

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SPRINGDALE, INC., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and make 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-10 zone to an R-40 zone, for the following reasons:

That the property is restricted and can be used solely for R-40 purposes and that the zoning should conform to the actual use of the land.

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

SPRINGDALE, INC.
BY: James F. Offutt, Jr. Legal Owner
Address: 107 Jefferson Building, Towson 4, Md.
Petitioner's Attorney
Address: 107 Jefferson Building, Towson 4, Md.
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st 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 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 22nd day of September, 1968, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the area

the above Reclassification should be had, and it further appearing that by reason of

a Special Exception, for a Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of September, 1968, that the herein described property or area should be and the same is hereby reclassified, from an R-10 and R-20 zone to a R-40 zone, and/or a Special Exception for a Special Exception should be and the same is granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of September, 1968, that the above re-classification 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/or the Special Exception for Special Exception be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

SUBJECT: Reclassification from an R-10 and R-20 zone to an R-40 zone, for Springdale, Inc., located 30/4 corner of Bosley Road and Pot Spring Road 8th District (Item 16, July 23, 1968)

Dear Sirs:

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

HEALTH DEPARTMENT:
The method of providing sewerage to this property should be indicated on the revised plans prior to the hearing.

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

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

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Engineering
Bureau of Fire Prevention
State Roads Commission
Sanitary Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Hays
JAMES E. HAYS
Zoning Supervisor

JED:jdd
cc: Julius Messner-Health Dept.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date: August 22, 1968

FROM: Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition #69-55-R. Reclassification from R-10 & R-20 to R-40. Northwest and Southwest corners of Pot Spring and Bosley Roads and the Northwest and Southwest corners of Pot Spring and Saxonhill Drive. Springdale, Inc., Petitioners.

8th District

HEARING: Thursday, September 5, 1968 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition.

LHG:jms

WHITEFORD, FALK, AND MARK
Consulting Engineers - Land Surveyors
Land Planners
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Lot 1 Block "L" Section III Springdale to be Reclassified from R-20 Zone to R-40 Zone

June 14, 1968

Beginning for the same at a point at the southwesternmost corner of the intersection of Bosley Road, 70 feet wide, and Pot Spring Road, 70 feet wide, as shown on Plat 9, a Part of Section III, Springdale, and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 32, folio 107; thence South 10° 56' 44" West, 28.95 feet to the west side of said Pot Spring Road and thence with said west side the two following courses: (1) 79.05 feet by an arc curving to the left with a radius of 735.00 feet, said arc being subtended by a chord bearing South 98° 33' 33" West, 79.01 feet; and (2) South 05° 28' 31" West, 62.52 feet; thence leaving said Pot Spring Road and binding on the outline of the whole tract of land of which this parcel is a portion of North 74° 38' 13" West, 221.68 feet to the westernmost side of Lot 1 Block "L" as recorded on said Plat 8 of Springdale; thence binding on said side North 15° 21' 47" East, 160.00 feet to the south side of Bosley Road, 70 feet wide; thence binding on said south side of Bosley Road South 74° 38' 13" East, 180.65 feet to the point of beginning.

Containing 33,625 square feet, more or less.



WHITEFORD, FALK, AND MARK
Consulting Engineers - Land Surveyors
Land Planners
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Lots 1 through 6 Block "J" Section III Springdale to be Reclassified from R-10 Zone to R-40 Zone

June 12, 1968

Beginning for the same at a point at the northwesternmost corner of the intersection of Saxonhill Drive, 50 feet wide, and Pot Spring Road, 70 feet wide, as shown on Plat 7, a Part of Section III, Springdale, and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 32, folio 106; thence binding on the north side of Saxonhill Drive North 45° 01' 02" West, 190.37 feet to the rear line of Lots 1 through 6 as shown on said plat, and binding thereon the four following courses: (1) North 44° 56' 58" East, 203.08 feet; (2) North 47° 58' 58" East, 322.58 feet; (3) North 27° 40' 40" East, 184.13 feet; and (4) North 58° 42' 45" East, 85.36 feet to the rear line of a parcel of land containing a portion of open space and the site for a sewage pumping station as recorded on said plat aforementioned; thence binding on the rear line of said parcel the two following courses: (1) North 27° 49' 20" East, 50.00 feet; and (2) North 23° 19' 18" East, 15.00 feet to the outline of the whole tract of land of which this parcel is a portion of and thence binding thereon South 66° 40' 42" East, 216.76 feet to the west side of Pot Spring Road proposed to be 70 feet wide, and thence binding thereon the four following

WHITEFORD, FALK, AND MARK
Consulting Engineers - Land Surveyors
Land Planners
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Lot 1 and Lot 69 Block "K" to be Reclassified from R-10 Zone to R-40 Zone

June 14, 1968

Beginning for the same at a point at the northwesternmost corner of the intersection of Bosley Road, 70 feet wide, and Pot Spring Road, 70 feet wide, as shown on Plat 8, a Part of Section III, Springdale, and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 32, folio 107; thence binding on the north side of said Bosley Road North 74° 38' 13" West, 140.86 feet to the rear line of Lot 69 Block "K" as shown on said Plat 8 of Springdale; thence binding on said line and on the rear line of Lot 1 Block "K" as shown on said plat the three following courses: (1) North 15° 21' 47" East, 125.00 feet; (2) North 76° 14' 17" East, 155.09 feet; and (3) North 44° 53' 58" East, 122.00 feet to the south side of Saxonhill Drive, 50 feet wide, and thence binding on said south side of Saxonhill Drive South 45° 01' 02" East, 155.74 feet to a point; thence South 01° 18' 15" East, 29.00 feet to a point on the west side of Pot Spring Road and thence with said west side 269.80 feet by an arc curving to the left with a radius of 735.00 feet, said arc being subtended by a chord bearing South 10° 43' 33" West, 268.29 feet; thence South 62° 19' 50" West, 29.17 feet to the point of beginning.

Containing 1,4208 acres of land, more or less.



courses: (1) South 27° 40' 20" West, 256.47 feet; and (2) 305.79 feet by an arc curving to the right with a radius of 675.00 feet, said arc being subtended by a chord bearing South 40° 39' 00.5" West, 303.18 feet; (3) South 53° 37' 41" West, 293.32 feet; and (4) 68.69 feet by an arc curving to the left with a radius of 735.00 feet, said arc being subtended by a chord bearing South 50° 56' 34.5" West, 68.87 feet to a point; thence North 88° 46' 05" West, 28.79 feet to the point of beginning.

Containing 4,9430 acres of land, more or less.



TELEPHONE RES. 5000 EXT. 587	BY VOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 91216 DATE <u>12, 1968</u> BY <u>WLT</u> Stamp Dept. of Balto. Co.
TO: <u>James F. Offutt, Jr., Esq.</u> <u>Jefferson Building</u> <u>Towson, Md. 21204</u>		
REPORT TO ACCOUNT NO. <u>91-632</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	
COUNTY	DETACH ALONG PERFORATION & KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT <u>\$94.00</u> COST
<u>Position for Acknowledgment for Springfield, Mo.</u> <u>MO-55-2</u>		<u>\$4.00</u>
4		

[illegible][illegible]

THE JEFFERSONIAN,
G. Frank Smith
 Manager.

Cost of Advertisement \$

34310

CERTIFICATE OF POSTING
ZOOLOGICAL DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

69-55-R

District: 5th Date of Posting: Aug. 15 - 68

Posted to: Hearing, Thru Sept. 5th 1968 @ 10:30 P.M.

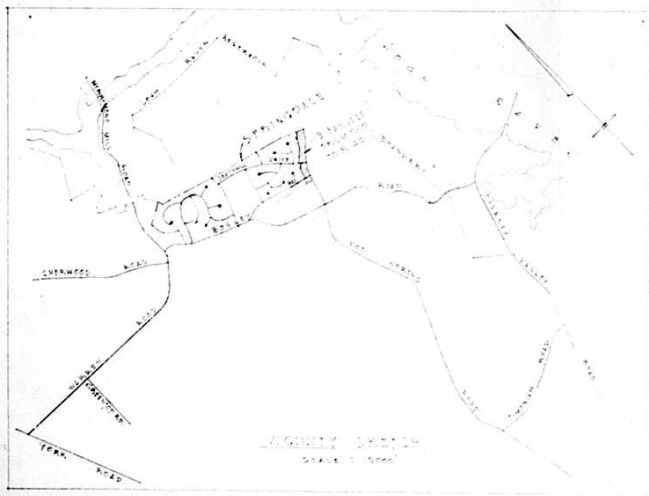
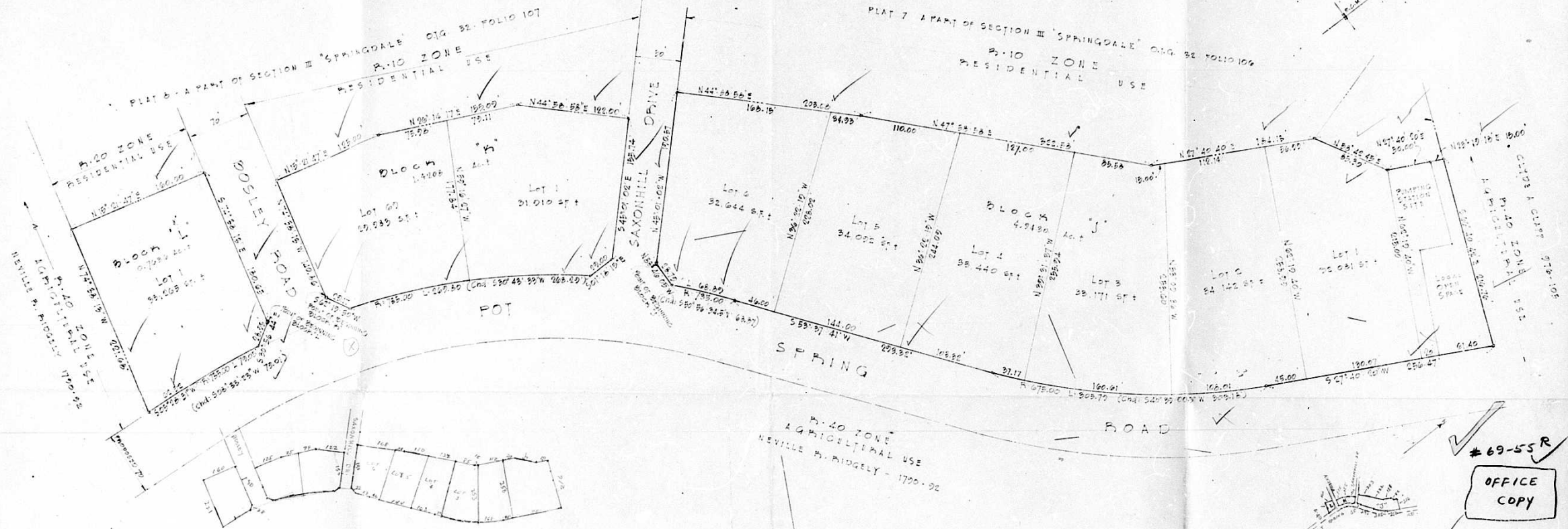
Petitioner: Springdale, Inc.

Location of property: N.W. & S.W. Cor. of E. Pot. Spring & Embury Rd.
and also N.W. & S.W. Cor. of E. Pot. Spring & S. Embury Rd.

Location of Signs: 1 Painted Sign, Embury & Pot. Spring, 1 Painted, masonry letter
Sign, mill drive, 1 Paint. Sign, S. Embury Hill drive & Pot. Spring

Remarks:

Posted by: Muel H. News Date of return: Aug. - 23 - 68



FINAL OPEN SPACE TABULATION - SPRINGDALE SECTIONS I, II, III

ZONE	No. LOTS	OPEN SPACE REQUIRED
P-2	54	x 1000 sq. ft. = 54,000 sq. ft.
P-10	315	x 1500 sq. ft. = 472,500 sq. ft.
P-20	10	x 4000 sq. ft. = 40,000 sq. ft.
P-40	15	x 10,000 sq. ft. = 150,000 sq. ft.
TOTAL	404	626,500 sq. ft.

TOTAL OPEN SPACE PROVIDED = 17,925 sq. ft.
Shortage = 608,575 sq. ft.

* INCLUDES LOTS SHOWN HEREON

PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
PART OF BLOCKS L, M & N SPRINGDALE
FROM P-10 ZONE TO P-40 ZONE

APPLICANT DISTRICT:
Society 100

BALTIMORE COUNTY MD
JUNE 10 1964



WHITFORD, FALK & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
ATTORNEY BUILDING TOWSON MD 21204

#69-55R

OFFICE
COPY

MAP
#8
SEC. 3-D
NE-17-A
NE-16-A

R-40