

PETITION FOR ZONING RE-CLASSIFICATION AND OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: POT SPRING JOINT VENTURE, a partnership, comprised of Eugene F. Ford and Walter J. Hodges, co-partners, legal owner, 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 that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, as set forth in Exhibit A attached hereto and made a part hereof;

1. Since adoption of the Zoning Map for the Eighth Election District of Baltimore County, the character and conditions of the area have so changed that a reclassification of Petitioner's premises to an R-A Zone, with provision for a reasonable buffer area classified R-20, is justified, appropriate and in fact required under proper zoning standards and principles.
2. There was error in adoption of the Zoning Map for the Eighth Election District of Baltimore County, Maryland, by virtue of its failure to make adequate provisions thereon for apartment uses in the neighborhood of the subject premises and reclassification of Petitioner's property will remedy such error and serve to provide housing demanded and required by the public generally, with no adverse affect on neighboring properties.

SEE ATTACHED DESCRIPTION

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.

POT SPRING JOINT VENTURE

By Eugene F. Ford, Partner

By Walter J. Hodges, Legal Owner

Address: 1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202

M. William Adelson, Petitioner's Attorney
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Plaza 2-6682

ORDERED BY THE Zoning Commissioner of Baltimore County, this 16th day of July, 1968, 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 the 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 28th day of August, 1968, at 11:00 A.M.

Zoning Commissioner of Baltimore County

William F. and Laurene Patricia Neale
2125 Pot Spring Road
Timonium, Maryland 21093

Edward B. and Carol J. Boyle, Jr.
303 Gatewood Road
Timonium, Maryland 21093

Godfrey B. and Jean R. Child
2215 Pot Spring Road
Timonium, Maryland 21093

Robert M. and Peggy W. Garrigues
2209 Pot Spring Road
Timonium, Maryland 21093

Ole and Lillian M. Fosse
303 East Timonium Road
Timonium, Maryland 21093

Philip and Alice V. Leaff
318 East Timonium Road
Timonium, Maryland 21093

Donald L. and Connie D. Merriman
7 Lochview Court
Timonium, Maryland 21093

R. Benjamin and Margaret Ellen Price
307 Lochview Terrace
Timonium, Maryland 21093

Stanley C. and Audrey D. Mayersupp
2315 Ravensview Road
Timonium, Maryland 21093

John R. and Mary D. Owens
1900 Northleigh Road
Timonium, Maryland 21093

Francis G. and Davis E. Schirmer
1923 Knollton Road
Timonium, Maryland 21093

George H. and Audrey Campbell Webster
221 Gatewood Road
Timonium, Maryland 21093

Edward C. and Phyllis M. Steamer
21 Gatewood Road
Timonium, Maryland 21093

RE: PETITION FOR RECLASSIFICATION
from R-40 to R-20 zone (Parcel B);
R-20 to R-A zone (Parcels E and F);
B.L. to R-20 zone (Parcel G); and
B.L. to R-A zone (Parcel H);
W/S Pot Spring Road 1142.91'
S. of Cinder Road,
8th District
Pot Spring Joint Venture
(Eugene F. Ford and
Walter J. Hodges, co-partners)
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 69-48-R

ORDER OF DISMISSAL

Petition of Pot Spring Joint Venture (Eugene F. Ford and Walter J. Hodges, co-partners) for reclassification from R-40 to R-20 zone (Parcel B); R-20 to R-A zone (Parcels E and F); B.L. to R-20 zone (Parcel G); and B.L. to R-A zone (Parcel H); on property located on the west side of Pot Spring Road 1142.91 feet south of Cinder Road, in the Eighth Election District of Baltimore County.

WHEREAS, the Petitioner-Appellee has dismissed and withdrawn his petition for reclassification by letter to the County Board of Appeals dated November 19, 1967, a copy of which is attached hereto and made a part hereof, said withdrawal of petition being prior to hearing by the Board.

It is hereby ORDERED this 4th day of December, 1967, that the said petition for reclassification be and the same is hereby DISMISSED, and the property shall remain in the same zoning classifications as prior to the filing of this petition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Salwin, Chairman

W. Giles Parker

Walter A. Reiter, Jr.

William E. and Kay A. Brooks
206 Charmuth Road
Timonium, Maryland 21093

Z. Robert and Charlotte D. Turand
215 Charmuth Road
Timonium, Maryland 21093

BOUNDS, SCHOELER & SHORT

Werner G. Schoeler,
Attorney for the above Appellant,
6630 Baltimore National Pike
Baltimore, Maryland 21228
Telephone -- 744-8200

RE: PETITION FOR RECLASSIFICATION
W/S of Pot Spring Road, 1142.91' S
of Cinder Road - 8th District
Pot Spring Joint Venture - Petitioner
NO. 69-48-R

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

M. Commissioner:

Please enter an Appeal on behalf of the following persons, husbands and wives, property owners and taxpayers, to the County Board of Appeals on the Order of the Deputy Zoning Commissioner dated the 17th day of January, 1969, in the above entitled case, namely:

Cornelius J. and Irene W. Rosa
2102 Starnount Lane
Timonium, Maryland 21093

Anne D. Greer
2117 Starnount Lane
Timonium, Maryland 21093

Rafael and Larie Alfonso
309 Chapelwood Lane
Timonium, Maryland 21093

C. Baker Ramsey and Doris Ramsey
314 Chapelwood Lane
Timonium, Maryland 21093

William J. and Catherine Eck
2102 Chapelwood Court
Timonium, Maryland 21093

Vernon and Evelyn Nolte
2103 Chapelwood Court
Timonium, Maryland 21093

Dennis and Marguerite Foster
5 Candlelight Court
Timonium, Maryland 21093

Edward J. and Elia Foell
10 Candlelight Court
Timonium, Maryland 21093

Clifford and Hilda Youngen
11 Candlelight Court
Timonium, Maryland 21093

Gina B. and Lari Bardi
2110 Dulany Valley Road
Timonium, Maryland 21093

Russell C. and Ruth Walters
2108 Dulany Valley Road
Timonium, Maryland 21093

Henry A. and Anne Fischer
411 Fox Chapel Drive
Timonium, Maryland 21093

Wilber G. and Janel Smith
402 Fox Chapel Drive
Timonium, Maryland 21093

William C. and Carolyn M. Franz
232 Gatewood Road
Timonium, Maryland 21093

F. Norman and Marilyn A. Hillis, III
226 Gatewood Road
Timonium, Maryland 21093

Louis V. and Jean F. Courten
2003 Knollton Road
Timonium, Maryland 21093

Edward K. and Helen M. Barney
2000 Knollton Road
Timonium, Maryland 21093

Joseph and Helen M. Guzzo
216 Gatewood Road
Timonium, Maryland 21093

Robert W. and Violet C. Brenner
212 Gatewood Road
Timonium, Maryland 21093

Paul and Frances Neus
1901 Northleigh Road
Timonium, Maryland 21093

Warrington G. and E. June Smith
2201 Pot Spring Road
Timonium, Maryland 21093

- 2 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 13, 1968
FROM: George E. Gavett, Director of Planning

SUBJECT: Petition #69-48-R, Reclassification for Parcel B from R-40 to R-20, Parcel E from R-20 to R-A, Parcel F from R-20 to R-A, Parcel G from B.L. to R-20, and Parcel H from B.L. to R-A Zone. West side of Pot Spring Road 1142.91 feet South of Cinder Road. Pot Spring Joint Venture, Petitioners.

8th District

HEARING: Wednesday, August 28, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassifications and has the following advisory comments to make with respect to pertinent planning factors:

1. Under Petition #65-35-R the Planning staff made comment on a similar petition for the same property which subsequently was withdrawn. In that petition we noted that we would much prefer to see commercially zoned "with marginal" commercial activities. We also stressed the need for buffering against the single family residential edge of this tract. From strictly an alternative basis, our feelings remain unchanged.
2. Medbury Road should be looped into Northleigh Road and single family housing should be developed along both sides of the resulting frontage.
3. If the area along the southerly side of the stream were to remain open and such openness could be guaranteed in some binding way, the notion of reclassification here would be acceptable.
4. We feel that there is a definite commitment to R-40 zoning on both sides of Pot Spring Road and that such zoning should be maintained along its westerly frontage.
5. Recent apartment development in the York Road corridor has in fact created demands and pressures by residents thereof on our school system. In spite of our land use statements, we must note that the Timonium Elementary School is beyond its designed capacity and that no additional relief is in site. Current experience indicates that construction of 500 apartments here would demand provision of between two to four additional classrooms in the Timonium Elementary School. We do not feel that the service areas of neighboring elementary schools can or should be refueled to take up the slack. Capacity in those schools also is critical.

CEG:bms

WEINBERG AND GREEN

ATTORNEYS AT LAW

BALTIMORE, MD. 21202

November 19, 1969

County Board of Appeals
County Office Building
Towson, Maryland

Re: Appeal 66-48 R

Gentlemen:

On behalf of our client, Pot Spring Joint Venture, we hereby request that the petition to rezone the property which is the subject of the above appeal be withdrawn.

Very truly yours,

Howard M. Friedel

SG:j11

Pot Spring Joint Venture, the owner of the subject property, consents to the withdrawal of the petition which is the subject of the above-captioned appeal.

POT SPRING JOINT VENTURE

By: _____

General Partner

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
W/S of Pot Spring Road, 1142, 91' S : DEPUTY ZONING
of Cinder Road - 8th District : COMMISSIONER
Pot Spring Joint Venture - Petitioner :
NO. 69-48-R :
OF
BALTIMORE COUNTY

The Petitioners in this case, Eugene F. Ford and Walter J. Hodges, co-partners, trading as Pot Spring Joint Venture, legal owners of approximately thirty-three acres of land on Pot Spring Road, south of Cinder Road, in the Eighth Election District of Baltimore County, Maryland, have requested reclassification of the major portion of their property, as follows:

a. 18,914 acres (central sector) from a BL zone to a RA zone. This central portion of the property represents the principal buildable area of the entire tract and the core of any development of the site.

b. 4,969 acres from a R-20 zone to a RA zone. The Surveyor's plat accompanying the Petition indicates that no building is proposed to be located within this portion of the property which lies between the central sector and the Dulaney Forest Subdivision to the south and that the land would be maintained in lawn, trees and other plantings.

c. 4,482 acres from a R-20 zone to a RA zone. This portion of the property lies between the central sector and the playground of the Timonium Elementary School to the west.

d. 1,211 acres from a BL zone to a R-20 zone. The plat accompanying the Petition indicates that this portion of the property which lies between the central sector and Pot Spring Road would not be further subdivided and that the land would be maintained in lawn and trees and provide a monumental type entranceway to the proposed apartment development.

e. 1,225 acres from a R-40 zone to a R-20 zone. This portion of the property lies in the southeast corner of the entire tract, between the central sector and Pot Spring Road to the east, and the Dulaney Forest Subdivision to the south.

No change is proposed for the remainder of the subject property (2,279 acres), binding along the Northampton and Dulaney Forest Subdivisions, which is to remain in a R-20 zone.

nating from the proposed apartment development during peak hours, showed that the improved road system was adequate to serve the traffic of the apartment project, without adverse affect on the neighborhood, and was obviously less than would be generated by a commercial shopping center-type development.

The most significant change since adoption of the December 1955 zoning map, was the emergence of a strong demand for apartments, for which no provision was made on the zoning map for the Eighth Election District, except for confirming the use of the one-half acre Lan-Lea property on York Road. Conversely, the demand for apartments in the north Towson area, not anticipated by the Map, has continued to rise to the present time. There is a shortage of land to meet the demand for apartments, which the subject site is strategically located to satisfy. Mr. Willemain particularly testified that the combination of utility and road changes, failure of the Map to provide for apartments, existing demand for rental units in the general area, and the lack of appropriate land to meet such demand, justifies a change in classification of the subject property to permit apartment use. The demand for apartments, and the failure to provide for it on zoning maps, has been held to be sufficient evidence of a change to justify reclassification. *Robde v. County Board*, 234 Md. 259, 268; *Johar Corp. v. Rodgers Forge*, 236 Md. 106, 121.

There was an attempt to generate some controversy in cross-examination of Mr. Willemain concerning the adequacy of schools to serve the project. It was, of course, impossible to delineate the exact schools which children of prospective tenants might wish to attend, whether public or private, and in what grade categories. However, the testimony showed that the development of the property with one and two bedroom units would not produce more than forty or fifty children at most, as contrasted with a school board estimate based on sixty or seventy children in an apartment project with units of two bedrooms, or more. The uncontradicted testimony

This case presents the seldom encountered problem of an effort to up-grade the zoning classification of the bulk of the land from a Business Local zoning classification to the higher Residential Apartment classification. Such a reclassification would eliminate commercial development of the property with stores and parking in the commercially zoned area, as well as possible accessory parking in the adjoining residentially zoned areas, subject to obtaining a permit therefor under Section 409.4 of the Baltimore County Zoning Regulations. Testimony was presented to show that commercial tenants, including a national grocery chain, had approached the owners for leases, but had been rejected because the owners preferred to develop the land with apartments; a field in which they had wide experience and background. Zoning regulations, such as those in Baltimore County, universally recognize that residential uses are of a higher type and, generally speaking, more desirable than commercial ones. Such widespread zoning recognition would seem implicitly to recognize the intrinsic appeal for favorable response to a property owner's request for such change of his property to a higher zoning classification. Although there has been recognition of this principle in scattered decisions in other states, the Maryland Court of Appeals has specifically sidestepped the issue in the few Maryland cases which have squarely presented the question. See, *Caray v. Martin*, Daily Record, December 21, 1968.

The Petitioners, recognizing that they could not safely rely upon the zoning upwards of the land, presented testimony of changed conditions in the neighborhood since adoption of the Land Use Map on December 20, 1955, and the propriety of reclassifying the subject property for apartment, rather than business use. Four witnesses testified for the Petitioners, and no evidence whatever was presented by the Protestants, who did record the extensive opposition to the application, and the representation of same through a number of attorneys who entered their appearance in the case. Of course, this did not serve to controvert any of the testimony of the Petitioners.

- 2 -

of Mr. Willemain showed that none of the schools in the area were at capacity and further, that a declining enrollment could be expected. While the possibility of over-population of school facilities is a factor to be considered, the evidence does not support such a claim. Nor would such an inconvenience, which any member of the public may suffer, of itself, necessarily require a denial of the application. *Marcus v. Montgomery County*, 235 Md. 535, 541. Moreover, the expert evidence all indicated that the apartments would not be detrimental to the health, safety or general welfare of the community.

Granting of this Petition would eliminate all potential for commercial development of the site. The combination of changes in sewer, water and road facilities strongly demonstrates changed conditions in the neighborhood, justifying the requested reclassification, aside from the unsatisfied apartment demand, not foreseen by the Map. Such change will provide a better land use under which nearby home properties will be protected from commercial encroachment, and property values in the neighborhood should be stabilized and preserved.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17 day of January, 1969, that the herein described property or area should be and the same is hereby reclassified, from and after the date of this Order, as follows:

- (a) Parcel B (1,225 acres) is reclassified from a R-40 zone to a R-20 zone;
- (b) Parcel E (4,482 acres) and Parcel F (4,969 acres) are reclassified from a R-20 zone to a RA zone;
- (c) Parcel G (1,211 acres) is reclassified from a BL zone to a R-20 zone; and
- (d) Parcel H (18,914 acres) is reclassified from a BL zone to a RA zone.

witnesses, so that it stands undisputed, but nevertheless, must be reviewed to determine its adequacy to justify the zoning change.

At least three of the witnesses who testified were recognized experts. Eugene F. Ford, one of the owners, who led off the testimony, probably could also have qualified as an expert in his own right because of his extensive experience in the construction and operation of all types of apartment projects on a large scale. The three experts, whose qualifications were conceded, were John Hocheder, Jr., a professional engineer, with a thorough knowledge of road and utility installations in Baltimore County; W. Worthington Ewell, another professional engineer, specializing in highway and traffic conditions; and Bernard Willemain, an expert in the field of city planning, site planning and zoning.

Mr. Ford, after outlining the reasons for preferring to build apartments on the site as more in keeping with the neighborhood, described the tentative plans for the project, and stated that cost factors precluded preparation of actual plans until zoning authorization had been finally obtained. At that time, Mr. Ford testified that he proposed to use a high caliber architect, of the type who had designed a national award winning project for him at another location. Mr. Ford presently proposed to erect and operate on the property, a brick colonial garden apartment project with five hundred apartment units, a swimming pool, a community hall, and seven hundred and eighty-five of-street parking spaces. The provision for parking is far in excess of Baltimore County requirements and appears to be more than adequate.

It was proposed that the buildings be specially designed and located to blend with the existing topography and surrounding architecture, with relatively large screening areas along the east, west and south sides of the building area, and the buildings of major density to the south and west of the Rocco property, on which there is operated a commercial riding stable. The apartments are to be of a luxury type, with one and two bedroom units at rentals ranging from \$200.00 to \$300.00 per month. The apartment buildings

- 3 -

The above reclassifications are subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Richard D. Hardisty
Deputy Zoning Commissioner of
Baltimore County

EXHIBIT A
SCHEDULE OF ZONING CHANGES

Pot Spring Joint Venture petition that the zoning status of its property be reclassified, pursuant to the zoning laws of Baltimore County, as follows:

- Parcel B (1,225 acres) be reclassified from an R-40 zone to an R-20 zone.
Parcel E (4,482 acres) be reclassified from an R-20 to a RA zone.
Parcel F (4,969) be reclassified from an R-20 to a RA zone.
Parcel G (1,211 acres) be reclassified from a B.L. to an R-20 zone.
Parcel H (18,914 acres) be reclassified from a B.L. zone to an RA zone.

would cover only ten percent of the land, leaving the remaining ninety percent for open space. Access to the property would only be through public roads already established in the area, and there would be no direct vehicular access between the apartment site and any existing subdivision.

The expert witnesses demonstrated the change in conditions in the neighborhood with respect to roads, sewer and water; the absence of traffic problems; and the impact of the demand for apartments in the north Towson area, which was not recognized or foreseen by the 1955 Land Use Map. Their testimony, standing uncontradicted, overwhelmingly established that changes had occurred, justifying reclassification, especially in the light of upgrading of the subject property. Briefly summarized, the testimony of the expert witnesses established the facts hereinafter set forth.

Water first became available to the property after December 1955, through the extension of numerous water lines, the installation of the Stratford and Spring Lake tanks and the May's Chapel Reservoir, and a general boosting up of the water pressure in the area. As a result of major installations, there is now no problem involved in providing water to the proposed five hundred unit apartment project. Sewer facilities, shortly to become available, assure more than adequate sewer service for the proposed project.

Virtually all neighborhood streets in the subject area were constructed after December 1955. The principal road installations since that time include the tie-in of Timonium Road with the Harrisburg Expressway, and the extension of Timonium, east to Pot Spring Road; the construction of Padonia Road, from its interchange with the Harrisburg Expressway, to Cranbrook Road, and the present designing of it for extension to Pot Spring Road; and the construction of Ridgely Road. Pot Spring Road itself has been improved and widened from Dulaney Valley Road to Margate, and the widening of the balance of Pot Spring, from Margate to Bosley Road, is scheduled for completion in 1971. A study of the projected traffic flow ema-

#69-48-R

6-22-70

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
Engineers
P.O. Box 6828, Towson, Md. 21204

Pot Spring Apartments
1.227 Acres R-40 to R-20. **PARCEL B**

November 15, 1967

Beginning for the same on the west side of Pot Spring Road as intended to be widened to 60 feet at a point 1142.91 feet southerly from the center line of Cinder Road, 30 feet wide, and running thence binding on the southernmost outline of the land described in Baltimore County Zoning description 8-BL-5, South 81° 18' 07" West 195.27 feet to the westernmost outline of the land described in Baltimore County Zoning description 8-BL-5; thence binding on part of said westernmost outline the three following courses, viz: first along a curve to the left with a radius of 1196.10 feet for a distance of 132.62 feet, said curve being subtended by a chord bearing South 14° 38' 34" East 152.55 feet to a point of tangency, second South 17° 49' 09" East 106.41 feet to a point of curvature of a curve to the right and third along said curve to the right with a radius of 491.20 feet for a distance of 46.21 feet, said curve being subtended by a chord bearing South 15° 07' 27" East 46.19 feet to a point on the sixth or North 74° 28' 30" East 371.45 foot line of that parcel of land conveyed by Thomas J. Guidera et al to Frank J. O'Neill Realty Company by deed dated May 26, 1955 and recorded among the Land Records of Baltimore County in Liber 2705, folio 370, said point being 230.77 feet from the end of said last described line; thence binding on part of said last described line and also binding on part of the north line of lot 16, Block L of Section 1, Dulany Forest, said plat being filed among the Plat Records of Baltimore County in Liber G.L.B. 21, folio 27, North 74° 28' 30" East 195.21 feet to the west side of Pot Spring Road as intended to be widened to 60 feet; thence binding on the said west side of Pot Spring Road the three following courses, viz: first along a curve to the left with a radius of 686.20 feet for a distance of 34.51 feet, said curve

Pot Spring Apartments
1.225 Acres R-40 to R-20

November 15, 1967

being subtended by a chord bearing North 15° 33' 52" West 53.99 feet to a point of tangency, second North 17° 49' 09" West 106.41 feet to a point of curvature of a curve to the right, and third along said curve to the right with a radius of 1001.10 feet for a distance of 101.57 feet, said curve being subtended by a chord bearing North 14° 54' 46" West 101.52 feet to the place of beginning.

Containing 1.225 acres of land, more or less.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
Engineers
P.O. Box 6828, Towson, Md. 21204

Pot Spring Apartments
5.682 Acres R-40 to R-A.

November 15, 1967

Beginning for the same at a point which is North 18° 15' 19" East 486.76 feet from the intersection of the center line of Medbury Road with the easternmost outline of Flat "D", Northampton, said plat being filed among the Plat Records of Baltimore County in Liber G.L.B. 22, folio 36, said point of beginning also being the most northerly corner of Lot 7, Block "D" of the above heretofore mentioned plat, running thence binding on the easterly outline of Ticonius Elementary School and binding reversely on the nineteenth, eighteenth, seventeenth and sixteenth lines of that parcel of land conveyed by Thomas J. Guidera et al to Frank J. O'Neill Realty Company by deed dated May 26, 1955 and recorded among the Land Records of Baltimore County in Liber 2705, folio 378 the four following courses, viz: first North 26° 03' 40" East 526.20 feet, second North 44° 38' 20" East 15.00 feet to the point of curvature of a curve to the right, third along said curve to the right having a radius of 360.00 feet for a distance of 326.55 feet, said curve being subtended by a chord bearing North 26° 36' 55" East 224.77 feet to a point of tangency, and fourth North 8° 33' 30" West 191.82 feet; thence binding reversely on the fifteenth and fourteenth lines of the above heretofore mentioned deed the two following courses, viz: first North 74° 30' East 50.37 feet, and second South 6° 35' 20" East 197.88 feet; thence binding on the northernmost outline of the land described in Baltimore County Zoning description 8-BL-5 South 81° 24' 30" West 25.00 feet to the northwest corner of said description 8-BL-5; thence binding on the westerly outline of the above heretofore mentioned zoning description the seven following courses, viz: first along a curve to the left with a radius of 335 feet for a distance of 210.76 feet, said curve being subtended by a chord bearing

Pot Spring Apartments
4.482 Acres R-40 to R-A.

November 15, 1967

South 26° 36' 55" East 497.30 feet to a point of tangency, second South 44° 38' 20" East 156.83 feet to a point of curvature of a curve to the left, third along said curve to the left with a radius of 360 feet for a distance of 326.55 feet, said curve being subtended by a chord bearing South 49° 33' 00" East 95.88 feet, fourth South 25° 42' 02" West 121.33 feet to a point of curvature of a curve to the left, fifth along said curve to the left with a radius of 575 feet for a distance of 409.81 feet, said curve being subtended by a chord bearing South 5° 16' 30" West 401.19 feet to a point of reverse curvature, sixth along a curve to the right with a radius of 585.03 feet for a distance of 216.84 feet, said curve being subtended by a chord bearing South 4° 30' 58" East 215.61 feet to a point of tangency, and seventh South 6° 06' 10" West 30.00 feet; thence for a line of division North 26° 24' 21" West 360.92 feet to the place of beginning.

Containing 4.482 acres of land, more or less.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
Engineers
P.O. Box 6828, Towson, Md. 21204

Pot Spring Apartments
4.969 Acres R-20 to R-A. **PARCEL F**

November 15, 1967

Beginning for the same at a point North 87° 10' 35" East 181.24 feet from the intersection of the center line of Medbury Road with the easternmost outline of Flat "D", Northampton, said plat being filed among the Plat Records of Baltimore County in Liber G.L.B. 22, folio 36, said place of beginning also being the south-westerly corner of the land described in Baltimore County Zoning description 8-BL-5, running thence binding on the southernmost outline of said description 8-BL-5 the four following courses, viz: first northeasterly along a curve to the left with a radius of 263.35 feet for a distance of 229.19 feet, said curve being subtended by a chord bearing North 71° 10' 15" East 222.03 feet to a point of tangency, second North 46° 14' 20" East 309.25 feet to a point of curvature of a curve to the right, third along said curve to the right with a radius of 275 feet for a distance of 168.29 feet, said curve being subtended by a chord bearing North 63° 46' 13" East 165.68 feet to a point of tangency, and fourth North 81° 18' 07" East 422.87 feet; thence for a line of division South 16° 23' 30" West 297.98 feet to a point on the fifth or South 73° 36' 30" East 330.27 foot line of that parcel of land conveyed by Thomas J. Guidera et al to Frank J. O'Neill Realty Company by deed dated May 26, 1955 and recorded among the Land Records of Baltimore County in Liber 2705, folio 378, said point being 70 feet from the end of said last described line; thence binding reversely on the remainder of said last described line and binding reversely on the fourth line of the above heretofore mentioned deed the two following courses, viz: first North 73° 36' 30" West 260.27 feet, and second 46° 14' 20" West 627.78 feet; thence for a line of division North 43° 33' 41" West 308.98 feet to the place of beginning.

Containing 4.969 acres of land, more or less.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
Engineers
P.O. Box 6828, Towson, Md. 21204

Pot Spring Apartments
1.211 Acres B-L to R-20 **PARCEL G**

November 15, 1967

Beginning for the same on the west side of Pot Spring Road as intended to be widened to 60 feet at a point 1142.91 feet southerly from the center line of Cinder Road, thirty feet wide, and running thence binding on the southernmost outline of the land described in Baltimore County Zoning description 8-BL-5 South 81° 18' 07" West 190.15 feet; thence for lines of division and binding on a line parallel to and 100 feet distant from the west side of Pot Spring Road, as intended to be widened to 60 feet, the two following courses, viz: first northeasterly along a curve to the right with a radius of 1101.10 feet for a distance of 60.80 feet, said curve being subtended by a chord bearing North 10° 07' 24" West 60.79 feet to a point of tangency, and second North 8° 32' 30" West 466.67 feet to a point on the tenth or South 81° 03' 30" West 331.72 foot line of that parcel of land conveyed by Thomas J. Guidera et al to Frank J. O'Neill Realty Company by deed dated May 26, 1955 and recorded among the Land Records of Baltimore County in Liber 2705, folio 378; thence binding reversely on part of said last described line North 81° 03' 30" East 100.00 feet to the west side of Pot Spring Road, as intended to be widened to 60 feet; thence binding on said west side of Pot Spring Road the two following courses, viz: first South 8° 32' 30" East 467.18 feet to a point of curvature of a curve to the left, and second along said curve to the left with a radius of 1001.10 feet for a distance of 60.57 feet, said curve being subtended by a chord bearing South 10° 16' 26" East 60.52 feet to the place of beginning.

Containing 1.211 acres of land, more or less.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
Engineers
P.O. Box 6828, Towson, Md. 21204

Pot Spring Apartments
18.914 Acres B-L to R-A. **PARCEL H**

November 15, 1967

Beginning for the same at a point North 87° 10' 35" East 181.24 feet from the intersection of the center line of Medbury Road with the easternmost outline of Flat "D", Northampton, said plat being filed among the Plat Records of Baltimore County in Liber G.L.B. 22, folio 36, said place of beginning also being the south-westerly corner of the land described in Baltimore County Zoning description 8-BL-5, running thence binding on the southernmost outline of said description 8-BL-5 the four following courses, viz: first northeasterly along a curve to the left with a radius of 263.35 feet for a distance of 229.19 feet, said curve being subtended by a chord bearing North 71° 10' 15" East 222.03 feet to a point of tangency, second North 46° 14' 20" East 309.25 feet to a point of curvature of a curve to the right, third along said curve to the right with a radius of 275 feet for a distance of 168.29 feet, said curve being subtended by a chord bearing North 63° 46' 13" East 165.68 feet to a point of tangency, and fourth North 81° 18' 07" East 558.98 feet; thence for lines of division and binding on a line parallel to and 100 feet distant from the west side of Pot Spring Road, as intended to be widened to 60 feet, the two following courses, viz: first northeasterly along a curve to the right with a radius of 1101.10 feet for a distance of 60.80 feet, said curve being subtended by a chord bearing North 10° 07' 24" West 60.79 feet to a point of tangency, and second North 8° 32' 30" West 466.67 feet to a point on the tenth or South 81° 03' 30" West 331.72 foot line of that parcel of land conveyed by Thomas J. Guidera et al to Frank J. O'Neill Realty Company by deed dated May 26, 1955 and recorded among the Land Records of Baltimore County in Liber 2705, folio 378, said point being 130 feet from the beginning of said line; thence binding

Pot Spring Apartments
18.914 Acres B-L to R-A.

November 15, 1967

on the remainder of said last described line and binding on the eleventh, twelfth and thirteenth lines of the above heretofore mentioned deed the four following courses, viz: first South 81° 03' 30" West 201.72 feet, second South 80° 24' 30" West 527.27 feet, third North 8° 35' 30" West 382.00 feet, and fourth South 81° 24' 30" West 460.00 feet; thence binding on the northernmost outline of the land described in Baltimore County Zoning description 8-BL-5 South 81° 24' 30" West 25.00 feet to the northwest corner of said description 8-BL-5; thence binding on the westerly outline of the above heretofore mentioned zoning description the seven following courses, viz: first along a curve to the left with a radius of 335 feet for a distance of 210.76 feet, said curve being subtended by a chord bearing South 26° 36' 55" East 207.30 feet to a point of tangency, second North 44° 38' 20" East 156.83 feet to a point of curvature of a curve to the left, third along said curve to the left with a radius of 360 feet for a distance of 326.55 feet, said curve being subtended by a chord bearing South 49° 33' 00" East 95.88 feet, fourth South 25° 42' 02" West 121.33 feet to a point of curvature of a curve to the left, fifth along said curve to the left with a radius of 575 feet for a distance of 409.81 feet, said curve being subtended by a chord bearing South 5° 16' 30" West 401.19 feet to a point of reverse curvature, sixth along a curve to the right with a radius of 585.03 feet for a distance of 216.84 feet, said curve being subtended by a chord bearing South 4° 30' 58" East 215.61 feet to a point of tangency, and seventh South 6° 06' 10" West 30.00 feet to the place of beginning.

Containing 18.914 acres of land, more or less.

OFFICE COPY

#69-4FR
MAP #9
SEC. 3-C
NE-13-A
NE-14-A
R-A
R-20

#69-4FR

OFFICE COPY

MAP #9
SEC. 3-C
NE-13-A
NE-14-A
R-A
R-20

PLAT TO ACCOMPANY ZONING PETITION
Pot Springs Apartments
DULANEY
SCALE 1" = 40' 1/2"

