

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

IN RE: Douglas M. Parks and Katherine W. Parks, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-20 & R-10 zone to an BL and R-A zone, for the following reasons:

- Error in original zoning, as exemplified by
- Change in the neighborhood since the adoption of the 8th Election District Land Use Map.

See attached description

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

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

Contract purchaser

Address: 200 Padonia Road, East
Cockeysville, Maryland 21030
606-9140

John W. Armiger - Petitioner's Attorney

Address: 200 Padonia Road, East
Cockeysville, Maryland 21030
606-9140

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on March 21, 1970, at 10:00 A.M.

21st day of March, 1970
Zoning Commissioner of Baltimore County
H. K. McDaniel
JUDGE

Court that the action of the Board was arbitrary, unreasonable or capricious, and in a review of all of the evidence in this case it is this Court's opinion that their proof falls short of establishing that the Board abused the discretion vested in it by law.

Having now determined that the issues involved in this case were fairly debatable and that there was not sufficient proof to establish that the Board was arbitrary, unreasonable or capricious in its decision, this Court has no alternative but to affirm the decision of the County Board of Appeals of Baltimore County, and to deny the appeal filed by the Petitioner.

March 26, 1970

H. K. McDaniel
H. K. McDaniel
JUDGE

DOUGLAS M. PARKS, et al
vs.
WILLIAM S. BALDWIN, et al
being and constituting the
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

OPINION AND ORDER

Douglas M. Parks, et al, hereinafter referred to as "Petitioner," seeks a reclassification of his property situated on the north side of Padonia Road east of Greenside Drive, from its existing residential classification to commercial and apartment classifications. The Petitioner's tract of land being considered in this case consists of approximately nine acres and is divided into two parcels. Parcel #1 on the west side of the tract consists of approximately five acres of ground. It is presently zoned R-10 and R-20 and the Petitioner seeks to have this zone changed to B.L. (Business Local) classification. Parcel #2 is on the east side of the tract and consists of approximately 3.9 acres. This parcel is presently zoned R-20 and the Petitioner seeks a reclassification to R-1 (Residential Apartments).

In an Order signed on October 1, 1968, the Deputy Zoning Commissioner denied the reclassification of Parcel #1 but granted the reclassification of Parcel #2. Both parties appealed and the case was heard by the County Board of Appeals of Baltimore County. On October 29, 1969 an Opinion was filed by the County Board of Appeals of Baltimore County denying all

DOUGLAS M. PARKS, et al
vs.
WILLIAM S. BALDWIN, et al
being and constituting the
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ORDER

For the reasons set forth in the foregoing Opinion, it is this 26th day of March, 1970, by the Circuit Court for Baltimore County, ORDERED that the decision of the County Board of Appeals of Baltimore County be and it is hereby

AFFIRMED.

H. K. McDaniel
H. K. McDaniel
JUDGE

Copy to:
John Warfield Armiger, Esq.
John W. Hession, III, Esq.
County Board of Appeals of Baltimore County
Frederick W. Invernizzi, Director, Adm. Office of the Courts
Eugene Creed, Adm.

of the reclassifications that the Petitioner had sought. On November 25, 1969 the Petitioner filed for an appeal to this Court. The appeal was heard by this Court on the 19th day of February, 1970. At the time of the hearing John W. Armiger appeared on behalf of the Petitioner and John W. Hession, III, appeared on behalf of the Protestants. A Memorandum of Law was filed by the Petitioner in this case and Mr. Hession was granted an opportunity to furnish the Court with a memorandum. This memorandum was due on February 25, 1970, and after a telephone call to Mr. Hession on March 3, 1970, this Court was informed that Mr. Hession desired the Court to proceed without any memorandum on his part and that he would rely upon the record from the County Board of Appeals of Baltimore County.

The Court has heard all of the testimony, has read the transcript of the record and reviewed all of the exhibits filed hereto, and has read the memorandums submitted by the Petitioner and is now in a position to make a ruling in this matter.

There have been fundamental principles repeated many times by the Court of Appeals with reference to the proper scope of review by the Courts in zoning appeals. This principle has most recently been repeated in G.C. Haldemann v. Board of County Commissioners of Howard County, Et Al., 253 Md. 298 (1969), The Daily Record, May 26, 1969, wherein the Court, in an opinion by Judge Simpley said:

"We have often repeated the principles here applicable: courts have no power to rezone and may not substitute their judgment for that of the expertise of the zoning authority. Kirkman vs. Montgomery County Council, 281 Md. 273, 247 A.2d 255 (1968); Boyle vs. Hospital for Communicable Diseases, 246 Md. 197, 227 A.2d 746 (1967);

- 2 -

Board of County Comm'rs for Prince George's County vs. Park, 242 Md. 315, 218 A.2d 923 (1966). It has long been settled that the zoning authority's determination is correct if there was such legally sufficient evidence as would make the question fairly debatable. Ark. Red-Lite Concrete Corp. vs. Smith, 251 Md. 1, 246 A.2d 220 (1968); Mayor and City Council of Greenbelt vs. Md. of County Comm'rs for Prince George's County, 247 Md. 670, 234 A.2d 149 (1967); Ameslane, Inc. vs. Lucas, 247 Md. 612, 233 A.2d 757 (1967). Further, the one who attacks the determination made by the authority must show that it was arbitrary, unreasonable or capricious. Kirkman vs. Montgomery County Council, supra; Ameslane, Inc. vs. Lucas, supra; Boyle vs. Hospital for Communicable Diseases, supra; Mayor & City Council of Baltimore vs. Board, 246 Md. 291, 186 A.2d 804 (1962). The appellant's proof falls short of establishing that the Board abused the discretion vested in it by law."

The Petitioner contends that he has shown sufficient genuine change in the conditions and sufficient evidence of original error to justify and require a reclassification of his property. He further contends that a review of the transcript of the record would reveal that the action of the Board of Appeals was so arbitrary and ill considered that a judicial reversal is necessary. The Board of Appeals in its Opinion has stated that the general area, of which this subject property is a part, has undergone many changes since the adoption of the map in 1955. They further state that the changes might justify the reclassification requested, but do not compel it. From reading the transcript of the record and all of the testimony that was given, it is quite apparent to this Court that the issue being determined by the Board of Appeals and the question they had to answer was "fairly debatable." This Court does not have the authority to substitute its judgment for that of the zoning authority but can merely review the record to determine whether or not the issue was, as quoted before, "fairly debatable."

The Appellants have the burden of proving to this

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RE: PETITION FOR RECLASSIFICATION
E/S of Greenside Drive, 60' N of
Padonia Road - 4th District
Douglas M. Parks, et al - Petitioner
NO. 68-302-R

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner's property consists of approximately nine acres of land. For the purpose of the hearing, the land has been divided into two tracts: Parcel 1, consisting of 5.182 acres, for which a Reclassification is sought from a R-10 zone and a R-20 zone to a BL (Business Local) zone; and Parcel 2, consisting of 3.890 acres, for which a Reclassification is sought from a R-20 zone to a RA (Residential Apartment) zone. Each zone will be dealt with separately.

The overall parcel is bounded on the north by homes, on the east by undeveloped R-20 land, on the west by the proposed Greenside Drive, across from which is a home and a proposed office building, and on the south by Park Drive and Padonia Road. Just across Padonia Road is a shopping center and an apartment complex. Between Padonia Road and the subject property is a small strip of BL land which borders Parcel 1 and a RA strip which borders Parcel 2.

With respect to Parcel 1, for which BL is requested, the Deputy Zoning Commissioner is of the opinion that the Petitioner has failed to show either error in the original zoning or such substantial changes in the character of the neighborhood to justify the requested Reclassification.

With respect to Parcel 2, for which RA zoning is requested, there is little doubt but that the Petitioner is entitled to relief. Both the engineer testifying on behalf of the Petitioner and the engineer testifying on behalf of the Protestants agree that a severe topographical problem exists

and that it would not be feasible or practical to develop this portion in its present zoning classification. The question then arises as to what zoning would be appropriate.

After reviewing the evidence and personally inspecting the property (at the request of the parties hereto), the Deputy Zoning Commissioner feels that the most appropriate and logical zoning for Parcel 2 would be for apartments. Granting RA for Parcel 2 would complement the abutting RA zoning on the south and the existing apartment, just across Padonia Road.

There is no question but that water and sewer facilities are available and adequate to service the proposed apartments, which will number sixty-one units.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1 day of October, 1968, that the above Reclassification of Parcel 1 be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-10 zone and a R-20 zone.

It is further ORDERED by the Deputy Zoning Commissioner of Baltimore County that the herein described Parcel 2 should be and the same is hereby Reclassified from a R-20 zone to a RA zone, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

H. K. McDaniel
DEPUTY ZONING COMMISSIONER

ORDER RECEIVED FOR FILING
DATE 10/1/68
BY J. C. Hession, III

ORDER RECEIVED FOR FILING
DATE 10/1/68
BY J. C. Hession, III

RE: PETITION FOR RECLASSIFICATION :
from R-20 and R-10 zones to :
B.L. and R-A zones, : COUNTY BOARD OF APPEALS
E/S of Greenside Drive 60' :
North of Padonia Road, : OF
8th District : BALTIMORE COUNTY
Douglas M. Parks, :
Petitioner : No. 68-302-R

OPINION

The petitioner in this case seeks a reclassification of his property situated on the north side of Padonia Road east of Greenside Drive, from its existing residential classification to commercial and apartment classifications. The petitioner's tract consists of approximately nine acres of land and is divided into two parcels: Parcel #1 on the west side of the tract, and Parcel #2 on the east side of the tract. The petitioner requests a reclassification of Parcel #1, which consists of approximately five acres of land, from R-10 and R-20 classifications to a B.L. (Business Local) classification. He requests a reclassification on Parcel #2, consisting of approximately 3.9 acres, from an R-20 classification to an R-A (Residential Apartments) classification. The Deputy Zoning Commissioner granted the reclassification to R-A on Parcel #2, and denied the requested reclassification to B.L. on Parcel #1 of the petitioner's tract, and an appeal was taken from this decision to the Board by both the petitioner and the protestants.

The zoning and land uses surrounding the subject property are as follows: The land surrounding the property on three sides; that is, to the west, north, and east, is zoned R-10 and R-20, and for the most part is improved with a development of modest cottage homes. The property on the south side of Padonia Road, across from Parcel #1 of the petition, is zoned Business Local and is improved with a modern shopping center, known as the Padonia Village Shopping Center. The property across from Parcel #2 of the subject tract, on the south side of Padonia Road, is zoned R-A and is developed with the recently constructed Padonia Village Apartments.

The petitioner, and other witnesses testifying on his behalf, testified to numerous changes in the immediate area since the adoption of the map by Baltimore County in 1955, including the realignment and construction of Padonia Road east of the York Road,

Douglas M. Parks - #68-302-R

the reclassification and construction of the Padonia Village Shopping Center, and several commercial reclassifications occurring along the properties fronting on the York Road, both north and south of Padonia Road. The petitioner also contends that the severe topography on Parcel #2 makes the present R-20 zoning unfeasible for development within its zoning classification.

The protestants object generally to the entire petition, and particularly to the request for the commercial zoning and the petitioner's proposal to build a small shopping center on Parcel #1 of his property, feeling that there are sufficient shopping facilities in the immediate area, and that their property values would be adversely affected by the construction of yet another shopping center on the Padonia Road frontage, approximately one thousand feet off the York Road.

There is no question in the Board's mind that the general area, of which the subject property is a part, has undergone many changes since the adoption of the map in 1955. These changes might justify the reclassification requested, but do not compel it. The Board finds that it would be a mistake at this time to insert more commercial and apartment zoning north of the Padonia Road where there is now no commercial zoning, other than those lots north of Padonia Road fronting on the York Road. It seems to the Board for better to confine the commercial zoning to the existing shopping centers in the area and those properties that have frontage on the York Road, rather than to grant small parcels of commercial zoning some one thousand feet removed from the York Road and surrounded on three sides by residential zoning and uses.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of October, 1969 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

Douglas M. Parks - #68-302-R

Any appeal from this decision must be in accordance with Chapter 1109, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

Walter A. Ketter, Jr.

DOUGLAS M. PARKS, et al :
vs. :
WILLIAM S. BALDWIN, et al :
being and constituting the :
COUNTY BOARD OF APPEALS :
OF BALTIMORE COUNTY :
(AT LAW)

Docket No. folio

Case No.

PETITION FOR APPEAL

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Douglas M. Parks and Katherine W. Parks, Petitioners-Appellants in the above entitled zoning appeal, by John Warfield Armiger, their attorney, pursuant to the Provisions of Maryland Rules B2 and B4 respectfully represents unto your Honor:

1. That this appeal is from the decision and Order of the County Board of Appeals, dated October 29, 1969, in Case No. 68-302-R, which Order denied a reclassification of Petitioners property from R-10 and R-20 to RA and BL.
2. That the Order of the County Board of Appeals in denying the said Petition is arbitrary, capricious, and illegal for the following reasons:
 - a. That the action of the Board is not supported by any substantial or legally sufficient testimony.
 - b. That the Board either ignored or misconstrued the evidence presented at the hearing on the said Petition.
 - c. That the Opinion of the Board clearly demonstrates that it did not consider, or misconstrued, the testimony of the Petitioners and their witnesses.

WHEREFORE, Your Petitioners pray that this Honorable Court reverse

the decision and Order of the County Board of Appeals for Baltimore County, dated October 29, 1969.

John Warfield Armiger
200 Padonia Road East
Cockeysville, Maryland 21030
661-0440
Attorney for Petitioners-Appellants

I HEREBY CERTIFY, that on this 24th day of November, 1969, a copy of the foregoing Petition for Appeal was mailed to John W. Hession, III, Esquire, 102 West Pennsylvania Avenue, Towson, Maryland, 21204, attorney for Protestants, and the County Board of Appeals of Baltimore County, County Office Building, Towson, Maryland 21204.

John Warfield Armiger

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 16, 1968
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #68-302-R. Reclassification from R-20 and R-10 to B.L. & R.A. (Continued Hearing) N/S Padonia Road and east of Greenside Drive. Douglas M. Parks - Petitioner.
8th District
HEARING: Thursday, August 29, 1968 (10:00 A.M.)

We have been informed by the Zoning Administration Division that there has been no change in the subject petition. Therefore, our earlier comments remain applicable.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 14, 1968
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #68-302-R. Reclassification from R-20 and R-10 to B.L. and R.A. East side of Greenside Drive 60 feet North of Padonia Road. Douglas M. Parks, Petitioner.
8th District

HEARING: Monday, June 24, 1968 (1:00 P.M.)

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

1. Land-use potentials in the York Road corridor have intensified to the point where - at best - there is only a semblance of balance between highway capacity and commercial development. Further intensification, at least to the extent requested under the subject petition, would tilt the scales too far; it would aggravate the present conditions of hazard and congestion on York Road. This view is substantiated by the comments submitted by the County Traffic Engineer.
2. Through a series of amendments to the 8th District Comprehensive Zoning Map, retail and other commercial potentials to accommodate the increased population in the area have been created. Thus, from our viewpoint, the "change in the neighborhood" that has occurred no longer justifies yet additional commercial zoning.
3. We note that the topography of the subject tract is particularly steep. From a planning viewpoint, however, irregular topography is no justification for allocation of commercial potentials, and it is not the purpose of zoning to allow such potentials for topographic reasons alone. We do not believe that it is incumbent upon the County to allow intensive development of land simply because the terrain is rough.

CEG:jms



RE: PETITION FOR RECLASSIFICATION :
E/S of Greenside Drive, :
60' N of Padonia Road - :
Signed District :
Douglas M. Parks, et al :
Petitioner :
BALTIMORE COUNTY :
No. 68-302-R

ORDER OF APPEAL

MR. CLERK: PLEASE enter an Appeal in the above-captioned case to the Board of Appeals for Baltimore County on behalf of Gerald H. Edwards, et al, Protestants.

John W. Hession, III
Attorney for Protestants
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Valley 3-8440

I HEREBY CERTIFY that a copy of the foregoing Order of Appeal was mailed this 24th day of October, 1969, to John Warfield Armiger, Esq., Attorney for Petitioner, 200 Padonia Road, East, Cockeysville, Maryland 21030.

John W. Hession, III



RE: PETITION FOR
RECLASSIFICATION
E/S of Greenside Drive,
60' N of Padonia Road,
8th District
Douglas M. Parks, et ux-
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 68-302-R

ORDER OF APPEAL

MR. CLERK:
Please enter an Appeal in the above-captioned case to the Board of
Appeals for Baltimore County.

I HEREBY CERTIFY that I have served a copy of the foregoing
ORDER OF APPEAL on John W. Hessian, Jr., Esquire, Attorney
for Protestants by causing same to be mailed to him, postage prepaid,
to his address, Nottingham Building, Towson, Maryland 21204, this
4th day of October, 1968.

John W. Armiger
Attorney for Petitioner

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

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030

SUBJECT: Reclassification from an R-6 & R-10
to an M and S-A zone for Douglas M. Parks,
located N/S Padonia Road E/S Greenside Drive
8th District
(Item 195, May 21, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Order - Relating to water in Padonia Road
Sewer - Sewer line does not exist as shown on the submitted plan. An extension of
approximately 700' must be made to serve this site from the existing 8"
sanitary sewer in Parks Ave.
Road - Greenside Drive is to be developed as shown. Tyler Street is to be developed
as a 30' road on a 50' R/W.

BUREAU OF TRAFFIC ENGINEERING:

This office will review and submit comments at a later date.

PROJECT PLANNING DIVISION:

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

FIRE PREVENTION:

The petitioner will be required to meet all Fire Dept. Regulations as to shopping centers
and apartments.

BUILDING ENGINEER:

Petitioner will be required to meet all requirements of the Baltimore County Building Code
as to shopping centers and apartments.

BOARD OF EDUCATION:

If the property is to be developed as it is presently zoned it will yield approximately
16 students. If rezoned to M and S, there will be approximately 11 students.

HEALTH DEPARTMENT:

Prior to construction, renovation, and/or installation of equipment for this food service
facility, complete plans and specifications must be submitted to the Division of Food
Control, Baltimore County Dept. of Health for review and approval.

ZONING ADMINISTRATION DIVISION:

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

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

The following members had no comment to offer:

Industrial Development
State Roads Commission

Very truly yours,

James E. Dyer, Zoning Supervisor

cc: Carlisle Brown-Bar of Engr.; C. Richard Moore-Bar, Traffic Engr.; Albert V. Quimby, Project
Planning; Inspector Thomas Kall-Fire Dept.; Elmer C. Hager, Building Engr.'s Office;
Wick Paton, Health Board of Education; William Brewster, Health Dept.

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND
Towson, Maryland, 21204

Date: May 22, 1968

TO: James E. Dyer

FROM: Eugene J. Clifford

SUBJECT: Item 195 - ZAC - May 21, 1968
North side of Padonia Road
East side of Greenside Drive

Review of the subject site results in the following
comments:

The existing zoning of the proposed site could be expected
to generate 450 trips per day, while the proposed zoning could
generate 900 trips per day.

The intersection of York Road and Padonia Road is expected
to be at capacity with the present zoning in the area when
developed. This is also considering present plans for improve-
ment to York Road. Therefore, any increase in trip density in
this area would seriously affect the capacity of York Road and
Padonia Road.

Eugene J. Clifford

Eugene J. Clifford
County Traffic Engineer

EJC:CRM:jc

TELEPHONE
823-3000
EXT. 387

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

No. 56375

DATE 11/1/68

John W. Hessian, III, Esq.,
102 W. Pennsylvania Ave.,
Towson, Maryland 21204

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

REPORT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
COST

Cost of appeal property of Douglas M. Parks
No. 68-302-R

\$70.00

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

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

No. 56331

DATE Oct. 9, 1968

To: John Warfield Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Md. 21030

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
COST

Cost of Appeal Douglas M. Parks
68-302-R

70.00

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

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

No. 56354

DATE 10/18/68

John Warfield Armiger, Esq.,
200 Padonia Road,
Cockeysville, Md. 21030

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

REPORT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
COST

Cost of posting property for appeal hearing - 2 signs
property of Douglas M. Parks

10.00

No. 68-302-R

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

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

No. 54444

DATE June 26, 1968

To: Douglas M. Parks
1902 Pot. Spring Road
Cockeysville, Md. 21033

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
COST

Advertising and posting of property
68-302-R

87.75

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

21 day of May, 1968.

John G. Rose
Zoning Commissioner

Petitioner: Douglas M. Parks

Petitioner's Attorney: John W. Armiger, Esq.

Reviewed by
Chairman of
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

68-302-R

District: 8th
Posted for: Douglas M. Parks
Petitioner: Douglas M. Parks
Location of property: E/S of Greenside Drive 60' North of Padonia Road
Location of Signs: 2 Posters 1 facing Padonia Rd. 1 facing Greenside Dr.

Remarks: Mark H. Hies
Posted by: Mark H. Hies
Date of return: Oct. 24-68

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

68-302-R

District: 8th
Posted for: Douglas M. Parks
Petitioner: Douglas M. Parks
Location of property: E/S of Greenside Drive 60' North of Padonia Road
Location of Signs: 2 Posters 1 facing Padonia Rd. 1 facing Greenside Dr.

Remarks: Mark H. Hies
Posted by: Mark H. Hies
Date of return: June 1968

"TIMONIUM HEIGHTS"
7-15
GIBBONS BLVD

DENSITY

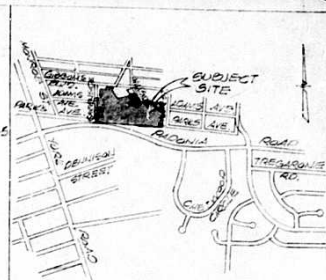
SITE DATA

Ex. Zoning R-10 R-20
 Ex. Use Farm, Storage
 Proposed Use: Shops, Offices
 Residential Apartments
 88,000 S.F. AREA
 Net Area 33,400
 Ex. Zoning R-10, R-20 & BL
 Ex. R-10 Area 2,000 S.F.
 Ex. R-20 Area 1,000 S.F.
 Ex. BL Area 0.87 AC
 Parking Spaces 200 (100)
 Restaurant 1,500 S.F.
 Shops 1,500 S.F.
 Office 1,500 S.F.
 Parking Required Total 200 RS
 Ex. R-10 AREA TO REMAIN
 Gross Area 10 AC
 Gross Density 32 AC/1 AC

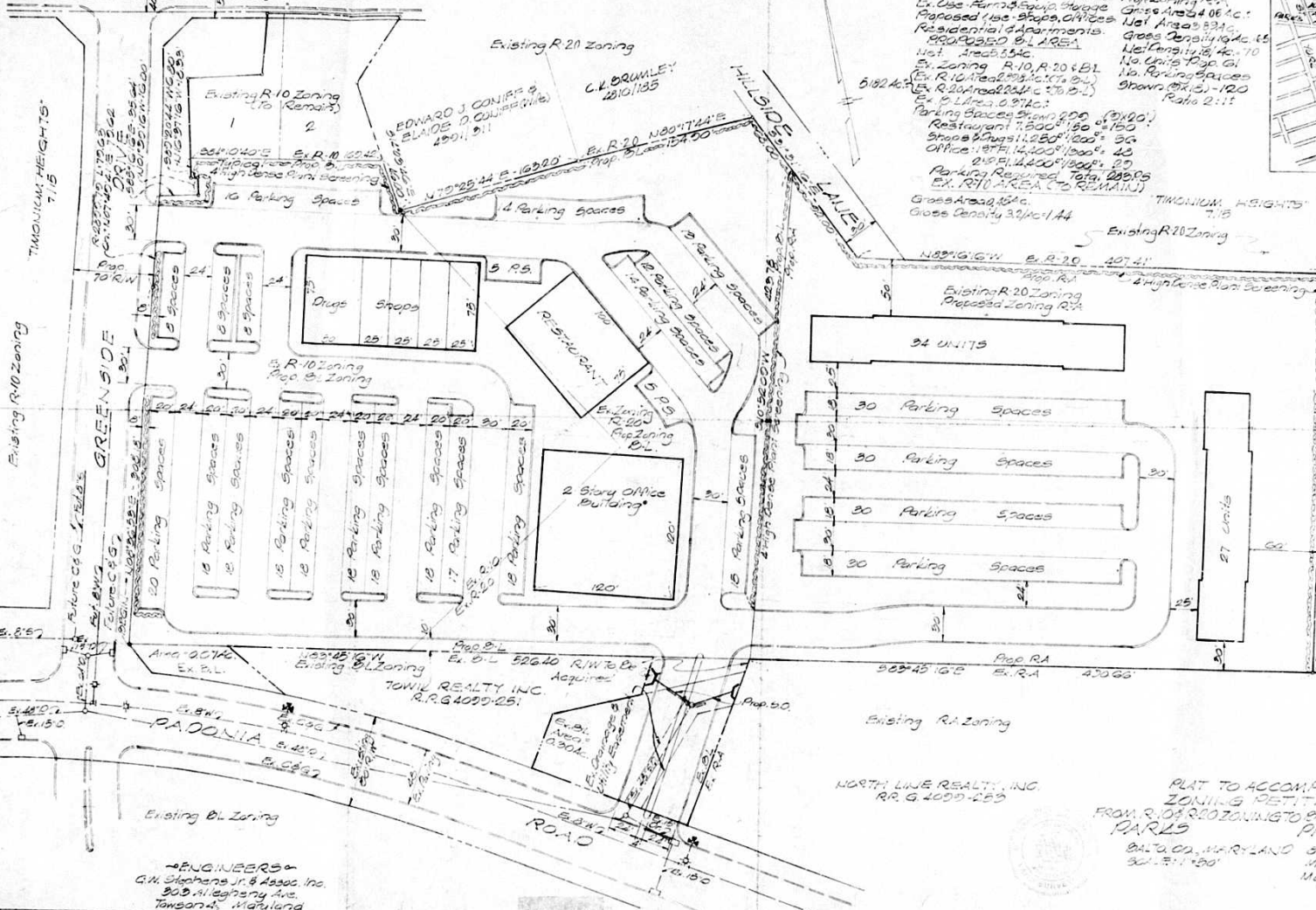
CALCULATIONS

PROPOSED ZONING

Ex. Zoning R-20
 Proposed Zoning RA
 Gross Area 10 AC
 Net Area 33,400
 Gross Density 10 AC/1 AC
 Net Density 10 AC/1 AC
 No. Units 100
 No. Parking Spaces
 Shown 200
 Ratio 2:1:1



LOCATION PLAN
SCALE: 1"=100'



LOCATION PLAN
SCALE: 1"=100'

68-302R
OFFICE COPY

MAP
#8
SEC. 3-D
NW-15-A
BL-1
RA

PLAT TO ACCOMPANY
ZONING PETITION
FROM R-10/R-20 ZONING TO BL-1 ZONING
PARLS

BALTO. CO., MARYLAND
301 E. 100
MAY 6, 1968
MAY 20, 1968

NORTH LINE REALTY, INC.
RR. G. 4000-253

ENGINEERS
G.H. Stephens Jr. & Assoc. Inc.
300 Maryland Ave.
Towson, Maryland

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX #6828, TOWSON, MD. 21204

May 6, 1968

Description of the Property
To be Rezoned from R-10 & R-20 to BL
Padonia Road and Greenside Drive.

Beginning for the same at a point on the eastern Right-of-Way of Greenside Drive (as proposed 70 feet wide) at a distance of 60 feet, more or less, measured northerly along said eastern right-of-way line from its intersection with the center line of Padonia Road (80 feet wide), running thence and binding on the eastern Right-of-Way line of said proposed Greenside Drive the two following courses, viz: first North 8° 36' 53" East 308.18 feet; and second, along a curve to the left having a radius of 2,899.79 feet for a distance of 79.63 feet, said curve being subtended by a chord bearing North 7° 49' 41" East 79.62 feet; thence leaving the proposed Greenside Drive and running the four following courses, viz: first South 85° 16' 16" East 35.64 feet; second, North 1° 39' 16" West 16.00 feet; third South 89° 20' 44" West 6.80 feet; and fourth North 16° 37' 16" West 18.33 feet to a point distant 155 feet, more or less, southerly from the southern Right-of-Way line of Gibbons Boulevard (40 feet wide); running thence South 84° 10' 40" East parallel to and 155 feet southerly from said southern Right-of-Way line 169.42 feet; thence the three following courses, viz: first, South 14° 03' 46" East 46.00 feet; second, North 79° 25' 44" East 163.20 feet; and third, North 80° 17' 44" East 154.90 feet to intersect the southwest Right-of-Way line of Hillside Lane (30 feet wide), as shown on a plat of Timonium Heights and recorded among the Land Records of Baltimore County in Plat Book WPC 7 folio 15, running thence South 31° 31' 16" East binding on said southwest Right-of-Way line 68.00 feet; thence leaving Hillside Lane and running the two following courses, viz: first South 10° 52' 09" West 423.78 feet, and second, North 83° 45' 16" West 526.40 feet to the place of beginning.

Containing 5.182 Acres of land, more or less.

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ENGINEERS
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May 6, 1968

Description of the Property
To be Rezoned from R-20 to RA
Tyler Street and Parks Avenue.

Beginning for the same at a point on the western Right-of-Way line of Tyler Street (30 feet wide) where said western Right-of-Way line is intersected by the southern Right-of-Way line of Parks Avenue (30 feet wide), as shown on a plat of Timonium Heights and recorded among the Land Records of Baltimore County in Plat Book WPC 7 folio 15, running thence North 7° 26' 44" East binding on said western Right-of-Way line of Tyler Street 346.30 feet, thence leaving Tyler Street and running North 83° 16' 16" West 407.41 feet to intersect the southwest Right-of-Way line of Hillside Lane (30 feet wide), thence North 31° 31' 16" West binding on said southwest Right-of-Way line 92.00 feet, thence leaving Hillside Lane and running the two following courses, viz: first South 10° 52' 09" West 423.78 feet; and second, South 83° 45' 16" East 490.66 feet to the place of beginning.

Containing 3.890 Acres of land, more or less.

