PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

County and which is described in the description and plat attached hereto and made a part hereof 2-6 te to TH ZIST 1-13-I to the Zoning Law of Baltimore County, from an R-20 NW-12-I Map NW - 12- J R-10

see attached description

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

Property is to be nosted and advertised as prescribed by Zoning Regulations Lor 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 more County adouted pursuant to the Zoning Law for Bal

ARLINETON CONTRACTOR TO DASSE MARA Pater marker mas Carole L. Mickey Mc Dough Rd Poperalle may 21208

. 196 8 that the subject matter of this petition be ad

of__April required by the Zoning Law of Baltimore County, in two newspapers of general circulation thro out Baltimore County, that property be posted, and that the public hearing be had before the Zo neral circulation through sty in Room 106 County Office Building in Towson, Balti day of Hay

5/6/6

Address Charel Pol. Rester to Me 211 36

were immediately adjacent to the tract for which recisesification is requested. The main concern of these property owners was a fear that the reclanatification would depreciate the value of their respective promettes and would cause traffic congestion in the readways in the area. The Protestants also called as a witness, Mr. Michael Eich, Custodian of Maps and Records in the Engineering Dep. rement of Paltimore County, including the maps partaining to the Baltimore County Metropolitan District. This witness described the existing Metropolitan District line as hereinbefore stated. xamination, he admitted that if sower and water utilities were available to the subject tract there was a probability that the boundary of the Metropolitan ot would be extended; that such extension is routine with the extension of utilities. (7r. pp. 84-35.). He further toutified as to the procedure involved in procuring such extension of the Metropolitan District line. The Protestants also called as a witness George E. Cavrells, Director of Planning, who read the comments of the Office of Planning and Zoolog, which comments were in the form of questions rather than definite recommencations. The final witness produced on behalf of the Fr stastants was Augustias J. Muller, a professional civil captacer, former Zonin, Commissioner for Baltimore County, former Building Engineer for Baltimore County, former County Commissioner, and former president of the County Council. Mr. Mulier explained in datait the procedure required in obtaining an extension of the Metropolitan District boundaries, that the Metropolitan District the is not extended as a matter of course and that if, we are instances where such requested extensions have been decired; that it "in out an ippe facto thing". He was also of the opinion that there was no error to the crici of socied due to the fact that the property cannot be sewared until it is included within the boundaries of the Metropolitan District. It was his position that the Patidoners have "the part before the horse' (Rr. op. 179 & 199); that the property on the signal tred in a mail characters and to be included within the lifety of the Pietel of the Co. C. of of this District should be Brat accomplished before applying the conceller that to, to finite without such extension. He did state that with a could be a consubject property, there was a probability of the extension of the literature for 175.) He also referred to the addition to the traffe or blue

NING FILE NO. 68-253-R

IN THE CIRCUIT COURT

FOR PALTIMORE COUNTY

Miscellaneous Docket 8

AT LAW

168-253P

MARY R. RIDER, MILDRED S. RIDER, ALBERT L. RIDER, RALPH O. GOSNELL, and EDITH GOSNELL, his wife, CHARLES N. MERSHEY and EDITH MERSHEY, his wife, WILLIAM R. LOGUE end MABEL A. LOGUE, his wife, JOHNNIE J. BLANTON, GEORGE A. BUCKHEIT and MARIE A. KHEIT, his wife, NORMAN GORDON DOROTHY GORDON, HIS WIFE, ARD EALDWIN, EERA D. GOSNELL, and DRED M. GORNELL, his wife, and N BEVENSEE, Petitioners-Protestants

JOHN A. SLOWE, JOHN A. MILLER and WALTER A. REITER, Constituting the COUNTY BOARD OF APPEALS FOR PALTIMORE COUNTY, ARLINGTON CONTRACTORS,

MEMORANDUM OPINION AND ORDER OF COURT

This zoning case reaches this Court by reason of diagnitisfaction on the part of several resident property owners with a decision of the County Board of Appeals of Baltimore County (Board) dated Dr ember 11, 1968, granting a reclassification from an R.20 zone to an R.10 zone. The gross area of the tract of land in question is 36.35 acres, more or less, of which 5.35 acres is excluded from the Petition for Reclassification by reason of the fact that eatd acreage is included within the boundaries of the right of way of the pro-Northwest Expressivay. The area sought to be recipculfied, therefore, contains 31 acres of land, more or less, and is situate on the westerly side of Church Lane approximately 339.5 feet south of Delight Road in the Pourth Election District of Baltimore County, Maryland. The tract has a frontene on the westerly side of Church Lane of approximately 754 feet, said roadway being a County road with a payed surface of about 20 feet. Between the northwest boundary of the subject trace and Delight Road is a develop-

. -5existing roadways and further that it was his feeling that the changes in zoning stone Reisterstown Road were too remote and should have no bearing on a replaceification of the subject property. He conceded that if the server time to be installed in the development of "Cedarmere" would allow the property to be sewered by gravity that such installation "would constitute a change" (Ir. po. 181-162); that the more location of the Northwest Expressway without the acquisition of any rights of way for the construction of the same would not constitute sufficient evidence of change. Mr. Muller's real process with respect to sewer facilities, although he conceded that he pumping of sewage from the subject tract into the Cedarmero line would not in itself greate any hardship or overload said facility, he was approhensive that other tracts of land in the impediate vicinity would seek to do the same thing and eventually overburden

The Deputy Zoning Commissioner of Paltimore County had granted the reclassification requested on July 3, 1969. The Board Histoine, by its Order dated Documber 11, 1958, approved the reclassification thereby deciding all issues presented to it in fevor of the Petitioners. The sole question before this Court is whether or not there was substantial evidence before the Board to justify its action as being fairly debetable and not arbitrary or capticious in a

The present contestions of the Appellants (Protestiants) are threefold: (i) That the Board was in error in granting the replaceifficulties had used it minunderation the applicability of the law relation to the extension of the Matropolitan District line as it effects the subject sec-sts (2.1- is the st contention around by the Appellants in their memory size \$1.11. His even discribed (2) That the proposed reclassification would creat to prost to the court or pa the vicinities and (3) There was not sufficient outdones of classes in a sections In the anighborhood to jumply the replaceifficulties. There is the contrations trong presented to the Court in oral arounded by contract for it. As allowed.

which has been improved by single family residences on R.20 lots. The land between the westerly sifts of Church Lane and the casterly boundary of the tract in question is zoned R.20. The westernmost boundary of the subject tract is the proposed Northwest Expressway. On the easterly side of Church Lane. ctly opposite the property, is a development known as "Cedarme a" which is zoned R.10 and has been developed under this classification. The subject erty was placed in an R.20 zone on the Baltimore County Official Zoning Map of a portion of the Fourth Election District adopted on January 18, 1957, by the County Commissioners of Baltimore County. The majority of the tract of land lies outside of the Baltimore County Metropolitan District and the only portion thereof included within said District is the road frontage along Church Lane for a depth of 150 feet. There is in existence a 12-inch water line in the bed of Church Lane which will adequately serve the proposed subdivision of the subject tract. On October 8, 1968, a contract was let by Politimore County, Maryland, for the installation of newer facilities to serve the develop ment known as Codermere. This sewer line will be extended in the bed of Cedarmere Road directly opposite the property on the westerly aids of Church Land, and, when completed, will be located within 120 feet to the nearest point of the subject property. These cillities will be adequate to serve the tract in question. It is conceded that the property cannot be feasibly developed in its present classification by the use of septic tanks. The sever line will have to be extended and, in addition, the Paltimore County Metropolitan District boundary will likewise have to be extended to include the subject treat before

#68-253R

The Petitioners named in the Petitica for Reclassification or Incob Miskow and Carole (... Miskow, his wife, legal owners, and Arlington Contractors, Inc., contract purchaser. At the hearing before the Board, there was produced on behalf of the Petitioners, George E. Robert, President of Arlington Contractors,

it can be developed as proposed.

The first two contentions create no problem. With respect to the extension of the Baltimore County Matropolitan District line, the testimony of Messes, Johnson and Klaus produced by the Appelloe: (Petitioners) and the testimony of Mr. Elch, a witness for the Appellacts, was of a substantis nature as to the reasonable probability of the extension of the Metropoliter District line to include the subject tract so as to justify the decision of the Board on this lesue. The tentimony of Mr. Muller, construed in a light most favorable to the Appellants, would only reader this issue fairly debatable. Relative to increase in maffle, the decision of the Board was likewise justified in finding that the proposed reclassification would cally result in the addition of approximately 42 home sites to the number that equilibre developed under

The "change in conditions" aspect of this case presents a real dilement. This Court is constrained to hold that there was sufficient evidence before the Board to find a "change in conditions" to justify the replaceification. The Dourd was not as articulate as it might have note to its Budiege on this insue, but considering the evidence or an entirity, its desisten was justified. It is not sufficient that he this Court been stating the a member of the Fourd it minh: neve maches a contrary fotorialization. If the leave on the evidence prospered was fairly asbatable, the Court may not substitut, the jedgment los during the Board. Co. 14th Brade-May Courses, Forther, Bodge, St. Co. 1 () of): Mehican Copy, v. Land of County Constitution to the Medic Total of County, 218 at 1, 248 (1982) 1 to v. "Hear Man District, " 1987, " 1987 entres forestone have function by medit early as in one fore the propositions we have a server of the contract of $\sigma_{\theta}(g)$, with duting of public cover as considerable to be $\sigma=1,\dots,n(m-1)$ _ like v. Promodernett, 200 km. to (CDV) and the content to decrease, Inc.; Boverly Johnson, a duly qualified civil engineer associated with the firm of Purdum & Jeschke; Prederick P. Klaus, a qualified realter, appraiser and land development consultant; and James J. Griffin, real estate broker. Mr. Robert testified of his experience over a period of 20 years in the development of properties in the immediate area as well as in Baltimore City. He stated that the proposed building sites would be improved by single family dwellings in a price range from \$14,600.00 to \$18,000.00 subject to annual ground rents. From the plat introduced as an exhibit, there are 101 proposed building sites which is an increase of 42 lots over and above the 59 sites which could be daysloped under the existing R.20 coning. The total eres reserved for "local es" is appreciately three acres. Mr. Johnson testified as to the of utilities, both water and sever, and that the tract of land, with um amount of grading would readily lend itself to small lot development He further testified that the boundary of the Faltimore County Metropolitan District "is extended as utilities are extended" and "is extended in a routine fashion". (Tr. p. 24.) Mr. Klaus tertified as to various coning changes in the general area indicating reclassifications from low-density to high-density housing. It was his colutes that is considering said changes, the abutment of the subject tract by the proposed Northwest Expressivay and the Imminest advent of sewer facilities to serve the property, that R.10 subdivision development was justified. He further atsted that such development a ould have so adverse effect or the value of homes in the immediate vicinity. He else testified that from his resperience as a developer, that if utilities are available, both water and cawer, an extension of the Metropolitan District line would not be denied. The final witness for the Patitioners, as oly, Mr. Griffin, stated that in his equation there was a demand for R.16 housing in the immediate neighborhood by reason of the industrialization of the Relateratows Poad corridor.

The Probastants (Appellants here) produced obven individual confidents and owners of property in the immediate vicinity, some of which properties

For the reasons stated and in conformity with the foregoing opinion, it is this 14th day of July, 1970, by the Circuit Court for Beltimore County ORDERED that the Order of the County Board of Appeals of Baltimore County dated December 11, 1983, be and the same is hereby affirmed.

-7-

/s/Walter M. Jenifer Welter M. Jenifer

DEE COR COUNTY BOARD OF APPEALS

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BALTIMORE COUNTY No. 68-253-R

OPINION

This case comes before the Board on an appeal by the protestants from an Order of the Deputy Zoning Commissioner granting the requested reclassification from R-20 The subject property consists of 36.35 acres of vacant, unimproved land ituated on the southwest side of Old Church Lone, approximately 339.5 feet south of Delight Road, at the western end of Cedarmere Road as now constructed: same being in the Fourth Election District of Baltimore County. Lying west of the Cedan or commingstely 5.35 acres of the total tract lie within the propose right-of-way of the Northwest Expressway; said 31 acres being on the east side of said The granting of this petition; i.e., the reclassification of this react from R-20 to R-10 would allow the builder to develop approximately 42 more lots that the amount along Bookles would allow

orge Roberts, the proposed builder and an experienced dev pecific area as well as in other sections of Baltimore County and Baltimore City, testified nned to construct an R-10 subdivision cluster of houses in a price range A qualified engineer testified on behalf of the , and stated that a twelve inch public water main is now in existence in Church He sto ressure and volume of same would be more than adequate, while asserting that a million gallon water tank was being built in the general area. the engineer, stated that a contract for the installation of public sewer had been awarde Said contract will bring public sewer within 150 by Bultimore County (10/8/68).

subject Petition is granted, it would mean that a sewer line would be constructed in close proximity to Mrs. Rider's lots, and the availability of a sewer facility, in itself, would greatly enhance the value of her property. A 12 inch water main already exists in Church Lang.

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ORDER

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DATE

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3 day of July, 1968, that the herein described property or area should be and the same is hereby reclassified from an R-20 zone to an R-10 zone from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning

Elizab D. Hardesty

Jacob Miskew, - *68-253-R

feet, more or less, of the subject tract at Cedarmere Road

Mr. Frederick Klaus, a recognized real estate expert, testified to various zoning changes in the general area which indicated an increase in density allow any by station that in considering the said changes, the abutment of sewer, changed the highest and best use of this property from R-20 to R-10 subdivision

-2-

6

A local realtor, James Griffin, testified that the rapid develop industrial complexes in the nearby area, with substantial employment mile, has created a aved teach people. Mr. Griffin invested this loand by stating that subdivision develo red the installation of sewer lines; i.e., subdivision development where sew was available; vacant inimproved land where sewer was not available

The protestants' testimony may be categorized in three parts: (1) The subject property is beyond the Metropolitan District line; (2) Additional traffic; (3) Testimony of the owner of a large adjacent tract of land who seemingly desired no

With regard to the extension of the Metropolitan District line, a witness for the protestants, Mr. Michael J. Eick, Record Drawing and Drafting Section of the Bureau of Engineering of Baltimore County, testified that while the subject tract was no politan District line, said line was established in 1925 at this location and his experience indicated that it would be extended upon request, in a rather usual manner, if public sewer became available to an area. Mr. Fick testified that the extension of this line was routine upon request after utilities had become a

White additional traffic answhere may be deemed harmful to some, this Board is not impressed by any adverse effect from traffic that would result in this α so by the addition of approximately forty-two homes more than could be now developed on the

Jacob Miskew - #68-253-R

Mr. Albert Rider, the owner of forty acres of land at 36 Church Road, as well as ten additional lots on Church Road, testified in apposition to the petition, at he ent like Cedarmere. The Board is of the oninion that the installation of publimere and the subject tract if same would be developed with

- 3 -

#68-253RI

Based on the testimony presented, some of which has been summarized above, it is the judgment of this Board that the netitioner has met the hunder of praying seeminally is the sory of progress which must be recognized as changing facts which may no have been valid prior to such installation. To ignore such major changes could be suppression of substantial changes in conditions

ORDER

of December, 1768 by the County Board of Appeals, ORDERED that the reclassific er, be and the same is hereby GRANTED.

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

120

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RE: PETITION FOR RECLASSIFICATION SW/S of Old Church Lane 339, 50' S of Delight Road - 4th District Jacob Miskew, et al - Petitioner NO. 68-252-R

DEPUTY ZONING COMMISSIONER

: BALTIMORE COUNTY

The Petitioner seeks a reclassification of his property,

consisting of 31 acres, from an R-20 zone to an R-10 zone. Plans call for the construction of a varied-type housing development, consisting of split-levels, ranch type, etc., with a price range of \$18,000 and up plus ground. At least 3 acres will be set aside for open space. As many trees as possible will be preserved.

Just across Church Lane is a comparable housing developknows as Cedermere. It was evident that the Cedermere developmen aed with failing septic systems. As in the case of Cedermere, the ect property is not suitable for septic tanks. Because of the existing er line which when completed will be within 200 feet of the Petitioner's property. The proposed sewer line will be in the bed of Cedermere Lane. The Petitioner, of course, will hook into the sewer line upon completion.

There was expert testim-ny by a realtor describing the numerous changes in the area. This witness was of the opinion that there is a great demand for an R-10 housing development in the area and felt that the aforementioned changes in the area more than justify the granting of this Petition. The main Protestant, Mrs. Mildred Rider, lives just across from the Peritioner's land. However, she also owns a number of lots adjacent to the subject property. Her protest was based on her fear that the requested zoning, if granted, would depreciate her property. The Deputy Zoning Commissioner cannot follow this line of reasoning. If the

PETITION FOR ESCHAPICATION SMYS of Old Church Lane 330.500 of Belight Hoad - 4th Mistrict Jacob Miskew, et al # Petitioner No. 68-253-R

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PERMY ZONTEG · COMMISSIONE OF : BILTIM BY COUNTY

Mr. John C. Fose, Zoning Committee one Pallimore County County office Building Towcook, Mr.

There enter at appell from the decision and Order of thought D. Hart sty, Deputy Toning Commissioner, rendered in the above entitled case on July 3rd, 1968, to the Board of Appends of Faltimore County, on behalf of Mary R. Rider and Mildred S. Fider, et al. who testified and attended the hearing as protestants against the reclassification and who to the subject property, and on behalf of all other protestants th t my want to join in this anneal

> Cornelius V. Roe Attorney for Mary B. Fider, Mildred S. Fider, et 3. 8 Masonic Building, Towson L, Maryland, Telephone Valley 5-2606

I hereby certify that I have sent comy of this notice of Aprend to Fred E. War . op, Esc. , Masonic Building, Towner. Maryland, 2120h, this 200 day of July, 1968

Alto politodas - stronde

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FOR

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DATE

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

#68-253 R 4TH DIST HM-13-1 of Old Church

established by Deed from George B. P. Mard, et al to the County Commis-Num-12-1 sioners of Baltimore County dateJ April 6, 1950 and recorded among the Land Records 2, 5 AW-7, 5 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 \$26-17-00"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) \$26°17'00" E 250.22 feet, thence V
- (2) 525°03'00" E 443.62 feet, thence
- (3) along the erc of a curve 10 the right with a radius of 800.00 fee a distance of 60.08 feet, thence leaving the southwest side of said lane \$64051'46" 200.00 feet, thence 5080 16137" 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 typ following courses and distances, viz:
 - (1) 509°03'00" W 350.00 feet / thence
- (2) \$09057'00" w 796.86 feet, thence N79058'00" 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 or

PURDUM AND JESCHKE, ENGINEERS

1023 HONTH CALVEST STREET, BALTISONS, MARTLAND 21502

13 March 1968

See a see of

Mary R. Bider, Mildred C. Bider, Albert B. Bider, Ralth C. Gomeal and Bithbo. Gomeal, his wife, Charles W. Hershey and Edith Hershey, his wife, William R. Lopue and Habel A. Lorus, his wife, Johnnie J. Blanten, Coorge A. Duccheit and Herie A. Buckhei his is a Norman Gonden and Drochty Corpe A. Bucket Ballvin, See C. S. Bernen Gonden and Drochty Care D. Cornell Ballvin, Care D. Cornell Ballvin, FOP BALTIMORE COLUMN AT LAW : MISC. DOCKET . FOLTO : FILE NO. _4129 Patitioners -Protestants Ve.

John A. Slovik, John A. Hiller and Walter A. Beiter, Constituting the County Board of Appeals for Beltimory County.

Mr. Clerk:

ORDER FOR APPRAL

Phonos onter an occasi on behalf of Navy R. Moke, Milared S. Mader, Albert L. Mider, Ralph O. Gomeall and Main O. Gomeall, Chemica R. Hershey and radiu O. Gomeall and Main O. Gomeall, Rerebert and radiu O. Gomeall and Main Research and Marie A. Houchest Nave and Marie A. Manton, George A. Buckheit and Harte A. Ruchedt, Merem Gordon and Dorothy Gordon, Ma wife, Edward Baldwin, Erne B. Gomeall and Mildred M. Gomeall, wit wife, Edward Baldwin, Erne B. Gomeall and Mildred M. Gomeall, Mis wife, Edward Baldwin, Erne B. Gomeall and Mildred M. Gomeall, Mis wife, Edward Baldwin, Erne B. Gomeall and Mildred M. Gomeall, Mis wife, Edward Baldwin, Erne B. Gomeall and Mildred M. Gomeall, Mis wife, Edward Baldwin, Erne B. Gomeall, Mildred M. Gomeall,

Cornelius V. Nee, 8 Assenic Building, Tersen, Mary land 21004 Va. 5-250 Attorney for Appellant se Protestants

: IN THE CIRCUIT COURT

392

CERTIFICATE OF SERVICE ON AGENCY

I HERBERY CRETIFY, that on this 9th day of January, 1959, a cop of the aforegoing Order of Appeal was served by me on the County Beard of Appeals for Palliance County by Leavings accept of the same with the Clerk theref at the office of anid Agency in the County Office Building, Towson & Marylandand to Fred F. Waldrop, 11 Masonic Building, Towson & Marylanda, Attorney for Politicales.

Cornelius V. Ros



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

DESCRIPTION O

#68-253 R MAPE V

BEGINNING for the same at a point on the southwest side of Old Church NW-13-7 itstillshed by Deed from George B. P. Ward of J. J. established by Deed from George B. P. Ward, et al to the County Commis-Nut-12-1 sloners of Baltimore County dated April 6, 1990 and recorded among the Land Records $j\lambda$ J of Baltimore County in Liber T.B.S. 1834 at Folio 188, said point being distant Jarc 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) \$26°17°00° E 250.22 feet, thence
- (2) \$25°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 564051'46" W 200.00 feet, thence \$08016'37" 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) S09°03'00" W 350.30 feet / thence

PURDUM AND JESCHKE, ENGINEERS

(2) S09057100" W 796.86 feet, thence N79058100" W 32C 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

DESCRIPTION

#68-253R

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 Baitimore County in Liber T.B.S. 1753 at Folio 537, thence running and binding on part of said eighth line N09937'00"F 60 less to the end thereof, thence running and binding on a part of the ninth line of the last mentioned deed N25050'00" 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 neasternmost outline of the Plat of "Triplett's Delight", recorded among Records of Baltimore County in Plat Book G.L.B. 19 at Folio 72, thence running with and binding on a part of the southeasternmost outline of said plat N55019'00" E 965 feet more or less to the place of beginning. Containing 31 acres



Commitment of the Personal	STREET, SQUARE, SQUARE	-
	AND 21202	100
AND STREET	-	1
	2	60

13 March 1968

PURDUM AND JESCHKE, ENGINEERS 1023 NORTH CALVERT BIREST, BALTIMORE, MARYLAND 21202

0 2 Signs 0 68.253-R

MICROFILMED

	ZONING DEPARTMENT	OF RALTIMORE COUNTY Maryland	
District 1th	-		8-15-68
Posted for:	Tepen/		0.4
Petitioner:	Miskew Swfs Old Church	LANG. 339'	54 Doly 11 Pd
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Location of Signs (2))-350' = S. Dolig Kurch Loue & Co	edarmere Rd m	sw/s fold Clurch
Remarks:		Date of return:	8-22-68

0 2 Signs

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

District. 4 Date of Posting. 4-18-65
Posted for
Petitioner Tasch Miskew
Location of property: 5.41/5 of Cherek Lane 339 5 of Lelight Ro
(2) 50/2 of Cherch Lane at Ochamber Rd
Remarks:
Posted by Allock Date of return: Allocate

PHONE 3-3000 T. 387	BALTA	ORE COUNTY	MARY AND	Ns. 54341
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		Division of Collection an	E SU	LED
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	Pikesville, Nd. 21208			TOTAL AM
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			ton for Jacob) Hakes			50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 April 5, 1968

BALTIHORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, PARTLAND 21204

SUBJECT: Recleasification from R-20 to R-10 for Jacob Hiskens, at us, located SM/s of Old Church Lane 2041 5 of Delight Road 4th District (Item No. April 2, 19(9)

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

BUREAU OF ENGINEERING
Road - The anticipated alignment for the proposed Patropoliten Sivd., in addition to
an interchange with the Northeast Expressmay will have considerable insect on
the development of this site. It is suggested that the petitioner contect
No. John times of the baltimore Control Guerra for Engineering concernity this

Nr. John Stamm of the Baltimore county outcome.

Existing 12" water in Church Lano.
The proposed sanitary same system to serve the Cedermore area was not designed to accommodate any pusped areas. However, there may be capacity awaitable in the system to serve this site. The development of the system to serve this site. The development is responsible for determin, the adequacy of this proposed system compared in the adequacy of the existing sater line. This site lines outside the present matropolitum District boundary line. An extension of the district will be necessary before utilities can be extended into this area.

SUREAU 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

HEALTH DEPARTMENT: Thee public water and semer are proposed to the subject site, this office has no common

ZORDIG ADMINISTRATION DIVISION:

If the patition 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

The above comments are not intended to indicate the appropriateness of the coming section requestee, but to essure that all parties are each earn of plans or intended to the plans of the plant of the

The following members had no comment to offers

Sureau of Fire Prevention Building Engineer Sword of Education

TELEPHONE 823-3000 EXT. 367

cc: Carlyle Brown-Bur, of Engr. C. Richard Moore-Bur, offraff, Engr. Albert V. Quimby-Proj, Planning Nm. Greamwilt-Health Dept. John Mayers-State Roads Comm.

Very truly yours. JAMES E. DYER,

BALTIMORE COUNTY, MARYLAND

No. 54498

OFFICE OF FINANCE

Dictions of California Recipts
Dictions of California Recipts
COURT HOUSE
TOWSON, MARYLAND 21994
Office of Flaming & Z. ning
119 County Office Edg.
Towson, Md. 21204 To: Cornelius V. Roe Esq. 6 Masonic Bidg. .

Rowson Md. 21264 TOTAL AMOU DEF JOIT TO ACCOUNT NO. 01-522 \$70.00 No. 68-253 R

INPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21/204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#68-253R

TO Mr. Join G. Rose, Zoning Commissioner Date April 26, 1968

FROM George C. Gavrelis, Director of Planning

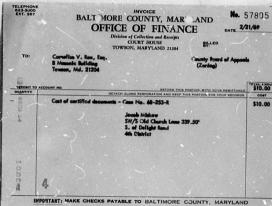
SURJECT Petition f69-253-R. Reclassification from R-20 to R-10. Southwest tiple of Old Churc's cane 339, 50 feet South of Delight Road. Being the property of Jacob Miskaw.

4th District

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

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

- With respect to extension of utilities, the Planning Board has established a policy line called the Uthan Raral Denarcation Line beyond which it would not recommend the extension of until the until it has reviewed the proposal with respect to the consequent of the every proposal with respect to the consequent of the every large of the surface of new development. The Board down to relate utility extension to existing comprehensive plans for the every. The Board and reviewed this situation with respect to this proposal; we suggest that this be done prior to final decir-ion on zoning.
- The subject tract is shaded beyond the boundaries of the Metropolitan District. Can it in fact be served by utilities especially sever? 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 wrounded by larger lots which comply essentially with the 8-20 steedment. Would the petition as presented provide adequate transition or would fee be subject to the period of the peri



MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOW

BALTIMORE CO	DU. TY OFFICE OF PLANNING AND ZONING
Fred E. Walarop, Esq., ' Meconic Building Touson, Maryland 21204	County Office Building III W. Chesapeake Avenue Towson, Maryland 21204
Your Petition	n has been received and accepted for filing this
2n4	day ní, 1968.
	104 NG COUNTY COUNTY COUNTY COUNTY COUNTY COUNTY COUNTY SOURCE COUNTY SOURCE COUNTY CO
Petitioner Jacob Misse	Joning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD., APR 18 1968

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 day of ________ 10.68_, the first publication

appearing on the 16th day of April

THE JEFFERSONIAN.

Cost of Advertisement, \$....

PETITION FOR RECLASSIFICATION 4th DISTRICT ZONING: From R-20 to 10 Zone.

ZON MAIN Prom. R-20 to R-10 Zone. R-10 Zone. LOCATION. Southwast side of Old Church Lane 319.50 feet of DATE & TIME: MONDAY MAY 6, 1968 at 2:00 PM. PUBLIC HEARING. Room 105. Goostly Office Building. May 100 pm. May 100 pm.

Liber T.B.S. 1834 at Folis 185, said point being distant along the arc of a curve to the right with a radius of 579.68 feet, 135.25° and S26-17-00° E 20 4.89 feet from the intersection of the southwest asks of Old Church Lans and the centerline of Delight Road, the content of the southwest of the said of the said

Continue courses and distances, visit:

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(2) \$25 degrees 300° E
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BY OF DER OF JOHN G, ROSE ZONDIG COMMISSIONER OF BALTIMORE COUNTY April 18, 1968

OFFICE OF

THE COMMUNITY TIMES

REISTERSTOWN, MD.

April 25.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Age, Zoning Gerrissique of Beltimore

TIMES County
was inserted in THE COMMUNITY

was inserted in THE COMMUNITY

paper published in Baltimore County, Maryland, once a week

successive weeks before the 1968, that is to say, more day of April,

the same was inserted in the issues of April 18, 1988.

STROMBERG PUBLICATIONS, Inc.

Publisher.

By Ruth Morgan

