







## DESCRIPTION

TO ACCOMPANY APPLICATION  
FOR ZONING RECLASSIFICATION  
FROM R-20 TO R-10 CLUSTER SUBDIVISION  
PROPERTY OF  
ARLINGTON CONTRACTORS, INC.  
FOURTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southwest side of Old Church Lane as established by Deed from George B. P. Ward, et al to the County Commissioners of Baltimore County dated April 6, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. 1834 at Folio 188, said point being distant along the arc of a curve to the right with a radius of 579.68 feet, 135.25' and 526.17-00" E 204.89 feet from the intersection of the southwest side of Old Church Lane and the centerline of Delight Road, thence running and binding along the southwest side of Old Church Lane the three following courses and distances, viz:

- (1) 526.17-00" E 250.22 feet, thence
- (2) 525.03-00" E 443.62 feet, thence
- (3) along the arc of a curve to the right with a radius of 800.00 feet a distance of 60.08 feet, thence leaving the southwest side of said lane 564.91-140" W 200.00 feet, thence 508.16-37" E 240.00 feet to the northernmost side of a 50 foot road there laid out, thence running parallel to and distant 200 feet from the said southwest side of Old Church Lane the two following courses and distances, viz:
- (1) 509.03-00" W 350.00 feet, thence
- (2) 509.57-00" W 796.86 feet, thence 749.58-00" W 320 feet more or less to a point on the northeast side of the Northwest Expressway as designated and laid out on a plat submitted by the Planning Commission of Baltimore County to the Zoning Department of Baltimore County of the study of the Fourth Election District of

PURDUM AND JESCHKE, ENGINEERS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21208

13 March 1968

MICROFILMED

Page 1

## DESCRIPTION

Baltimore County for the Land Use Map and dated October 10, 1956, thence running and binding along the northeast side of said expressway in a northwesterly direction 1090 feet more or less to intersect the eighth line of a deed dated June 21, 1949 from James M. Easter, II, et al to the Pikesville Sportsman's Club, Incorporated and recorded among the Land Records of Baltimore County in Liber T.B.S. 1753 at Folio 537, thence running and binding on part of said eighth line N09°37'00"E 60 feet more or less to the end thereof, thence running and binding on a part of the ninth line of the last mentioned deed N25°50'00" W 200 feet more or less to intersect the aforementioned northeast side of the Northwest Expressway, thence running and binding thereon in a northwesterly direction 265 feet more or less to intersect the southeastermost outline of the Plat of "Triplett's Delight", recorded among the Plat Records of Baltimore County in Plat Book G.L.B. 19 at folio 72, thence running with and binding on a part of the southeastermost outline of said plat N55°19'00" E 965 feet more or less to the place of beginning. Containing 31 acres of land more or less.



PURDUM AND JESCHKE, ENGINEERS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21208

13 March 1968

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2 Signs

68-253-R

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: 8-15-68  
Posted for: Appeal  
Petitioner: J. Miskew  
Location of property: SW/4 Old Church Lane - 339 1/2 S of Delight Rd  
Location of Sign: 339 1/2 S of Delight Rd on SW/4 Old Church Lane  
2 1/2 S of Delight Rd on SW/4 Old Church Lane  
Remarks: See above  
Posted by: Signature Date of return: 8-22-68

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: 8-15-68  
Posted for: Reclassification  
Petitioner: Jacob Miskew  
Location of property: SW/4 Old Church Lane - 339 1/2 S of Delight Rd  
Location of Sign: 339 1/2 S of Delight Rd on SW/4 Old Church Lane  
2 1/2 S of Delight Rd on SW/4 Old Church Lane  
Remarks: See above  
Posted by: Signature Date of return: 8-22-68

TELEPHONE 823-3000 EXT. 387

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 54341

DATE: May 6, 1968

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

To: Arlington Contractors, Inc.  
McDonough Road  
Pikesville, Md. 21208

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

Advertising and posting of property for Jacob Miskew  
68-253-R

TOTAL AMOUNT \$0.25

COST \$0.25

TELEPHONE 823-3000 EXT. 387

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 53098

DATE: April 15, 1968

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

To: Fred E. Waldrop, Esq.  
Nasonic Building  
Towson, Md. 21204

Zoning Dept. of Balto. County

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

Petition for Reclassification for Jacob Miskew  
68-253-R

TOTAL AMOUNT \$0.00

COST \$0.00

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

April 5, 1968

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

Fred E. Waldrop, Esq.,  
Nasonic Building  
Towson, Maryland 21204

SUBJECT: Reclassification from R-20 to R-10  
for Jacob Miskew, et al, located  
SW/4 of Old Church Lane 204 1/2 S of  
Delight Road  
4th District  
(Item 140, April 2, 1968)

Dear Sirs:

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

## BUREAU OF ENGINEERING:

Road - The anticipated alignment for the proposed Metropolitan Blvd., in addition to an interchange with the Northwest Expressway will have considerable impact on the development of this site. It is suggested that the petitioner contact Mr. John Stamm of the Baltimore County Bureau of Engineering concerning this matter.

Water - Existing 12" water in Church Lane.

Sewer - The proposed sanitary sewer system to serve the Cedarvale area was not designed to accommodate any pumped area. However, there may be capacity available in the system to serve this site. The developer or his engineer is responsible for determining the adequacy of this proposed system along with the adequacy of the existing water line. This site lies outside the present Metropolitan District boundary line. An extension of the district will be necessary before utilities can be extended into this area.

## BUREAU OF TRAFFIC ENGINEERING:

This office will review and make any necessary comments at a later date.

PROJECT PLANNING DIVISION: This office will review and make any necessary comments at a later date.

## HEALTH DEPARTMENT:

Since public water and sewer are proposed to the subject site, this office has no comment.

## STATE ROAD COMMISSION:

The portion that will be required for the Northeastern Expressway is as indicated on the plat.

## ZONING ADMINISTRATION DIVISION:

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

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Bureau of Fire Prevention  
Building Engineer  
Bureau of Education  
Industrial Development

cc: Carlyle Brown-Sur. of Engr.  
G. Richard Moore-Sur. of Traff. Engr.  
Albert E. Quinby-Frd. Planning  
Mr. Greenhill-Health Dept.  
John Meyers-State Roads Comm.

Very truly yours,

JAMES E. OYER,  
Zoning Supervisor

TELEPHONE 823-3000 EXT. 387

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 54498

DATE: 8/2/68

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

To: Cornelius V. Roe Esq.  
4 Masonic Bldg.  
Towson, Md. 21204

Office of Planning & Zoning  
119 County Office Bldg.  
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

Cost of appeal - property of Jacob Miskew  
No. 68-253-R

TOTAL AMOUNT \$70.00

COST \$70.00

TELEPHONE 823-3000 EXT. 387

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 53098

DATE: April 15, 1968

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

To: Fred E. Waldrop, Esq.  
Nasonic Building  
Towson, Md. 21204

Zoning Dept. of Balto. County

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

Petition for Reclassification for Jacob Miskew  
68-253-R

TOTAL AMOUNT \$0.00

COST \$0.00

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Fred E. Waldrop, Esq.,  
Nasonic Building  
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this

2nd day of April, 1968.

John G. Rose  
Zoning Commissioner

Petitioner: Jacob Miskew, et al

Petitioner's Attorney: Fred E. Waldrop, Esq. Reviewed by: Chairman of Advisory Committee

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner DATE: April 26, 1968

FROM: George C. Gavelly, Director of Planning

SUBJECT: Petition 68-253-R, Reclassification from R-20 to R-10, Southwest side of Old Church Lane 339.50 feet South of Delight Road. Being the property of Jacob Miskew.

4th District

HEARING: Monday, May 6, 1968 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to R-10 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. With respect to extension of utilities, the Planning Board has established a policy line - called the Urban Rural Demarcation Line - beyond which it would not recommend the extension of utilities until it has reviewed the proposal with respect to the consequences of development and its demand for services of new development. The Board also would want to relate utility extension to existing comprehensive plans for the area. The Board has not reviewed this situation with respect to this proposal; we suggest that this be done prior to final decision on zoning.
2. The subject tract is situated beyond the boundaries of the Metropolitan District. Can it in fact be served by utilities - especially sewer? Note the comments of the Bureau of Engineering with respect to this issue as prepared for the Zoning Advisory Committee.
3. We note that the subject property is surrounded by larger lots which comply essentially with the R-20 standards. Would the petition as presented provide adequate transition or would the smaller lots proposed here have an adverse effect on the neighborhood? We think that the latter is the case and that larger lots should be maintained adjacent to any adjoining lots where there is a siding relationship.

TELEPHONE 823-3000 EXT. 387

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 57805

DATE: 2/21/69

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

To: Cornelius V. Roe Esq.  
8 Masonic Bldg.  
Towson, Md. 21204

County Board of Appeals  
(Zoning)

REPORT TO ACCOUNT NO.

RETURN THIS PORTION WITH YOUR REMITTANCE

Cost of certified documents - Case No. 68-253-R  
Jacob Miskew  
SW/4 Old Church Lane 339.50'  
S. of Delight Road  
4th District

TOTAL AMOUNT \$10.00

COST \$10.00

TELEPHONE 823-3000 EXT. 387

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Fred E. Waldrop, Esq.,  
Nasonic Building  
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this

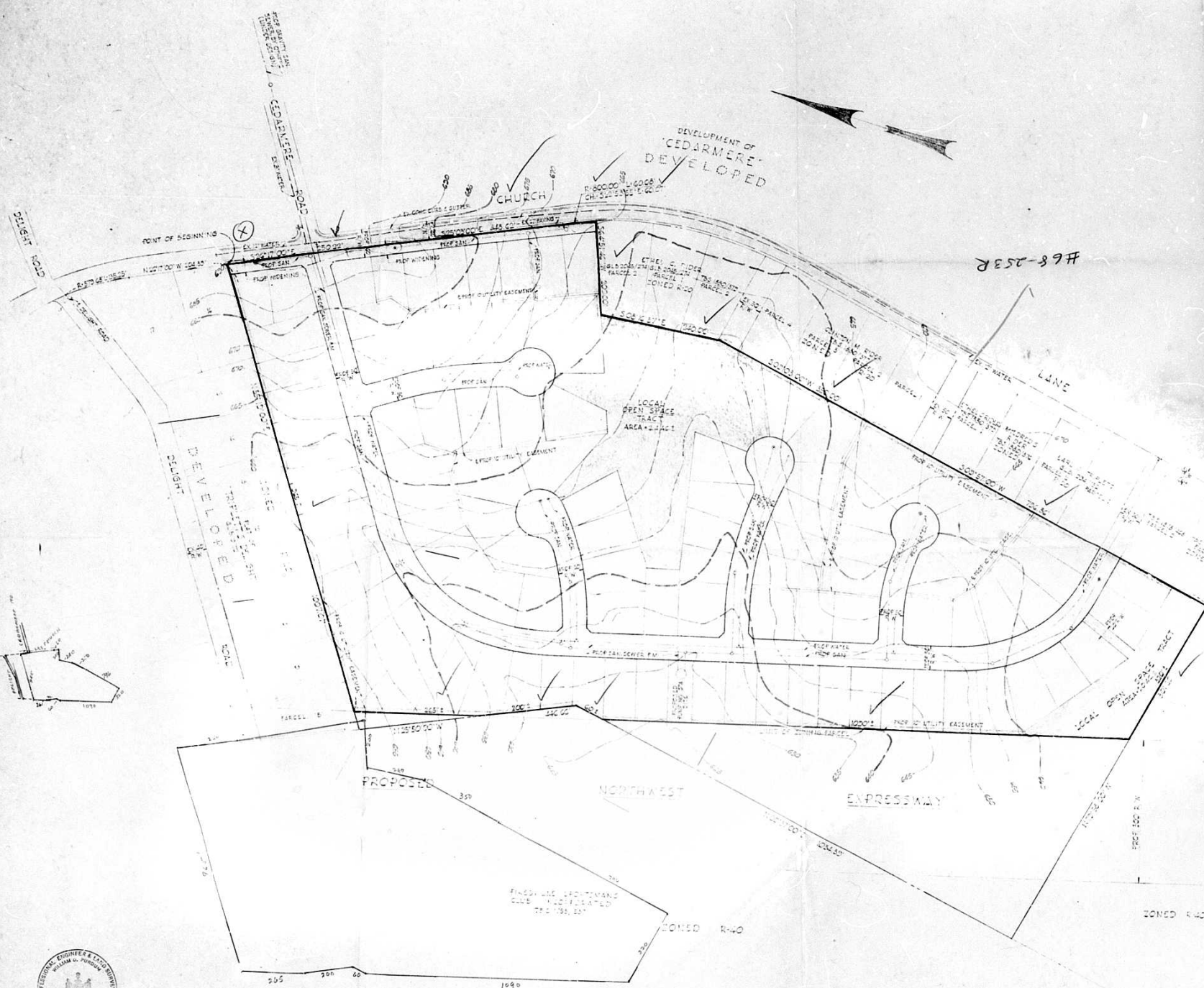
2nd day of April, 1968.

John G. Rose  
Zoning Commissioner

Petitioner: Jacob Miskew, et al

Petitioner's Attorney: Fred E. Waldrop, Esq. Reviewed by: Chairman of Advisory Committee

Being the property of Jacob  
Mkew and Carol E. Mkew,  
as shown on plat filed with  
the Zoning Department.  
Hearing Date: Monday, May  
6, 1968 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  
April 18, 1968



# GENERAL NOTES

- 1 GROSS ACREAGE OF TRACT - 34.35 ACRES ±
- 2 GROSS ACREAGE LESS HWY EXPRESSWAY - 31.42 ACRES ±
- 3 GROSS ACREAGE WITHIN ZONING PARCEL - 31.42 ACRES ±
- 4 TOTAL AREA ALLOCATED FOR LOCAL OPEN SPACE - 2.2 ACRES ±
- 5 PROPOSED ZONING - R-10
- 6 PROPOSED USE - VACANT
- 7 PROPOSED ZONING - R-10 CLUSTER SUBDIVISION
- 8 PROPOSED 100% RESIDENTIAL ONE FAMILY DETACHED DWELLS
- 9 NUMBER OF UNITS - 101
- 10 DENSITY - RESIDENTIAL DENSITY 3.0
- 11 DAILY AREA AND HEIGHT DIMENSIONS TO BE IN ACCORDANCE WITH SECTION 207 AND 208 OF THE BALTIMORE COUNTY ZONING REGULATIONS

68-253R

OFFICE COPY

MAPS  
2-C  
1-C  
4TH  
DIST.

NW-13-I  
NW-13-J  
NW-12-I  
NW-12-J

R-10

PLAT TO ACCOMPANY APPLICATION  
FOR ZONING RECLASSIFICATION  
PROPERTY OF:  
ARLINGTON CONTRACTORS, INC.  
CONTRACT PURCHASER  
FOURTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
MARCH 15, 1968  
SCALE: 1"=100'

MICROFILMED

OWNER:  
ARLINGTON CONTRACTORS, INC.  
20 MYSTICWOOD RD  
BETHESDA, MARYLAND 20814

PURDUM & JESCHKE  
CONSULTING ENGINEERS  
AND LAND SURVEYORS  
1025 NORTH CALVERT STREET  
BALTIMORE, MARYLAND 21202

