





KEVIN KAMENETZ
County Executive

June 27, 2014

David H. Karceski, Esq. Venable LLP 210 W. Pennsylvania Avenue, Suite 500 Towson, MD 21204

Re:

Zoning Map Correction

Commerce Center II - 1777 Reisterstown Road

Tax Account Number: 031600001395

Dear Mr. Karceski:

In response to your February 13, 2013 correspondence to me, and after a thorough review of the history of the above-referenced property, the Department of Planning concludes that there is an error on the Zoning Geodatabase.

The staff has investigated this matter and as the Director of Planning, I certify the following findings. Based upon our review, the Department concludes that a technical drafting error occurred while implementing an April 27, 1970 County Board of Appeals reclassification order. Therefore, in accordance with Section 32-3-233 of the Baltimore County Code, the Department of Planning will initiate a Petition for Zoning Map Correction with the CBA to correct this error so that the zoning accurately reflects the intent of the 1970 CBA decision in Case No. 68-215-R.

If you have any questions or concerns, please do not hesitate to contact my deputy, Jeff Mayhew at 410-887-3211 or at jmayhew@baltimorecountymd.gov.

Sincerely yours,

Andrea Van Arsdale

Wa Van frotal

Director

AVA:JM:lsn

c: Fred Homan, Administrative Officer
 Arnold Jablon, Director, PAI, Deputy Administrative Officer
 Jeff Mayhew, Deputy Director, Planning
 Michael E. Field, County Attorney
 Nancy C. West, Assistant County Attorney





KEVIN KAMENETZ County Executive ANDREA VAN ARSDALE, Director
Department of Planning

June 27, 2014

The Honorable Vicki Almond Baltimore County Council, 2nd District Historic Courthouse, 2nd Floor 400 Washington Avenue Towson, MD 21204

Re: Zoning Map Correction

Commerce Center II - 1777 Reisterstown Road

Tax Account Number: 031600001395

Dear Councilwoman Almond:

This letter is to inform you that the Department of Planning is pursuing a zoning map correction as outlined in Section 32-3-233 of the Baltimore County Code on a parcel of land that is located on the northeast side of Reisterstown Road, just east of the intersection of Reisterstown Road and Hooks Lane, in the Pikesville area of Baltimore County, Maryland 21208. The property has an address of 1777 Reisterstown Road. Commerce Centre Venture LLP is the legal owner.

The referenced property is currently split-zoned Residential-Office (R-O) and Business, Roadside (B.R.). The correct zoning for this property should be B.R. for the entire parcel. The Department concludes that this technical drafting error occurred while implementing an April 27, 1970 County Board of Appeals reclassification order.

Accordingly, the Department of Planning will initiate efforts to correct this technical drafting error by filing a Petition for Zoning Map Correction with the County Board of Appeals to accurately reflect the intent of the 1970 CBA decision relative to this property.

The Hon. Vicki Almond June 27, 2014 Page 2

If you have any questions, please do not hesitate to contact my deputy, Jeff Mayhew at 410-887-3211 or at jmayhew@baltimorecountymd.gov.

Thank you.

Sincerely yours,

Andrea Van Arsdale

Director

AVA:JM:lsn

c: David H. Karceski, Esq. Fred Homan, Administrative Officer Arnold Jablon, Director, PAI, Deputy Administrative Officer Jeff Mayhew, Deputy Director, Planning Michael E. Field, County Attorney Nancy C. West, Assistant County Attorney The Drew Company Contract Purchaser

OPINION

This case comes before the Board on an appeal by the Petitioner from a decision of the Zoning Commissioner, dated September 26, 1968, denying the referenced petition for reclassification from Residential 10 and Business Lacal to Business Roadside (R-10 and B.L. to B.R.).

The subject property is located in the Pikesville area on the northeast side of Reisterstown Road, 295 feet southeast of Hooks Lane, in the Third Election District of Bultimore County. It is in the northeast quadrant formed by the intersection acceptance town Road and the Baltimore County Beltway. The tract is irregularly shaped. Its southeast boundary of approximately 920 feet courses 385 feet along a parcel of B.L. land that is landlocked by the Beltway exit ramp leading to Reisterstown Road and courses another 535 feet along the ramp's right-nf-way. Both the B.L. parcel, which is in other than the Petitioner's ownership, and the subject are denied direct access to this ramp. The southwest boundary of the subject runs approximately 283 feet along the northeast side of Reisterstown Road, and 139 feet of its north boundary fronts on the south side of Hooks Lone. The property has access to both of the named streets.

The frontage along the east side of Reisterstown Road between the Beltwa on the south and Hooks Lane on the north, which includes the front portion of the subject, is presently zoned B.L. to depths varying from 145 feet to 385 feets. The rear portion of the subject is presently zoned R-10. Zoning, in this northeast quadrant contiguous to the subject property, includes R-10 to the rear and B.L. on both sides of the frontage of the subject tract along Reisterstown Road. The other three quadrants comprising the Beltway interchange are of a commercial nature. The northwest quadrant, directly

William G. Keir, et al - 68-215-R

elopment of auto sales agencies. This may be true over all, but it is not persuasive to the Board that error was made specifically in the subject zoning. However, his claim of change in the character of the neighborhood was substantial. Petitioner's Exhibite No. 8 lists thirteen changes in zoning which he considered significant. Additionally, he testified that zoning case No. 63-100-RX, affirmed by the Court of Appeals in 1966, permitting construction of six elevator apartment buildings for a total of eight hundred apartment units, indicated a trend toward more intensive land use in the immediate area. This tract of some 52 acres is still undeveloped, but construction of the Howard Johnson's Quality Courts, Holiday Inn., and three service stations in the southwest auadrant of the Beltway have all taken place since the adoption of the zoning map. The witness emphasized that one of the most significant changes affecting the subject property since the adoption of the land use map in 1957 is the construction and location of the Beltway, which was opened in 1962, and the addition of lighting and a third land in 1966/67. He also stated that the useability of the treet for residential use is severely affected by the heavy traffic on the Beltway and Reisterstown Road, and that Reisterstown Road has in the pas served, and will continue to serve, as a business corridor, and that business naturally tender to locate on heavily trave!led highways which are unfit for residential use.

The Protestants all resided on either Hooks Lane north of the subject property, or Reservoir Road east of the subject property. One of the Protestants, a Mr. Austin Fine, stated that he was not against commercial development of the property, per se, but objected mainly to the petition because of the proposed ingress and egress to Hooks Lane. He also stated that he, as a resident immediately to the north of the subject property, does not anticipate any difficulty with ingress and egress to the subject property from the proposed Reisterstown Road entrance. Another Protestant, George P. Lucas, 18 Reservoir Road, objected generally in that he feels there has been no basic change in "his pointhor. hood" since the adoption of the map, and that the Reisterstown Road traffic at present is extremely heavy and that the development of the subject property may aggravate this situation. The other Protestants basically objected to any increased traffic on Hooks

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across Reisterstown Road from the subject property, is zoned B.L. and is the site of the Woodholme Manor Inn. several older houses in a B.L. zone, and the intersection of Woodhalme Avenue, which is the only entrance to the Woodhalme Country Club west of the wn Road. The west side of the Reisterstown Road south of the Beltway (southwest nt) is primarily zoned B.L., and is developed with various commercial uses. To the rear of the commercial frontage on the west side of Reisterstown Road is a large tract o land which is presently zoned R-10 and R-20, and owned by the Hutzler interests. southeast augdrant is zoned commercially and has extensive commercial uses, including the Holiday Inn, Quality Court Motel, a Howard Johnson restaurant, and several automotive

- 2 -

The subject property contains 9.76 acres. It has very severe topography with an elevation differential of 50 feet between its high and low points over a lateral distance of 920 feet. Parcel A, as shown on Petitioner's plat, Exhibit No. 1, contain 1,53 acres zoned B.L. This is the aforementioned subject frontage on Reisterstown Road. It lies as much as 30 feet below grade of Reisterstown Road. Parcel B, shown on the same exhibit, is the aforementioned rear portion of the subject tract. It contains 8,23 acres zoned R-10. It rizes abruptly to a plateau toward the rear of the site at grade with the homes fronting along Reservoir Road. A greenhouse, nursery, and landscape office had been operated on the subject from 1920 to 1965. If the Petitioner is successful in his petition, he intends to use the site for a single use business, namely, a new and used car Dadge agency franchise that will be relocated from another site on Reisterstown Road. The proposed building will be one story, 100 by 260 feet irregular base, containing 22,400 square feet. The cost of developing the facility will exceed \$813,000, without including raw land cost.

The Vice President of The Drew Company, the contract purchaser in this case, testified that he has a binding contractural relationship with Chrysler Corporation for such use, and his original idea of simultaneously developing a motel on the site has

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Lane, and cited the present difficulty of entering the Reisterstown Road from Hooks Lane The solution to the Protestants' difficulties in entering Reisterstown Road from Hooks Lane may well lie in the State Roads Commission's proposal to move Hooks Lane 400 feet in a northerly direction, so that the access point to Reisterstown Road would be greatly improved

The Board made a personal inspection of the subject site and the surrounding neighborhood, particularly with reference to Hooks Lune and Reservoir Road, and concluded from its own observation and the testimony heard by the Board, that the property values of the nearby residences on Hooks Lane and Reservoir Road will not be adversely affected by the reclassification of the subject property. The difference in elevation between the properties to the east and north of the subject property and the isolation of the houses by the dead end streets. leads the board to the conclusion that these residences are almost totally unaffected by the commercial activity that presently exists along the Reisterstown Road, other than the traffic problems that seem to be inherent with any major arterial highway having commercial uses along its frontage

From all the testimony, the Board finds as a fact that it would be unfeasible to develop the real of the subject property in its present R-10 classification due to the severe topography and the exarbitant costs of extending utilities to the property, and the impact of the Beltway and the Beltway interchange on the marketability of residences on the subject property. We further find factually that the extensive changes that have occurred in the immediate neighborhood more than justify the requested reclassification and that the proposed single purpose commercial use of the property would have a much lesser impact on traffic conditions, water and sewer demands, and other public services than if the property were developed in its present category. For these reusons the Board will arant the requested reclassification.

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been abandoned in order to satisfy the space requirements of the automobile agency. Mr. Dolp Traver, real estate investment supervisor for Chr. Jer Corporation, corroborated this testimony. The Petitionre testified that the subject, due to extreme topography, would yield only 12 to 16 lots. Retaining walls would be necessary. The development idential use would amount to approximately \$15,000 per lot, plus the raw land cost. Water is available to the sire, but sewer mains must be extended 5500 feet at an estimated cost of \$125,000. Such development costs would require the construction of houses in the \$50,000 to \$60,000 price range, which he maintained would be economically unfeasible since they could not be marketed at this busy interchange location.

W. Worthington Ewell, a recognized triffic expert, testified at length regarding the traffic situation on Reis'erstown Road and the anticipated traffic generated by the proposed reclassification. He stated that in his opinion the proposed use of the property for an automobile sales agency would generate less traffic than would be generated by the existing Business Local and R-10 zoning. In support of his opinion, he testified that he had studied another Dodge agency of comparable size, and that the average traffic in and out of the auto agency was 25 cars per hour. He testified that he has studied other commercial uses allowable in a Business Local zone, and that a drive-in bank (an allowable use in a B.L. zone) produces 80 to 90 vehicular movements per hour, and that a 7-11 store will produce 60 to 70 vehicular movements per hour. In his opinion, the existing B.L. zoning on the frontage of the subject tract represents a potential for far greater traffic generation if developed with retail stores than would be generated by the development of the entire tract with a single use auto agency. He further testified that while the traffic on Reisterstown Road is at times extremely heavy and does back up in a southbound direction from the light at the Beltway and Reisterstown Road, his observation was that this backup almost invariably clears on one light change.

John E. Meyers, Assistant Development Engineer for the State Roads Commission, commenting on the petition, introduced an exhibit which has been marked Board's Exhibit No. 1, and which shows a proposed State Roads Commission taking for an

William.G. Keir, et al - 68-215-R

improved interchange between the Reisterstown Road and the Beltway. He stated that he felt the proposed entrance to the subject property could constitute a traffic hazard unless the State Roads Commission takes the property to improve the interchange as proposed. On cross examination by the petitioner's attorney, Mr. Meyers agreed that the State Roads Commission cannot deny access to the Reisterstown Road from the subject property. He further admitted that the State Roads Commission has been aware of the traffic problem along the Beltway ramps at the intercharge of the Beltway and Reisterstown Road for at least six years, but that the Federal Bureau of Highways has stated they will not participate in any funds for an improvement here until the proposed Northwest Expressway is co...* activity which will be well beyond either 1972 or 1974. Later in his testimony he indirected that the earliest time of beginning construction on the Northwest Expressway wou! about 1975, and that the construction would take at least two to tilree years, and that at this time there is no money available to acquire the subject property nor any money appropriated for the proposed improvements to the interchange. Mr. Meyers stated that his opposition is primarily an effort to retain the present zoning on the property so that in the event of a State condemnation proceeding by the State Roads Commission, the price that the State Roads Commission will have to pay for the land may be less than the price that will have to be paid if the property is duveloped commercially. Apparently Mr. Meyers applied this reasoning to any commercial development of the property regardless of whether or not improper to zone properties for less intensive uses in order to hold down the cost of land acquisition by a condemnor. He also stated that the proposed improvement to this interchange will be contingent upon cost participation by the Federal Government, but a of the time of his testimony the proposed interchange improvement had not been submitted to the Federal Bureau of Highways for its approval

As regards to "error" and "change" to justify the petitioned reclassification, the Petitionar's testimony on error in the 1957 Comprehensive Zoning Map was to the effect that the map added no new commercial zoning nor made any provision to allow

William G. Keir, et al - 68-215-R

H68-215/12

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 27th day or April , 1970, by the County Board of Anneals, OR DERED, that the reclassification petitioned for, from B.L. and R-10 zones to B.R. zone, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100 subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS

William S. Boldwin, Chairman

\$68-215F IAM G. KEIR. ET AL e Drew Company, Contract Purchas

BR

NO. 68-215-

Parcel A - B.L. to B.R. Parcel B - R10 to B.R.

3E(.2-C NE/S Reisterstown Road 295' SE of Hooks Lane (Parcel A)
SE/S Hooks Lane 338' from NE/S Reisterstown Rd. (Parcel B)
3rd District

NW-9-F Feb. 13. 1968 Sept 26 Rec. denied by Z.C. Oct 10 Order of Appeal to County Board of Appeals

27, 1970 Rec. GRANTED by the Goard

Order for Appoal filed in the Circuit Court (File #4460) by Fred E. Waldrop, Esq., attorney for protestant-appellant, Austin Fine

Dismissal of Order for Appeal filed in the Circuit Court by Mr. Waldrop on behalf of Mr. Fire

GRANTED

PETITION I THE ZONING RE-CLAS - CATION #68-215R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

and the undersigned, contract purchaser more process. The undersigned, legal owness of the property situate in Baltimpre Courty and which is described in the description and plat attached hereto and made a part hereof. hereby petition W; that the zoning status of the herein described property be re-classified, pursuant SELO-C to the Zoning Law of Baltimore County, from MR. ... R. 10. and .B. L. ... zone to MR a PR B.R. ...zone; for the following reasons:

(1) the R.10 zoning classification of a portion of the property is erroneous and cannot be justified; (2) the B.L. zoning classification of a portion of the property is out of character with actual commercial development and the need for further commercial development in the area, serves no useful purpose, benefits no one, is unduly restrictive and is erroneous; and (3) since adoption of the zoning map for the area, conditions in the neighborhood of the subject property has been conditioned in the neighborhood of the subject property by the area of that a reclassification of said property to a E.E. zone is justified, appropriate and, in fact, required under proper zoning standards and

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

William Gradutone Borr Margaret V. Keir By A Land Hattel Address C/O M. William Adelson
1035 hryland National Bank Bidg, Marion F. Cooper
Balthore, Maryland 21202 Wilfred Grenzell Rein Raltimore, Like Clake Blanche S. Keir

logs Maryland National Pank Bldg. William Adelson
1035 Maryland National Bank Building ORDERED By The Zoning Commiss oner of Paltimore County, this 13th day

..., 1989..., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through counts diffusion 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 _____ 20thu ____ day of March _____ 196. 8, at 21.00 o'clock

Reguent fember 1416 CHANNED 80(1) Zoning Commissioner of Baltimor. County Fich of Maching Marie Blog trans over Protected allernes

•MCA

Plat Two

sterly #68-215R Plat 24750, (8) northwesterly 105 feet, more or less, and (9) south 140 feet, more or less, thence binding on parts of the third and fourth lines of Baltimore County Zoning Description 3-BL-12, (10) northwesterly 257 feet. more or less, and (11) southwesterly 150 feet, more or less, thence along part of the sixth line of Baltimore County Zoning Description 3-R-10-3, (12) or formerly owned by Albert L. McGuire and wife, (13) northeasterly 38 feet more or less, (14) northerly 113.4 feet, and (15) northwesterly 151.1 feet, thence along the outlines of the land new or formerly owned by W. Richard Sperry and wife, (16) northeasterly 60,07 feet, and (17) northwesterly 64,7 feet to the place of beginning

Containing 8. 24 acres of land, more or less.

J.O. /66146



FILING

RECEIVED FOR

ORDER 1

68

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the above Reclassification should be had; and it further appearing that by reason of.... IT IS ORDERED by the Zoning Commissioner of Baltimore County this.... 196 that the herein described property or area should be and zone, and/or a Special Exception for a... _should be and the same is granted, from and after the date of this order Zoning Commissioner of Baltimore County Pursuant to the advertisement, posting of property and public hearing on the above retition work no testimony was given to indicate that there had been a change in the area or an error on the Zoning Map such as would warrant the granting of the reclassification from R -10 and E-1. Zones to B-M Zone. For the above reasons the reclassificationSHOULD NOT HE HAD aber. 196.8., that the above re-classification be and the same is hereby that the above described property or area be and the same is hereby continued as and 39/90/6 DATE

1 rough Marion!

DISMISSAL OF CROEK FOR APPEAL

enter a Dismissal of the Asseal filled on behalf of Austin Fine from the Decision and Order of the County Board of Asseals for County, dated April 27, 1970, In case No. 68-215-R, to the Circuit Court ore County, from un R-10 and B.L. sone on the NE/S of Relateratown Road. 295' SS of Hocks Long. and SE/S of Hooks Long 338' from NE/S of Rale a B. R. zene. In the Third Flection District of Baltimore County

MICROFILMED

BALTIMORE COUNTY

I HEREBY CERTIFY, that on this day of June, 1970, a copy of the Dismissal of Order for Accept was mailed to Mr. William Adelson, Esq. 1035 Maryland Blattonal Bank Building Saltimore, Maryland 21202 and the County Board of Appeals, County Office Bullding, Towson, Maryland 21204.

Fred E. Woldro

MICROFILMED



#68-215K

Meb

BR

DESCRIPTION

#3 PART OF PROPERTY OF THE HEIRS OF MARTHA E. KEIR, NORTHEAST SIDE OF REISTERSTOWN ROAD, SOUTHEAST SIDE OF HOOKS LANE, THIRD ELECTION N.M. DISTRICT, LALTIMORE COUNTY, MARYLAND.

> Existing Zoning: B-I Proposed Zoning: B-R PARCEL "A"

Beginning for the same at a point on the northeast side of Reisterstown Road, as widehed as shown on State Roads Commission of Maryland Plat 23203, at the distance of 295 feet, more or less, as measured southeasterly along the northeast side of said Reisterstown Road from its intersection with the center line of Hooks Lane, and running thence, binding on said northeast side of Reisterstown Road, (1) southeasterly 283 feet, more or less, thence along a part of the northwest line of the 0,86 acre parcel shown on State Roads Commission of Maryland Plat 24750, (2) northeasterly 245 feet, more or less, thence binding on parts of the third and fourth lines of Baltimore County Zoning Description 3-BL-12, (3) northwesterly 257 feet, more or less, and (4) southwesterly 150 feet, more or less, thence reversely along a part of the second line of Baltimore County Zoning Description 3-BL-5, (5) northwesterly 9.5 feet, more or less, thence along the southeast outline of the land now or formerly owned by Albert L. McGuire and

wife, (6) southwesterly 120 feet, more or less, to the place of beginning.

Containing 1.53 acres of land, pore or the place of beginning. J. O. #66146

MCA.

DESCRIPTION

PART OF PROPERTY OF THE HEIRS OF MARTHA E. KEIR, SOUTHEAST SIDE OF HOOKS LANE, NORTHEAST OF REISTERSTOWN ROAD, THIRD

ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning: R-10 PARCEL "B"

Beginning for the same at a point on the southeast side of Hooks I are at the distance of 338 feet, more or less, as measured northeasterly along said southeast side of Hooks Lane from its intersection with the northeast side of Reisterstown Road, and running thence, binding on the southeast side of Hooks Lane, (1) northeasterly 99 feet, more or less, thence (2) northwesterly 10 feet, thence binding on the center line of said Hooks Lane, (3) northeasterly 40 feet, more or less, thence along the southwest line of the land owned by William G. Keir and wife, (4) southeasterly 215 feet, thence along the rear line of said land and along the rear line of other properties laid out along the southeast side of Hooks Lanc. in all, (5) northeasterly 479.26 feet, thence along the northeas outline of the land formerly owned by William Keir and wife (6) southeasterly 572 feet, more or less, thence along the northwest Right of Way Line of the Baltimore Beltway, as shown on State Roads Commission of Maryland Plats 23203 and 23204, (7) southwesterly 535 feet, more or less, thence along the outlines of the 0.80 acre parcel shown on State Roads Commission of Maryland

AUSTIN FINE

WILLIAM S. BALDWIN, JOHN A. SLOWIK and JOHN A. MILLER, being and constituting the COUNTY BOARD OF APPEALS OF BALTIMOPE COUNTY

BALTIMORE COUNTY

.......... ORDER FOR APPEAL

Please & ster on Appeal on behalf of Austin Fine, Protestant-Appellant, on and Order of the County Board of Appeals for Baltimore County, dated April 27, 1970, in case No. 68-215-R, to the Circuit Court for Baltimore County, from an R=10 and B.L. zone on the NE/S of Relateratown Road, 205' SE of Hacks Lane, and SE/S of Hooks Lane 338' from NE/S of Relaterstown Road, to a B.R zone. In the Third Election District of Buildings County

Fred E. Waldrop 202 Loyolo Federal Bldg. Towson, Maryland

I HEREBY CERTIFY, that on this 21 day of May, 1970, - py of the aforegoing Order for Appeal was mailed to Mr. William Adelson, Esq., 1035 Maryland National Bank Building, Baltimore, Maryland 21202 and the County Board of Appeals, County Office Building, Towson, Maryland 21204.

Fred E. Waldrop

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

STATE OF MARYLAND : COUNTY OF BALTIMORE :

I, ORVILLE I, GOSNELL, Clerk of the Circuit Court for Baltimore County, do hereby certify that the aforegoing is a true photostatic copy of the original DEED

taken from the Records of the said

Circuit Court for Baltimore County as recorded in Liver GLB No. 2886 . Folio 563 , one of the LAND Records of Baltimore County



IN TESTIMONY WHEREOF, I hereto set my and and affix the soal of said Court this 8th day of September A.D., 196 9.

Clerk of the Circuit Court for Baltimore County

THE MARYLAND TITLE GUARANTEE COMPANY_DEED IN FER. Application 128,760

6 th day of Mearch This Beed, Mede this in the year one thousand teine hundred and fifty-six, by and between LOUISE T. GOLINAN (also

known as Rose T. Goldman) and ROBERT/COLINAR, her husband, of Baltimore County, in the State of Maryland, parties of the first part, and TOMIAS VEHNERG and MHODA P. WEINBERG, his wife, of Bultimore County, in the State of Mary and, parties of the second part.

that in consideration of the sum of Five Dollers (\$5.00) and other good and usble considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby great and convoy unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her - -

heirs and assigns, in fee simple, all - - lot - of County, part of "PILL BOX", ground situate in the Third Election District of Beltimory in the State of Marykand, and described secording to a survey prepared by S. J. Martenet & Co., Surveyors, dated February 24, 1956, as follows, that is to says-

SEMINITY for the size at the intersection of the center line of Hooks Line, 70 feet vide, with the center line of a Rood 30 feet vide, which intersection is at the end of the first line of the land described in a deed from William A. Numerical Market and the first line of the land described in a deed from William A. Numerical Market and the land of the first line of the land described in a deed from Shillar Market and the land land of the land described in any deed from Shillar Market Ma

CONT/INING 2.78 Acres of land, more or less.

SUBJECT to keeping open Hooks Lrne, the Rord 30 feet wide and the Avenue 30 feet wide for use in common with others entitled thereto.

POSETHER with the right to use in common with others entitled thereto, Books Lune extending Southwesterly V Reisterstown Road and the Avenue 30 feet wide extending North-easterly to Park Heights Avenue.

FOR TITLE OF GRUNDERS, see Deed from Shirley Engerlaib, Unmarried, to Fose T. Balle dated May 19, 1955 and recorded among the Land Records of Baltimore County in Liver Wilek, No. 2000, faits 98.



For ry 16, 1368

CALTIMORE COURTY OFFICE OF CLAMMING AND ZONING

M. William Adelson, Esq., 1035 Maryland National Bank Building Seltimore, Maryland 21202

Reclassification from R-10 and B.L. to U.R., for William Keir, et al, located SE/S Hooks Lame, N/E of Reisterstown Rd. 3rd District (Item 101, February 13, 1968)

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

NUMBER OF ENGINEERING
Whater - Listsing 12" 5 10" water in Reisterstown Road.
Adequacy of caisting utilities to be determined by developer or his engineer.
Sewer - An extension of coproximately 4700's would be required to serve this site
with smittery sower. In addition, this line would require tumnaling under
Reisterstown Road.
Road - Roads Lene is to be developed as a minimum 40° road on a 60° R/W.

SUREAU OF TRAFFIC ENGINEERINGS
This office w'll review and make any necessary comments at a later data.

STATE MONOS COMMISSION:
The after will be soriously affected by the State Roads Commission's proposed highways
improvements. A large site of the property will be required for the aforementiend
improvements. All access to the remainder of the site must be by Hooks Large. Plots
indicating the affects to the site will follow.

NEATH DEPARTMENT; Retind of providing samer to the property must be indicated on revised plans. Prior to approved of a building application for the summing pool and food service facility complete plans and specifications must be submitted to the Department of Health for opproved.

PROJECT PLANNING DIVISIONS
This office will review and make any necessary comment at a later date.

ZORING ADMINISTRATION DIVISIONS
A distance of 60° must be asintained between buildings. Revised plans must be received in this office shearing a connection between the buildings or a radesign of the location of the structure. This must be done prior to the hearing.

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

The above commons are not intended to indicate the appropriateness of the zoning ection requested, but to assure that all parties are made ware of plan or problems that may have a bearing on this case. The Director and/or the doputy Director of the Office of Planning and Zoning util substit recommendations on the appropriatess of the requested zoning 10 days before the Zonsmendations on the particular that Zonsmendations on the contract of the Zonsmendations on the Zonsmendations of the Zonsmendations

The following members had no comments to offers

Bureau of Fire Prevention Building Engineer Board of Education Industric! Development

cas Carlyle Brown-Bur. of Engr.; C. Richard Moore-Traffic Engr.; Jahn Meyers-State Rouch the Greenwilt-Health Dept. JEDsid Albert V.Quimby-Project Penning

JAMES E. BYER, Zaning Supervisor

186 MG 564

THE mid Rose T. Halle since has divorced David H. Halle, and is now known as Louise T. Coldman and married to Robert M. Coldman.

T. Goldsan, one of the Grantors herein, dated the 2 day of 2000-course the Grantors herein, dated the 2 day of 2000-course the Land Records of Beltimor. County prior hereto.



So have and to helb, the said lot ----- of ground and premises, unto and to the use of the said parties of the second part, as temants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

Tagether with the buildings and improvements thereupon; and the rights, alleys,

mances and advantages to the same belonging or in anywise appertaining.

And the said - - - - - - - - Grentors - - - - - - - - - - Acreby corenant

ha we not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and they will execute such further arearances of said land as may be

Bifures: the hands and seals of the within named Grantors:

Jourse T. Goldman Louise T. Goldman (elso known as Fore T. Goldman) Colorand Sacrier

Ach (m Both is i Robert Goldmen

MEAL!

18122886 NG 565

State of Maryland, Baltimore City, to mit:

I HEREBY CERTIFY, that on this day of Menuel

in the year one thousand nine hundred and - - - fifty-six - - -before me, the subscriber, a Notary Public of the State of Maryland, in and for Raltimore County, personally appeared LOUISE T. COLTUME fulled anown as fore T. designant and FORLITY/DELUZES, For humband, from to ne for satisfielded by troom to the two persons whose numer, or subscribed to the within instrument, and scatchederiged that they executed the same for the purpose therein contained, and in you transport client and seek the case.

Ree'd for Begord MAR 7 1958 41 3 F

Per Gelfee L. Byerly, Clerk, Wasted on THE T'er

Colorardy Charles
EDWARD C. GOLDER Notary Public. My Comission Epires June 6 1951

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

STATE OF MARYLAND : COUNTY OF BALTIMORE :

1, ORVILLE T. GOSNELL, Cler's of the Circuit Court for Baltimore County, to hereby certify that the aforegoing is a true photostatic copy of the critical DEED

taken from the Records of the said

Circuit Court for Baltimore Ocunty as recorded in Liner RJS No. 1401 . Folio 123, one of the LAND Records of Baltimore County



IN TESTIMONY WHEREOF, I hereto set my hand and affix the seel of said Court this 8th day of September A.D.,

1N TESTIMONY WHEREOF, I hereunto set my hand and stix my notarial seal.

M WILLIAM ADELSON

BALTIMORE MARTLAND JUGS

9 1 October 7, 1968 NING DEPARTMENT

m 10 68 P1 -

Hon. John 5. Rose Zoning Commissioner of Baltimore County County Office Building Towson, Maryland 21204

Case No. 68-215-R
Petition of William Gladstone Keir, et al.,
for Reclassification from R.10 and B.L.
Zunes to B.R. Zone, N/E side of Relateratown
Road, 295'S. of Hooks Lane (Parcel A),
N/E side of Hooks Lane, 338' M/E of
Relateratown Road (Parcel B)

Please enter an appeal to the County Board of Appeals from the Order and DacLision of the Zoning Commissioner, dated September 26, 1988, denying the reclassification requested by the Petition filed in the above entitled case. This appeal is taken pursuant to Section 32-26, Title 23, of the Battiance County Code.

A check for \$70.00 is enclosed herewith to cover the cost of the instant appeal.

Respectfully.

M. Mullian Adlagon

H. Fillian Adelson

Attorney

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The Drew Company, Contract Purchaser

STATE ROADS COMMISSION October 23, 1968

****** E. WOODFOND. / .. ----

Mr. William S. Baldwin County Board of Appeals County Office Bldg. Towson, Maryland 11204

Re: Reclassification from R-10 and B-L Zones to B-R Zone - N. E. side of Reisterstown Road (Parcel 81 MM. GLADSTOME KEIR, et al Petition No. 66-215-R Baltimore Beltway

It is our understanding that subsequent to the denial of the subject petition by the Zoning Commissioner, an a peal has been made by the petitioner to the County Board of Appeals.

The State Moads Commission proposes an improvement to the inter-change of the Baltimore Beltway with Weisterstoon Road. The improvement will affect the site, as indicated on the plan. All access to the remainder of the property would be by way of Books Lane.

The existing interchange design causes traffic conjection to the all-ready heavily traveled Reisterstown Road. The proposed improvement would greatly alleviate the traffic problems.

It is requested that the Board of Joning dopening give consideration to the State Moads Commission's place in making its decision in regard to the sub-

Thank you for your coope ation.

Very truly yours. Charles Lee, Enlief Development Engineering Section

by: John E. Meyers 4sst. Development Enginee

CULTERING

cc: Hr. Harry McCullough

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Pose, Zoning Commissione: Date. Morch 8, 1968 FROM George E. Gavrelis, Director of Planning

SUBJECT. Petition #68-215-R Northeast side of Reisterstown Road 295 feet Southeast of Hooks Lane
Petition for Reclassification from R-10 & B.L. to B.R. Zone

William G. Keir, et al - Petitioners

3rd District

HEARING: Wednesday, March 20, 1968 (2:00 P.M.)

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

- It is now the objective of this office to discourage intensive land usage of
 property adjacent to interchanges. The experience in Bolfinare County and over
 the nation has clearly shown that the efficiency of a freeway system is severely
 impaired by intensive development near interchanges, since major rreffic
 movements are disrupted by the traffic congenition thus generates.
- 2. While the reason stated above is in itself sufficient to require that the present zoning of the subject property be retained, the particular traffic conditions on Reistentown Road, septically at the Beltway interchange, constitute even more compelling reason. The Reistentown Road-Beltway interchange is notatiously the least efficient of all the Beltway interchanges, and may be the most congested.
- We see no reason that the residential portion of the subject property cannot be used under the R-IO cladification. Cottage development is just as feasible, from a planning viewpoint, as is the development shown on the petitioner's plat.
- 4. The Beltway corridor was established at the time of the adoption of the comprehensive zoning map for the 3rd district, and the fact that there would be an interchange with Relitentown Read was known. The commercial relatifications that have occurred since adoption of the map only serve to indicate that, from a planning viewpoint, the general absence of remmercial zoning in this vicinity was justified and correct.

January 1906 and reed & rollo 136 which point of beginning to in the fourth line of the land described in a dec from Safe Deposit and Frust Company of Beltimore Substituted Trustee to Wil ion i non dated October 8 1943 and recorded among said land records in liber R78 No 1314 folio 72 ste and remains thence with and binding on the outlines of the land described in seld dest the five following courses and distances to wit binding on the center of Hooks Lane Sout 62 degrees west 25.5 perobes and south 55 degrees west 5.1 perobes to the division line between Division I pert of Lot No 6 and Division F pert of lot No 6 it being the northeasternmost outline of the land described in a deed from Hepry A Devries Surviving Trust to mano Swartz dated April 20 1922 and recorded among said land records in liber my no 553 folio 548 ste thence leaving Hooks tene and binding on part of said division line or surveyed th 1914 by AD C'Dell south 34 degrees and 30 minutes east 957 feet more or leg-to the end of the seventh line of the land described in a deed from Nenry A Devries Daywithing Trustee to Mayor and City Council of Beltimore deted Septimber 29 1982 and recorded smong sold land records in liber MFC No 561 folio 300 eto themes binding on the eighth line of the land described in seld-last mentioned deed on surveyed in 1922 north 57 decreand 04 minutes east 390.5 feet to the center line of the road thirty feet wike hereinbefore referred to thence binding on the center line of seld rood thirty feet wide with th use thereof in obmson with others entitled thereto north 27 degrees and 30 minutes well 117 feet more or less to's atome heratorore plented at the end of the eighth The of the Thend described in the deed to William & Tuerke hereinbefore referred to and thence at: binding on the center line of said road thirty feet wide north 27 degrees and 30 minutes west 775 feet more or less to the place of beginning

Containing 9.70 seres of land more or less - 1

Subject to keering open Hooks lane twenty feet wide and the road thirty fee widelelong the outlines of the land above described for use in common with others entitled

Together with the right to use in common with others Hooks Lane from the len shows, described southwesterly to Reisterstown Road and northeasterly to Park Heights

Being all that portion of the land described in deed from Safe Depasts as Trust Company of Seltimore Substituted Trustee to William & Tuerce herein before to xecomes the remaining portion of Division F part of lot No 6 which lies southwest the author of the soul things who wide

Together with the buildings and improvements thereupon and the rights allege ways waters privileges appurtenances and advantages to the same belonging or in saywise

To have and to hold the said lot of ground and premises unto and to the use the said party of the second part his helps and useline in fee simple forever

And the soid greaters hereby covenant that they have not done mor suffered any act matter or thing whatboower to mountage the property hereby greated the .
Il wormant specially the physory hereby greated and contayed and .
Il execute shoth forture semironous of and lands and the requisite .
Sitness the heads and meals of the within named greators.

second pars

Milton L Balle.

William A Tuerke

THIS DEED Made this Sth day of May in the year one thousand

nine hardred and forty-five by and between William A Tue

and Gertrude E Tuerke his wife of Baltimore County in the

of Baltimore County in the State of Maryland party of the

rations the receipt whereof is hereby acknowledged the baid parties

SITHERSETH that is count deretion of the sun of Five-Dollars (\$5.00) and other goo

road 20 feet wide now known as Hooks Lane which intersection is at the muthers

server of lot No 1 as shown on the Plat of "Pill Bor" made by Charles B McClean Co

mayeror for Baltimore County in January 1906 and recorded among the Land Records of

Baltimore County in Flat Book # F C No. 4 felip 136 and also at the send of the third line

f the land described in a deed from Mare Deposit and Trust Company of Baltimore Substitut

for the line of the land described in send dade at one the senter-line of said 20 foot read no know as Blocks lane as about in 11st of \$111.50x as resurreyed in July 1914 by 3 0 0 Coll Surveyor mouth 52 degrees int 50 similes Just 26 purches to the center line

of a road 30 feet wide cividing lot "O" (Past of for No 2) and lot No 3 from lot "F" (Par of not No 5) and lot No 5 thence binding on the center line of main road 20 feet wide

aid, sond at the mid of the eighth line of the last described in said deed thence running

with and binding on the minth tenth and eleventh lines of the land described in said de

and sect to leaving it open for use in common with others entitled thereto south 27 degr

tee to William A Tuerke sated Compher 8 1943 and recorded macag said land records

the first part on hereby grant and comes unto the said party of the second part his

es and assigns in fee simple all that lot of ground situate in Baltimore County par

"Pill Box" in the State of Maryland and described as follows that is to say

State of Maryland parties of the first part and Milton 1 Hall

nine thence With any binding on pert of the

ofore planted in the center of

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a of Maltinore County in the State of Maryland marty of the second part

of "Fill Box" made by Cherles B Melean County Sur

Witnesseth that in densideration of the sum of five dollars (\$5.00) and other

survey of 3 J Mertanet & Company deted June 8 1945 is described as follow

valueble considerations the receipt whereof is hereby somnowledged the said per

Sectioning for the same at the intersection of the center line of Hooks Lans

est wide with the comparison of a road thirty feet wide dividing Division C perot No 2 and lot No 3 from Division F pert of lot No 5 and lot No. 5 as shown on the

of the first mirt do here'ly great and access unto the said carty of the second part

wire and expiens in fee simple all that percel of ground situate in the Third Elec-Disperiet of Beltimore County in the State of Maryland being part of the "Pill Box"

one thousand nine hundred and forty five by and

between William & Tuerke, and Gertrude E Tuerke

Meryland parties of the first part and Milton L

veyor for Beltimore County in

in his wife of Beltimore County in the State of

BEING the part of the land described in the deed from Safe Deposit and True Saltimore Substituted Trustee to William & Tudris hereinbefore refe prises lety "C" and "D" (Lot No 2) and the remaining portion or lot to 3 as show on mi plate cated October 8 1943 and recorded among the lane records of Saltimore County in

Specialistic

La . 95 St \$4.40

for ty-five before ne the albert ber a Nonery Public of the Winte of Maryland in and fo haltd nove City aforesaid paraonally appeared William * Tuerke and Gartrude E Tuerke hi

IN TESTINOIT MERCEOF I torounto set my hand and affix my notarial bail

Remorded May 11 1965 at & P M & sid per

Liber R J S No 1314 Tolio 72

Arcorress with the buildings and inheroments thereupen one the rights allers ways nature privileges apparenances and expensable to the ness belonging or in sayules apparenances.

of have and to Hold the said lot of around and premises unto and to the use of the said party of the second part his heirs and essigns in fee Simple forever

AND the said Granters hereby covernat that they have not come mor suffered to be do moveret matter or thing whatsdever to encumber the property hereby grantes that they will warrant specially the property hereby granted and oppreyed and they will execute such further

Williams the mone and seals or the within named Grantors VI TOTAL

Gertrate E Tuerke - (Seal) STATE OF MARYLAND BALTINGER MITT to with

, I SCHEST CERTIFY that on this 8th day of May in the year one thousand hime hur wife the within mased Grantors and they acknowledged the aftergoing Deed to be their

George & Wistersum . . Notary Public

> Robert J Spittel Clerk [XX4 F A Mo C]

belog in the fifth line of the parcel of land described in the deed from Henry A Dev and Philamon H Tuck Trustees to Samuel S Murray dated Hovember 18 1916 and recorded among the Lant Records aforesaid in Liber, W P C No 469 folio 580 etc thance binding reversely comert or said fifth line and on the center of the aforesaid offices roof thirty wide north twenty-seven degrees and thirty minutes west one hundred forty-seven feet now we keep to a stone heretofore planted in the center of sell Hosel at the end of the fourth line of said lastmentioned percel of land themes vinting reversely on the fourth any third fifes of seld percel of land as described in seld dead to Samuel S Murray. north slaty-two degrees and thety minutes east three hundred feet to a stone and north savesty-nine degrees and forty-five minutes east toolve hundred sixteen feet to a stone heretofore planted in whe northeastern outline of Lot No 1 main mortheastern outline of Lot(No) being a portion of the outline of the whole trust of "Fill Noz" as shown a the plot above referred to theme binding on the outline of the whole treat and on a of the porthwestern outline of Lot No 3 and on the northeast outline of Lot No 2 sorth talifty degrees west ten number eleven and five-tenths fest more or less to the center of on avenue thirty fact wide hald out between Lot No 1 and Lot No 2 as shown on said plat and another afternature of this lest mentioned point to Park Heights Avenue there's still blading on the outline of the whole trust and continuing the mane course north awid outline and on the easter most line of Lot No 1 as shown on said Plat and the soe indiag on the putline of the whole trust and on the easternment line of Lot No 1 so two ifgrees east twenty-four and tirds-tenths parales to the place of beginning contaction fifty-five and five-tenths acres of land more or less.

taining fifty-five and five-tenths agree of land more or less .

Subject to keeping-for use in common the thirty foot Avanue above mentioned the or line of which is the division line between Lots No. 1 and No. 2 as shown on said ploand also subject to peoping open for use in common the private road thirty feet wide the uter line of which is the division line between lot 80 6 and lots Nos 2 and 3 as shown we are goods that the bird bear ages graves of the car and that our time per she of Lot to 1 ke shown on said Plat

THERTIES with the use is someon with others of Hooks Lane from the property abdescribed Southwesterly to the Belsterstown Road and also the use in common with other of the road running northeasterly from the southeast corner of Ltt 1, 1, to Park Height lyenus as shown on said Flat

BINN and comprising all of tot, No 1 all of Lot No 2 a portion of Lot No . 3 fand a portion of lot no 6 we said lots are above of said plat a portion of lot no 1941 and 1971 with the bulleings and improvements thereupon and the rights plays an

miniteres apportanges and advantages to the same belonging or in anywise

TO HAVE AND TO HOLD the said lot of ground and premises unto and to the use of the and mety of the second part his being and assigns in fee simple forever . Treatent the streetly of the said Safe Deposit and Trust Commany of Bultimore hatituted Truntee as aforesaid by the hand of H I Opie its Nice Precident and its

WITELS the me id substituted Trustee after com lrine with all the no of the original decree did on or about the twentieth day of August 1963 sell unto the mety of the second part at and for the sun of Fifty five Bunityd Fifty Dollars (85550.00) the in reim fter described property situate in Bultimore County State of Mar

war TAS the aforeseld male has been duly reported to and finally ratified and confirmed by the self directs fourt of Balkingre County in Equity and the purchase accreated he been fully paid and national due to the self Submitted Trustee whereby t is authorized by said degree to execute these presents THE REPORT THIS DEED WITNESSETH That for and in consideration of the granies

at the sum of Fifty-five Hundred Fifty Dollars (\$5550.00) the receipt of which is areby approviledged the said party of the first part Substituted Trustee ing in pursuance or the power and such ority conferred upon it dots, hereby front and convey pure the said party or the scould fart his heirs and assigns in fee simple all that of land situate in the Third Election District of Baltimore County in the State of reland and which by description prepared by S J Martenet & Co Surveyore and Civily millnesry dated Optember 27 1943 is described as follows that is to say

YSCHIMING for the same at a stone heratofore planted at the northe hear of law No 1 as shown on the plat of "Pill Box" part or the estate of William need unde by Charles B'McClosn County Surveyor for Baltimore County in Japuncy and recorded among the Land Records of Baltimore County in Plat Book W P.C No. Mo 146 and running thence binding on the outlines or the whole truct as shown on ma the libty-rive degrees and rifteen minutes west seventy-one and twenty-six oneproutts perches to the center of an Old Hoad thenge binding on the conterior said and the two following courses and distances mouth eight Segrees and fifty-one minutes and assertant one-tenth perches and couth twenty degrees and fifty-one minutes east riy-two porchys to the opater of a good twenty feet while as about on maid plat and no or a shillooks Lane thence binding on the center of satu tenty foot Road now knows as as lane as shorn on said plat the two following courses am distances south sixtya corress west firty-pas and the teaths perdies and south firty-five degrees west flye and one-teath perchas to the northeasternmost outline or the pangel or fand had in the deed from Henry A Devrice Surviving fruntes tolkedo Smartz dated April 1922 and recorded among the Land Records aftwesnia in Liber # P C No 553 folio 548 Almost imving Hooks lane and binding on part of said northe mid parcel of land am surveyed in 1914 by J D O'bell south thirty-four degrees and irty minutes east nime-hundred fifty-seven feet sore or less to the end of the preventi the proces of land described in the deed from Heary A Devries Surviving Trustee Kefor and ofer Council of Baltimore dated September-29 1922 and recorded among the Records ofore ald in Liber * P.C No 561 rollo 300 ste than binding on the eight the of mid hat mentioned mrost as surveyed in 1922 north first waven degrees and four not three hundred nimity and five-tenths fast to the cental of the grivate own on the plat or "Pill Box" above referred to said road felmy laid out thirty

BALTIMONE SUCCESTITUTED TRUE By R's Ople-Vice President - TANTIAND SALPINORS OUT to wit ! our carrier That on this Sta day of October in the year one thou Int forty-tires before he the subscriber a Hotery Public of the State or n and for Baltimore City aforesaid pursonally appeared R S Opie the Tios and of the first benefit and thust company or maintaine party of the first berein THEFTEE as aforesaid and he acknowledged the aforegoing Deed to be the of corporate as such Substituted Trustee my mand and notherial seal W Lealis Esketies My commission Expires May 7 1945 4 .: 194) at 2:50 P.M. & Bad ber teologra E A F ." Robert J Spittel - Clark (Red MP)

Safe Deposit & Trust Co. - - Deed to William A Tuerke Fed 36,60 ST# \$5.20

party of the account part

THIS COUNT hade this 6th day of Cotober in to year on SAFE DEPOSÍT AND THUS COMPANY OF natribus a body corporate duly in under the faces of the State of Marriand Substituted Trustee as hereinsfter set forts jarty of the first part and William & Timers of Baltimore Chanty in the State of

While by order of the Circuit Court of Bultimore County dated gestenber, 27 1939 and possible in a cause in suid Court entitled "Insabel B Goodwin et al và Margaret T Boom! et al" Dockst 20 rollo 288 the above mands pare Daposit and Truet Company of Saltihore appointed publicated frustes in the place and atoms of Sairley Carter with well sufficient to sell the herolaufter described for simple property and

the Tures to liceing courses and distances vin nouth 62 degrees and 30 minutes east 300 feet to a stone horth 79 degrees and 45 minutes east 1216 feet to a stone and north 10 wreen west 1011 to fest nove or less to the center of an avenue y feet with veen Lot No 1 and Lot No 2 as shown on said Plats and running easterly from this point to Purk Heights Avenue and theme tinding on the center line of said Avenue as shown n paid Flat of "Fill Box" as resurveyed in July 1914 by J D C pell Surveyor Boath 69 degrees and 10 minutes west 62.1 perches to the place of beginning Containing 29.57 acres

Subject to keep open the room lanes or avenues herein referred to along the ou of the land stove describes for use in common with others entitled ther TOURTHER WHEN THE RESERVE USE IN CLIMICA SITE others Books cane from the

nd 30 minutes cast 775 fest nors or less to a stone heret

I hereby cartify that oh this 14th day of August in the year one on furty five before me the subscriber a motory public of the State of Maryland - ---to testimony whereof I hereunto set my hand and affir my notarial seal George C. Wiedersun ... 'Sow 17 1965 at 3:30 P M & and nor 1 Robert J Soittel Sho by HM D

STATE ROADS COMMISSION

BALTIMORE. Mp. 21201 November 4, 1968

We acknowledge receipt of your letter of Uctober 29, 1968.

We have a considerable interest in the s bject matter and wish to take an official position; therefore, wish to receive a Notice of Assign-

Thank you for your cooperation.

Mr. Hilliam S. Baldwin, Chairman, Gounty Board of Appeals Gounty Office Building Towson, Maryland 21204

Dear Hr. Baldwin:

Re: Zoning File No. 68-215-R Wm. Gladstone Keir N. E. side of Reisterstown Road at the North side of the Baltimore Beltway

Charles Loe, Chief Developmen: Engineering Section

by: John E. Meyers Asst. Development Engineer

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

STATE OF MARYLAND : COUNTY OF BULLTI-ORE :

1, ORVILLE T. GOSNELL, Clerk of the Circuit Court fc. Baltimore County, do hereby certify that the aforegoing is a true photostatic copy of the original DEED

taken from the Records of the said

Circuit Court for Baltimore County as recorded in Liber RJS No. 1387 . Folio 129, one of the LAND



IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of said Court this 8th day of September A.D.,

Clerk of the Circuit Court for Ealtimore County

IN THE CIRCUIT COURT FOR BALTIN. ORE COUNTY

STATE OF MARYIAND . SC T COUNTY OF BALTIN ORE :

1 CONTINUE TO GOSNELL. Clark of the Circuit Court for Baltimore County, do hereby certify that the aforegoing is a true photostatic copy

BALTE IORE COUNTY, MAR AND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON MARYLAND 21204

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALT MORE COUNTY, MARY AND

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

Petition for Reclessification for William Gladston Keir, et al #68-215-k

Circuit Court for Baltimore County as recorded in Liber RJS No. 1314 . Folio 72 . one of the LAND

Records of Balticore County



IN TESTIMONY W HEREOF, I hereto set my hand and affix the seal of said Court this 8th day of September A.D.,

Clerk of the Circuit Court for Baltimore County

STATE OF MARILAND BALTIMOPE MO 2 20

***** * ******** . * 198,77 (x 17 (x) x) ****** , *******

Mr. William 5, Baldwin County Board of Appeals County Office Building 111 W. Chesapoake Avenue Towson, Maryland, 21204

Dane Me Baldwins

IFW/ate

REt Case No. 58-215-2 William G. Feir Reclassification From R-10 and E.L. To E.R. Northeast 5ide Reisterstown Road 255' Southeast of Hooks Lane District 3

As stated in previous correspondence, the State Roads Commission has an interest in the subject case. We request that a representative of the Bureau of Traffic Safety be premitted to testify at the continued hearing Sectember 17, 1969, to present the effects that the proposed development will have on the State Mighways.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section John F Liveres

BY: John E. Movers

Asst. Development Engineer

Roll Will

No. 53055

DATES 21, 1968

\$106.50

DATE Fab. 27, 1968

\$50.00

BULLED

Joning Dept. of Balto. Co.

BULED

BALTIMORE COUNTY, MARYLAND

No. 5639 DATE 11/18/68

OFFICE OF FINANCE

ICE OF FINAL Division of Cellection and Receipt COURT HOUSE TOWSON, MARYLAND 21204 Office of Planning & Zoning 1:7 Cennsty Office Bidgs.

To: M. William Adelson, Esq., 1035 Maryland National Bank Bidg., Baltimore, Md. 21202

DEPOSIT TO ACCOUNT NO. 91-622 Posting Keir property for appeal hearing No. 68-215-R

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 9 107	Date of Posting
Posted for Levacoutice 100	
Petitioner L. Mars. C. Acce	
Location of property NEL And School Constitutions	. Octobril 2000 Maria Maria
Location of Signs 7 Jan 24 2 15 Az	200 IN XX.277
Location of Signs	
Remarks	ark of the skill of his his his his his his
Posted by	

N. william Adolson, Esq., 1935 Paryland Bettonal Book Bildy. Baltimore, Naryland 21204 Your Petition has been received and accepted for filing this 13th day of February No. 56336 TELE*HONE 823-3000 BALLMORE COUNTY, MARYLAND CE OF FINAL Distribut of Califorium and Recipits COURT HOUSE TOWSON, MARYLAND 21204
TOWSON, MARYLAND 21204
Towson, MA. 21204
Towson, Md. 21204 OFFICE OF FINANCE DATEOUT. II, 1968 M. William Ade son, Esq., Beltimore, Md. 21202 \$70.00 Cost of appeal - property of Wm. G. Keir, et al. No. 68-215-R

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

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reel A) outheast side of Hooks Lane feet from the Northeast side Reisterstown Lond. (Pares

238 feet from the Northeast side of Relegations and Orders
MATE 4 TRUE WINGS. The Same of the Same of

taining 1.53 acres of land

Containing L.32 acres of land, more or less, more or less. The land of the Listenge Ready Propagate Less of the land of the la blicking on the visiblenest side of linear late, or street, linear late, or street, linear late, linear late, or street, linear late, or street, linear late, linear late, or street, linear late, linear late, or street, linear late, li

Containing 8.24 acres of land, more or less.

Being the property of William Glastone Neit, es al as shown on plat plat filled with the Zonling Department.

Hearing Dates: Wednesday, March 20, 1968 at 200 P.M.
Public Hearing: Room 156, County Office Building, 111 W.
Chesapashe Avenue, 1054005,

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

OFFICE OF THE BALTIMORE OUNTIAN

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 4,

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Hose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimora County, Maryland, once a week for One coccession weeks before theith day of Harch, 19 68, that is to say the same was inserted in the issues of

February 29, 1968.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

From B-10 and B.L.

Second of the Marcheles or the West College of the College of the

TOWSON, MD. FEB 2 9 1968 , 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 20th day of ----..., 19.-69, the first publication appearing on the _____ 29th ___ day of ____ February _____

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN.

Cost of Advertisement \$

3 Signs .

68-215-R

CERTIFICATE OF POSTING

NG DEPARTMENT OF BALTIMORE COUNTY Towson, W ryland

District. 3rd Date of Posting 10-19-68 Patitioner U. J. Kell.

Location of property NEB of Keistertann RL 295 SE of Neeks Lane (B)

5 Kls of Heeks Lane 338 from NEB of Reistertann Rd (B)

Location of spoods SE of Neeks Lane needs of Reistertann Rd (B)

Location of spoods SE of Neeks Lane needs of Reistertann Rd (B)

Ed (Esstertann Rd (a) Nisof Balto Boltmay (D) 4001 Eel Reistertand R and

5.5 Alocas Lane

(Market Lane) Posted for Appen! Date of return: 10-24-6.8

Part of the Estate of William Devries La. Will an Deviles and Deviles De Lot No 3 IS A LR JS AA. Bot No 3 Lot No 4 es no course con un exchange comments par la configuration of the config BELTWAY

IMPORTANT SCALE NOTE
THIS PRINT IS A SO'S REDUCTION OF THE ORIGIN
COMPENSATE FOR REDUCTION WH'S SCALING

EXLT MORE

OFFICE OF THE DIRECTOR







