

Protestant's Attorney

Address: 107 Jefferson Building,  
Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of September, 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 1st day of November, 1967, at 2:00 o'clock.

BY: John J. Galt  
Zoning Commissioner of Baltimore County

107 24 07 PM

107 24 07 PM

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 17, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-99-R. Beginning 1500 feet North of Bosley Road, 303.35 feet North from the intersection of Lakespring Way and Saxonhill Drive. Petition for Reclassification from R-40 to R-6. Edwin B. Harrall - Petitioner

8th District

Wednesday, November 1, 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:

1. We note that the Director of Public Works has stated that water supply and sewerage for this area will be sufficient for a gross residential density of only three families per acre. The maximum permitted gross residential density under R-6 classification is 4.5 families per acre for cottage development. Even under the R-10 classification, the density would be in excess of that which the Director of Public Works states would be in keeping with the utility-systems design.
2. Construction of "Bosley Elementary School" is not scheduled until fiscal 1972-73, under the Five-Year Capital Program. Therefore, zoning which would permit development at a density greater than now permitted would be decidedly premature; school facilities clearly will be insufficient until such time as Bosley Elementary School is opened.



Re: Petition for Reclassification : Before  
From R-40 Zone to R-6 Zone  
Property Beg. 1500' N. of  
Bosley Road and 303.35' N.  
of Lakespring Way and Saxon-  
hill Drive, 8th District -  
Edwin B. Harrall and Frances:  
B. Harrall, Petitioners : Baltimore County  
No. 68-99-R

The petitioners have requested a reclassification from an R-40 Zone to an R-6 Zone of property beginning 1500 feet north of Bosley Road 303.35 feet north of the intersection of Lakespring Way and Saxonhill Drive, in the Eighth District of Baltimore County.

Testimony at the hearing did indicate that R-40 Zone is not the proper zoning for the subject property at this time, however, neither is R-6 Zone. The property immediately to the south is presently zoned R-10 and an extension of the R-10 zoning to cover the subject property would be proper.

For the above reasons the reclassification should be has, as R-10.

It is this 25th day of December, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-40 Zone to an R-10 Zone, 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.

Zoning Commissioner  
of Baltimore County

October 2, 1967

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

James F. Offutt, Jr., Esq.  
107 Jefferson Building  
Towson, Maryland 21204

SUBJECT: Reclassification from R-40 to R-6,  
for Edwin B. Harrall, located Lake  
Spring Way, North of Saxon Hill  
Drive  
8th District  
(Item 2, September 26, 1967)

Dear Sir:

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

#### BUREAU OF ENGINEERING:

Attached hereto are copies of correspondence pertaining to the incorporation of this site into the Metropolitan District. These comments indicate the approximate density at which adequate water and sewer service can be supplied to this area.

#### BUREAU OF TRAFFIC ENGINEERING:

The subject site can be expected to generate approximately 4,000 trips per day as R-6, and 1,000 trips per day as R-40.

PROJECT PLANNING: In the absence of any information as to the topography of this tract of ground, it is impossible to say that as a subdivision plan this proposal is acceptable to this office in particular and Baltimore County in general.

HEALTH DEPARTMENT: Since public water and sewer are available to the subject site, this office has no comment.

#### BOARD OF EDUCATION:

If the property is developed as R-40, the student yield will be 90 students. If the petition is granted to R-6 zoning, the student yield will be 330 pupils.

STATE ROAD COMMISSION: Since there are no State Roads involved, this office has no comment.

FIRE BUREAU: Fire hydrants and water mains with their location must be indicated on revised plans prior to the hearing.

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 Commissioner's hearing.

The following members had no comment to offer:

Building Engineer  
Board of Industrial Development

Very truly yours,

James F. Offutt, Jr.  
Principal  
Zoning Technician

cc: Carlyle Brown-Bar. of Engng.; C. Richard Moore-Traffic Engng.; Albert V. Quishy-Project Planning; William Greenwell-Health Dept.; Mark Petruvitch-Board of Education; John Myers-Roads Commission; Lt. Morris-Fire Bureau

WHITEFORD, FALK AND MASK  
Consulting Engineers and Land Surveyors  
JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

Description of  
106.167 Acre Tract to be  
Rezoned from R-40 to R-6

September 8, 1967

Beginning for the same at a point designated No. 159 at the intersection of the centerline of Lakespring Way, 70 feet wide with the northernmost outline of Springdale as shown on "Plat 4, A Part of Section II, Springdale," as recorded among the Land Records of Baltimore County in Plat Book 31, folio 149, said point being 303.35 feet distant northerly from the intersection of the centerlines of Lakespring Way and Saxonhill Drive; thence binding on said northernmost outline of Springdale, N 70°49'21" W 608.37 feet to the south-west corner of the whole tract of which this parcel is a portion; thence binding on the outlines of said whole tract, the four following bearings and distances: (1) N 19°25'50" E 1778.80 feet, (2) N 16°26'10" W 883.60 feet, (3) N 31°11'50" E 342.00 feet, and (4) S 83°30'10" E 1265.37 feet; thence leaving said outline by an arc curve to the right with a radius of 175 feet a distance of 489.24 feet, said arc being subtended by a chord bearing S 21°24'40" W 344.78 feet; thence N 78°30'00" W 85.00 feet; thence S 11°30'00" W 82.69 feet; thence by an arc curve to the right with a radius of 550.00 feet a distance of 586.03 feet, said arc being subtended by a chord bearing S 38°16'33" E 558.70 feet; thence S 07°45'05" E 141.31 feet; thence by an arc curving to the right with a radius of 560.00 feet a distance of 640.82 feet, said arc being subtended by a chord bearing S 52°04'16.5" E 606.42 feet, thence S 70°42'40" W 160.00 feet; thence S 19°17'20" E

Description of  
106.167 Acre Tract to be  
Rezoned from R-40 to R-6

September 8, 1967  
Sheet 2

154.49 feet; thence by an arc curving to the left with a radius of 550.00 feet a distance of 335.13 feet, said arc being subtended by a chord bearing S 26°14'42" E 319.97 feet to the easternmost outline of the whole tract of land of which this parcel is a portion; thence binding on said outline the following bearings and distances: (1) S 11°29'10" E 217.47 feet, (2) S 27°13'24" W 246.60 feet, (3) N 62°18'00" W 292.21 feet, (4) N 63°28'40" W 194.84 feet, (5) N 64°52'30" W 297.80 feet, (6) S 23°43'40" W 358.80 feet, and (7) S 25°55'50" W 864.15 feet; thence still binding on the outline of said whole tract of land, and on the northernmost outline of the aforementioned Plat 4 of Springdale, N 70°31'02" W 448.58 feet; thence N 70°49'21" W 155.35 feet to the place of beginning.

Containing 106.167 acres of land more or less.

Being a part of a parcel of land which by Deed dated December 23, 1963, and recorded among the Land Records of Baltimore County in Liber 4248, folio 542, was granted and conveyed by E. June Shock, unmarried, to Edwin B. Harrall and Frances B. Harrall, his wife.

This description has been prepared from existing plats and descriptions and does not imply a recent survey.



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: William R. Formoff Date: July 21, 1967

FROM: Albert R. Kallenbach

SUBJECT: Metropolitan District Extension  
Bosley Road  
Election District #3  
County Council Agenda, July 3, 1967  
Fiscal Matters, Item 5

The subject extension of the Metropolitan District is bounded on the North and West by the Baltimore City Watershed of the Loch Raven Reservoir, on the South by the subdivision of Springdale, presently under construction, and on the East by a center line with, in all likelihood, be subdivided in the future. The subject extension lies within the urban rural development line established by the Department of Planning and Zoning and within the Pot Spring 5th Zone water service area and the Town of Springdale Service Area as defined by this office for water planning and facilities of the Metropolitan District.

The subject property has not been submitted to Baltimore County for development of a site plan and tentative plans for further development of the Pot Spring 5th Zone and Town of Springdale are not being approved until a project improving the supply of water to these areas is completed.

With an adequate supply to the Zone, the development of this tract should have no individual effect on water pressure to the surrounding area so long as the density of development is in keeping with the system design of three (3) families per acre, gross, in the Pot Spring 5th Zone.

Sanitary sewerage can be provided to the majority of this tract from facilities under construction in the Springdale subdivision. The development of this tract should have no individual effect on service to the surrounding area so long as the density of development is in keeping with the system design of three (3) families per acre, gross, in the Springdale Pot Spring Station. Extension of the tract to the "westward" will not be supported by sewer service to the existing Pot Spring Station. The extent of this area will be dependent on the plan of development.

It is our opinion that development of this tract at densities greater than one (1) family per 3 acres, gross, will require public sanitary sewer and water facilities to maintain conditions consistent with the

Metropolitan District Extension  
Bosley Road  
County Council Agenda, July 3, 1967  
Fiscal Matters, Item 5  
Page 2  
July 21, 1967

interests of public health, safety and welfare, and that sufficient administrative control exists to prevent development prior to the provision of an adequate water supply.

ALBERT R. KALLENBACH, P.E.  
Director, Department of Public Works

ATTN: Mr. Formoff

Attachments

DEC 28 '67 PM

RE: Petition for Reclassification  
From R-40 zone to R-6 Zone  
Property Beg. 1500' N. of  
Lakespring Way and Saxom-  
hill Drive, 8th District-  
Edwin R. and Frances B. Harrell,  
Petitioners

BEFORE THE  
ZONING DEPARTMENT  
By: \_\_\_\_\_  
ZONING COMMISSIONER

OF  
BALTIMORE COUNTY  
No. 68-99-R

Mr. Commissioner:

Please enter an Appeal to the County Board of Appeals of Baltimore County, Maryland, from your Order dated December 21st, 1967, in the above captioned matter, granting R-10 Zoning, on behalf of the Petitioners.

James F. Offutt, Jr.,  
107 Jefferson Building,  
Towson, Maryland 21204  
ATTORNEY FOR PETITIONERS.

RE: PETITION FOR RECLASSIFICATION :  
from an R-40 zone to an R-6 zone :  
Beginning 1500' North of Bosley :  
Road and 303.35' North from the :  
intersection of Lakespring Way :  
and Saxomhill Drive, :  
8th District :  
Edwin R. and Frances B. Harrell, :  
Petitioners :  
No. 68-99-R

BEFORE #68-99-R  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 68-99-R

ORDER OF DISMISSAL

Petition of Edwin R. and Frances B. Harrell for reclassification from an R-40 zone to an R-6 zone on property beginning 1500 feet north of Bosley Road and 303.35 feet north from the intersection of Lakespring Way and Saxomhill Drive in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed April 24, 1968 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioner-appellant in the above entitled matter, and

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed April 24, 1968 (a copy of which is attached hereto and made a part hereof) from the protestants-appellants in the above entitled matter.

WHEREAS, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of April 24, 1968.

WHEREAS, the said protestants-appellants request that the appeal filed on behalf of said appellants, be dismissed and withdrawn as of April 24, 1968.

It is hereby ORDERED this 25th day of April, 1968 that said appeals be and the same are DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slawik

Petition for Reclassification  
from R-40 Zone to R-6 Zone  
Property of Edwin R. Harrell  
and Frances B. Harrell,  
Petitioners  
No. 68-99-R

BEFORE THE  
BOARD OF APPEALS FOR  
BALTIMORE COUNTY  
County Office Building,  
Towson, Maryland 21204

ORDER OF DISMISSAL

Gentlemen:

Please enter our Appeals in the above entitled cause "Dismissed" with prejudice.

Aubrey Pearre

Dorothy C. Pearre

Petition for Reclassification  
from R-40 Zone to R-6 Zone  
Property of Edwin R. Harrell  
and Frances B. Harrell,  
Petitioners  
No. 68-99-R

BEFORE THE BOARD OF APPEALS  
FOR BALTIMORE COUNTY  
County Office Building,  
Towson, Maryland 21204

ORDER OF DISMISSAL

Gentlemen:

Please enter our Appeal in the above entitled cause "Dismissed" with prejudice.

SPRINGDALE, INC.,

James F. Offutt, Jr.,  
Attorney for Springdale, Inc.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#68-99-R

District: 8th  
Posted for: Hearing Nov-1-1967 2:00 P.M.  
Petitioner: Edwin R. Harrell  
Location of property: 1500' N. of Bosley Rd. 303.35' N. from the intersection of Lakespring Way & Saxom Hill  
Location of Sign: 107 Jefferson Bldg. for Harrell, Bosley Rd. 1500' N. of Bosley Rd. on West side of Lakespring Way. Post Office Building  
Remarks: Baltimore Recreation & Country Club  
Posted by: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date of return: Oct. 19, 1967

TELEPHONE 823-3000 EXT. 387

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

DATE: 12/2/68

TO: James F. Offutt, Jr., Esq.,  
Jefferson Building  
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

| QUANTITY | DESCRIPTION                                   | COST    | TOTAL AMOUNT |
|----------|-----------------------------------------------|---------|--------------|
|          | Cost of appeal - Property of Edwin R. Harrell | \$70.00 |              |
|          | No. 68-99-R Posting                           | 18.00   | \$88.00      |

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

TELEPHONE 823-3000 EXT. 387

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

DATE: Dec. 5, 1967

TO: Springdale, Inc.,  
10 Light Street  
Baltimore, Md. 21202

DEBIT TO ACCOUNT NO. 01-622

| QUANTITY | DESCRIPTION                                              | COST  | TOTAL AMOUNT |
|----------|----------------------------------------------------------|-------|--------------|
|          | Advertising and posting of property for Edwin R. Harrell | 93.75 | \$93.75      |

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

TELEPHONE 823-3000 EXT. 387

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

DATE: Dec. 5, 1967

TO: James F. Offutt, Jr., Esq.,  
Jefferson Building  
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

| QUANTITY | DESCRIPTION                                        | COST  | TOTAL AMOUNT |
|----------|----------------------------------------------------|-------|--------------|
|          | Petition for Reclassification for Edwin R. Harrell | 15.00 | \$15.00      |

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

TELEPHONE 823-3000 EXT. 387

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

DATE: 1/22/68

TO: Mr. Aubrey Pearre,  
Pot Spring Road  
Timonium, Md.

DEBIT TO ACCOUNT NO. 01-622

| QUANTITY | DESCRIPTION                                          | COST    | TOTAL AMOUNT |
|----------|------------------------------------------------------|---------|--------------|
|          | Cost of appeal - property of Edwin R. Harrell, et al | \$79.00 |              |
|          | No. 68-99-R posting                                  | 10.00   | \$89.00      |

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

TELEPHONE 823-3000 EXT. 387

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

DATE: Dec. 5, 1967

TO: James F. Offutt, Jr., Esq.,  
Jefferson Building  
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

| QUANTITY | DESCRIPTION                                           | COST  | TOTAL AMOUNT |
|----------|-------------------------------------------------------|-------|--------------|
|          | Advertising and posting of property for Edwin Harrell | 92.50 | \$92.50      |

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

James F. Offutt, Jr., Esq.,  
107 Jefferson Building  
Towson, Maryland 21204

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

Your petition has been received and accepted for filing this 24th day of August, 1968.

John G. Rose,  
Zoning Commissioner

Petitioner: Edwin R. Harrell

Petitioner's Attorney: James F. Offutt, Jr.

Reviewed by: \_\_\_\_\_  
Chairman of Advisory Com.

2 Sign

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th

Date of Posting: Jan-12-68

Posted for: \_\_\_\_\_

Petitioner: Edwin R. Harrell et al

Location of property: 1500' N. of Bosley Rd. and 303.35' N. from the intersection of Lakespring Way & Saxom Hill

Location of Sign: 107 Jefferson Bldg. for Harrell, Bosley Rd. 1500' N. of Bosley Rd. on West side of Lakespring Way. Post Office Building

Remarks: \_\_\_\_\_

Posted by: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date of return: Jan-19-68

# CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, Maryland

District: 34 Date of Posting: Nov 16-67  
 Posted for: Edwin R. Harrell  
 Location of property: 111 W. Chesapeake Avenue, Towson, Md. 21204  
 Location of Sign: 111 W. Chesapeake Avenue, Towson, Md. 21204  
 Remarks: See above  
 Posted by: Paul A. Rose Signature

## CERTIFICATE OF PUBLICATION

TOWSON, MD., NOV 16 1967 19...  
 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 ~~successive~~ weeks before the 5th day of December, 19... the first publication appearing on the 10th day of November, 1967.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

## CERTIFICATE OF PUBLICATION

TOWSON, MD., October 17th, 19...  
 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 ~~successive~~ weeks before the 1st day of November, 19... the first publication appearing on the 17th day of October, 1967.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

## PETITION FOR RECLASSIFICATION RD DISTRICT ZONING: From R-40 to R-6 Zone.

LOCATION: Beginning 1500 feet North of Bosley Road and 300.25 feet North from the intersection of Lakespring Way and Saxonville Drive.  
 DATE & TIME: WEDNESDAY, NOVEMBER 1, 1967 at 2:00 P.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 on the following:

Proposed Zoning: R-6  
 All that parcel of land in the R-40 District of Baltimore County.

Beginning for the same at a point designated No. 159 at the intersection of the centerline of Lakespring Way, 70 feet wide with the northernmost outline of Springdale, N 70 degrees 49' 21" W 608.27 feet to the southwest corner of the whole tract of which this parcel is a portion; thence blinding on the outlines of said whole tract the four following bearings and distances: (1) S 19 degrees 29' 59" E 1778.86 feet, (2) N 16 degrees 29' 10" W 853.60 feet, (3) N 31 degrees 11' 50" E 342.60 feet, and (4) S 83 degrees 30' 10" E 1255.27 feet; thence having said outline by an arc curving to the right with a radius of 489.24 feet, said arc being subtended by a chord bearing S 21 degrees 50' 49" W 34.78 feet; thence N 78 degrees 30' 00" W 82.60 feet; thence S 11 degrees 30' 00" W 82.60 feet; thence by an arc curving to the right with a radius of 550.00 feet, said arc being subtended by a chord bearing S 38 degrees 49' 07" E 558.70 feet; thence S 07 degrees 49' 07" E 141.21 feet; thence by an arc curving to the right with a radius of 550.00 feet, said arc being subtended by a chord bearing S 32 degrees 04' 16.5" E 606.42 feet; thence S 70 degrees 42' 00" W 160.00 feet; thence S 19 degrees 17' 20" E 154.49 feet; thence by an arc curving to the left with a radius of 350.00 feet a distance of 325.13 feet, said arc being subtended by a chord bearing S 36 degrees 44' 42" E 329.97 feet to the easternmost outline of the whole tract of land of which this parcel is a portion; thence blinding on said outline the following bearings and distances: (1) S 11 degrees 29' 10" E 217.47 feet, (2) S 27 degrees 19' 24" W 236.40 feet, (3) S 62 degrees 18' 00" W 222.21 feet, (4) S 63 degrees 28' 40" W 194.44 feet, (5) N 61 degrees 32' 30" W 297.40 feet, (6) S 23 degrees 42' 00" W 338.80 feet, and (7) S 25 degrees 57' 50" W 963.30 feet; thence still blinding on the outline of said whole tract of land, and on the northernmost outline of the aforementioned Plat 4 of Springdale, N 70 degrees 31' 02" W 445.58 feet; thence N 70 degrees 49' 21" W 155.35 feet to the place of beginning. Containing 106.167 acres of land more or less.

Being a part of a parcel of land which by Deed dated December 23, 1963, and recorded among the Land Records of Baltimore County in Liber 4248, folio 547, was granted and conveyed by E. Jane Shock, unmarried, to Edwin R. Harrell and Frances R. Harrell, his wife, being the property of Edwin R. Harrell and Frances R. Harrell, as shown on plat plan filed with the Zoning Department, Hearing Date: Wednesday, November 1, 1967 at 2:00 P.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,  
 Oct. 12.

## OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
 Baltimore, Md.

October 17, 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 successive weeks before the 17th day of October, 1967, that is to say the same was inserted in the issues of October 12, 1967.

THE BALTIMORE COUNTIAN

By..... Editor and Manager.

## PETITION FOR RECLASSIFICATION RD DISTRICT ZONING: From R-40 to R-6 Zone.

LOCATION: Beginning 1500 feet North of Bosley Road and 300.25 feet North from the intersection of Lakespring Way and Saxonville Drive.  
 DATE & TIME: TUESDAY, DECEMBER 5, 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 on the following:

Proposed Zoning: R-6  
 All that parcel of land in the R-40 District of Baltimore County.

Beginning for the same at a point designated No. 159 at the intersection of the centerline of Lakespring Way, 70 feet wide with the northernmost outline of Springdale, N 70 degrees 49' 21" W 608.27 feet to the southwest corner of the whole tract of which this parcel is a portion; thence blinding on the outlines of said whole tract, the four following bearings and distances: (1) S 19 degrees 29' 59" E 1778.86 feet, (2) N 16 degrees 29' 10" W 853.60 feet, (3) N 31 degrees 11' 50" E 342.60 feet, and (4) S 83 degrees 30' 10" E 1255.27 feet; thence having said outline by an arc curving to the right with a radius of 489.24 feet, said arc being subtended by a chord bearing S 21 degrees 50' 49" W 34.78 feet; thence N 78 degrees 30' 00" W 82.60 feet; thence S 11 degrees 30' 00" W 82.60 feet; thence by an arc curving to the right with a radius of 550.00 feet, said arc being subtended by a chord bearing S 38 degrees 49' 07" E 558.70 feet; thence S 07 degrees 49' 07" E 141.21 feet; thence by an arc curving to the right with a radius of 550.00 feet, said arc being subtended by a chord bearing S 32 degrees 04' 16.5" E 606.42 feet; thence S 70 degrees 42' 00" W 160.00 feet; thence S 19 degrees 17' 20" E 154.49 feet; thence by an arc curving to the left with a radius of 350.00 feet a distance of 325.13 feet, said arc being subtended by a chord bearing S 36 degrees 44' 42" E 329.97 feet to the easternmost outline of the whole tract of land of which this parcel is a portion; thence blinding on said outline the following bearings and distances: (1) S 11 degrees 29' 10" E 217.47 feet, (2) S 27 degrees 19' 24" W 236.40 feet, (3) S 62 degrees 18' 00" W 222.21 feet, (4) S 63 degrees 28' 40" W 194.44 feet, (5) N 61 degrees 32' 30" W 297.40 feet, (6) S 23 degrees 42' 00" W 338.80 feet, and (7) S 25 degrees 57' 50" W 963.30 feet; thence still blinding on the outline of said whole tract of land, and on the northernmost outline of the aforementioned Plat 4 of Springdale, N 70 degrees 31' 02" W 445.58 feet; thence N 70 degrees 49' 21" W 155.35 feet to the place of beginning. Containing 106.167 acres of land more or less.

Being a part of a parcel of land which by Deed dated December 23, 1963, and recorded among the Land Records of Baltimore County in Liber 4248, folio 547, was granted and conveyed by E. Jane Shock, unmarried, to Edwin R. Harrell and Frances R. Harrell, his wife, being the property of Edwin R. Harrell and Frances R. Harrell, as shown on plat plan filed with the Zoning Department, Hearing Date: Tuesday, December 5, 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,  
 Nov. 16.

## OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
 Baltimore, Md.

No. 1 Newburg Avenue

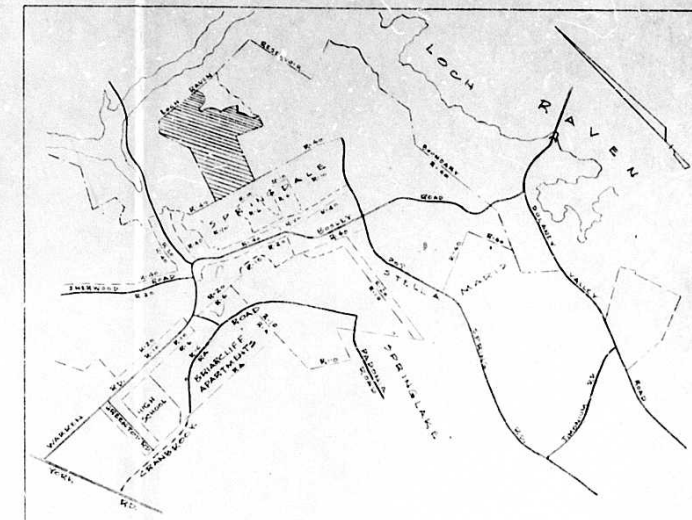
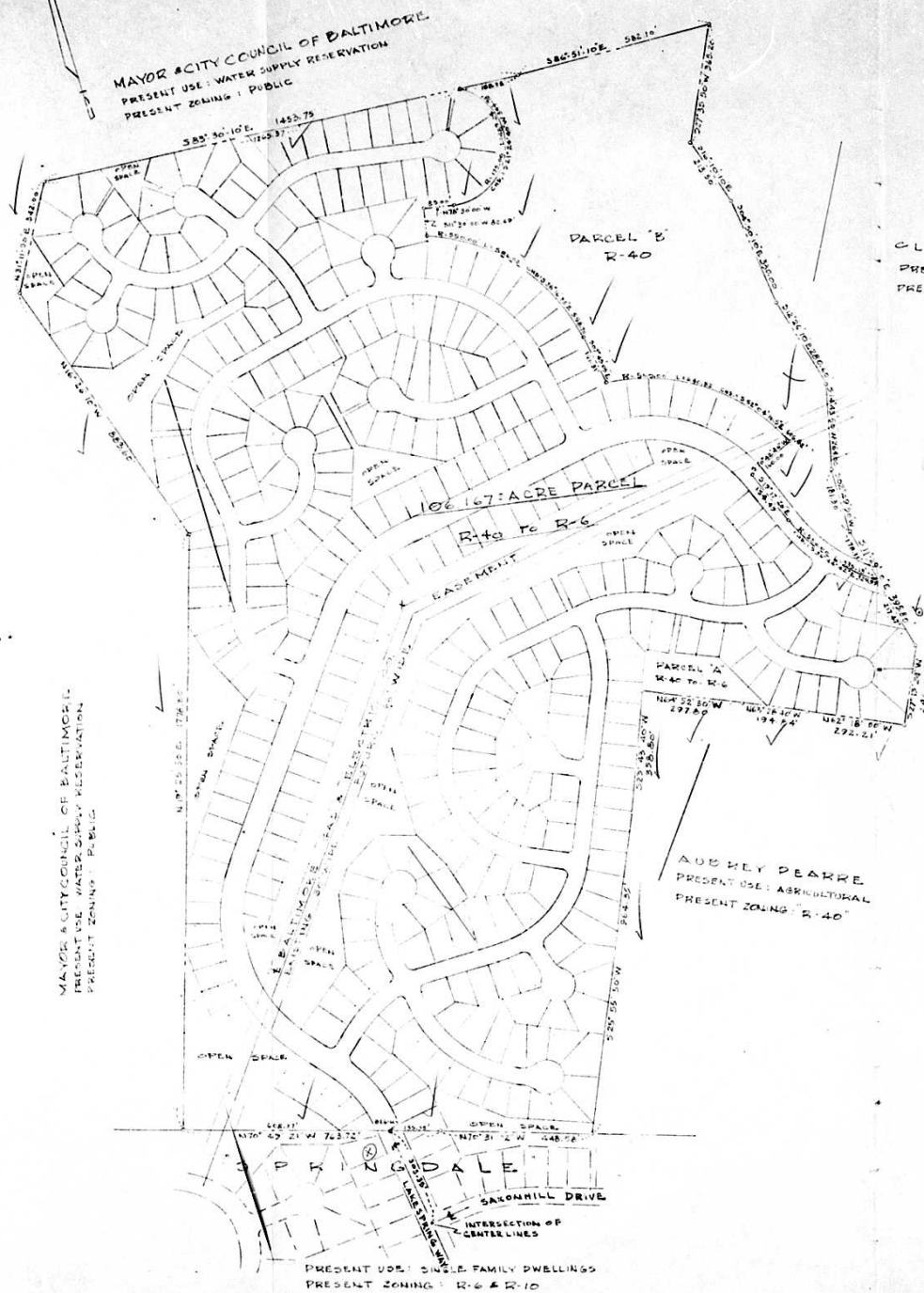
CATONSVILLE, MD.

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 successive weeks before the 10th day of November, 1967, that is to say the same was inserted in the issues of November 10, 1967.

## THE BALTIMORE COUNTIAN

By..... Editor and Manager.





VICINITY SKETCH  
SHOWING LOCAL ZONING  
SCALE: 1" = 200'

# DENSITY CALCULATIONS

|                         |                     |
|-------------------------|---------------------|
| AREA TO BE REZONED:     | 106.167 ACRES       |
| EXISTING USE:           | AGRICULTURAL        |
| PROPOSED USE:           | SINGLE FAMILY UNITS |
| EXISTING ZONING:        | R-40                |
| PROPOSED ZONING:        | R-6                 |
| GROSS RESIDENTIAL AREA: | 106.167 ACRES       |
| NET RESIDENTIAL AREA:   | 84.647 ACRES        |
| DESIGNED DENSITY:       |                     |
| GROSS:                  | 3.54 UNITS/ACRE     |
| NET:                    | 4.43 UNITS/ACRE     |
| TOTAL NO. UNITS:        | 376 UNITS           |
| PERMITTED DENSITY:      |                     |
| GROSS:                  | 4.50 UNITS/ACRE     |
| TOTAL UNITS ALLOWED:    | 475 UNITS           |

OFFICE COPY

MAP  
#8  
SEC. 3-D  
NE-17-A

R-6  
R-10

PLAT TO ACCOMPANY PETITION  
FOR REZONING  
ADDITION TO SPRINGDALE

FROM R-40 TO R-6  
8TH ELECTION DISTRICT BALTIMORE COUNTY, MD  
SCALE: 1" = 200' AUGUST 1967

WHITEFORD, FALK & MASK  
CONSULTING ENGINEERS & LAND SURVEYORS  
JEFFERSON BUILDING - TOWSON 4, MD.