

Wesley H. Adams
Zoning Commissioner for
Baltimore County

parcel, and to have the same type and character of architecture for the buildings to be erected on the property. The testimony also showed that there is an acute need for office space and hotel accommodations in the Towson area. The testimony also showed that across the said tract of land, running from the York Road, westerly and intended eventually to meet Charles Street Avenue, the County Highway and Planning authorities are planning a modern highway, which will have a right-of-way width of 100 feet, which, it was testified, will be of great service in handling any additional traffic which may be brought to the area by the proposed development.

The Director of Planning has reviewed the plans for said development and testified that, although the area here sought to be rezoned had not been zoned BL on the recently adopted 9th District map, he would have recommended the same if the development plan had been submitted at the time of the adoption of the 9th District map.

In view of the above recited facts, the Zoning Commissioner hereby finds:

1. That the granting on June 15th, 1956 of the special exception for an office building together with the proposed construction of the highway mentioned from York Road to Charles Street Avenue constitutes a change in the area involved since the adoption of the 9th District map;
2. That, insofar as the parcel sought to be reclassified from RA to BL is concerned, there was error in the 9th District Zoning map because no provision was made as to that parcel of land for its use commercially as an Inn or Hotel;
3. That the development of the entire tract of land as proposed will not:
 - a. Be detrimental to the health, safety, or general welfare of the locality involved;

parcel, and to have the same type and architecture for the buildings to be erected on the property. The testimony also showed that there is an acute need for office space and hotel accommodations in the Towson area. The testimony also showed that across the said tract of land, running from the York Road, westerly and intended eventually to meet Charles Street Avenue, the County Highway and Planning authorities are planning a modern highway, which will have a right-of-way width of 100 feet, which, it was testified, will be of great service in handling any additional traffic which may be brought to the area by the proposed development.

The Director of Planning has reviewed the plans for said development and testified that, although the area here sought to be rezoned had not been zoned BL on the recently adopted 9th District map, he would have recommended the same if the development plan had been submitted at the time of the adoption of the 9th District map.

In view of the above recited facts, the Zoning Commissioner hereby finds:

1. That the granting on June 15th, 1956 of the special exception for an office building together with the proposed construction of the highway mentioned from York Road to Charles Street Avenue constitutes a change in the area involved since the adoption of the 9th District map;
2. That, insofar as the parcel sought to be reclassified from RA to BL is concerned, there was error in the 9th District Zoning map because no provision was made as to that parcel of land for its use commercially as an Inn or Hotel;
3. That the development of the entire tract of land as proposed will not:
 - a. Be detrimental to the health, safety, or general welfare of the locality involved;

IN THE MATTER OF THE APPLICATION OF THE GREATER TOWSON DEVELOPMENT CORPORATION FOR A CHANGE OR RECLASSIFICATION OF A CERTAIN PARCEL OF LAND AND FOR A SPECIAL EXCEPTION, AND ANOTHER SPECIAL EXCEPTION FOR A CERTAIN PARCEL OF LAND LOCATED IN THE 9TH ELECTION DISTRICT OF BALTIMORE COUNTY

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

This application is for reclassification of a parcel of land containing approximately 5 acres from a classification of RA to a classification of BL, together with a special exception to permit the use of the land as a hotel; and for a special exception covering approximately 14.3 acres of land, presently zoned RA, to permit the erection of an office building on said tract.

The parcels covered by the application are a part of a large tract of land containing altogether approximately 41.9 acres of land, located on the westerly side of York Road, immediately south of the property of the State Teachers College, and generally north and east of the property of the Sheppard and Enoch Pratt Hospital. The westerly line of the tract mentioned is at or near the right-of-way of the Maryland and Pennsylvania Railroad Company.

I have heretofore passed an order dated June 15th, 1956, granting a special exception for approximately 16.2 acres of the entire tract to permit elevator type apartment buildings, and on approximately 4.2 acres of said tract a special exception to permit the erection of an office building.

At the hearing before me the testimony disclosed that entire tract adapts itself to an integrated development. It is the purpose and intent of the developers to erect an Inn type of hotel on the 5 acre

IN THE MATTER OF THE APPLICATION OF THE GREATER TOWSON DEVELOPMENT CORPORATION FOR A CHANGE OR RECLASSIFICATION OF A CERTAIN PARCEL OF LAND AND FOR A SPECIAL EXCEPTION, AND ANOTHER SPECIAL EXCEPTION FOR A CERTAIN PARCEL OF LAND LOCATED IN THE 9TH ELECTION DISTRICT OF BALTIMORE COUNTY

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This application is for reclassification of a parcel of land containing approximately 5 acres from a classification of RA to a classification of BL, together with a special exception to permit the use of the land as a hotel; and for a special exception covering approximately 14.3 acres of land, presently zoned RA, to permit the erection of an office building on said tract.

The parcels covered by the application are a part of a large tract of land containing altogether approximately 41.9 acres of land, located on the westerly side of York Road, immediately south of the property of the State Teachers College, and generally north and east of the property of the Sheppard and Enoch Pratt Hospital. The westerly line of the tract mentioned is at or near the right-of-way of the Maryland and Pennsylvania Railroad Company.

I have heretofore passed an order dated June 15th, 1956, granting a special exception for approximately 16.2 acres of the entire tract to permit elevator type apartment buildings, and on approximately 4.2 acres of said tract a special exception to permit the erection of an office building.

At the hearing before me the testimony disclosed that entire tract adapts itself to an integrated development. It is the purpose and intent of the developers to erect an Inn type of hotel on the 5 acre

IN THE MATTER OF THE APPLICATION OF THE GREATER TOWSON DEVELOPMENT CORPORATION FOR A CHANGE OR RECLASSIFICATION OF A CERTAIN PARCEL OF LAND AND FOR A SPECIAL EXCEPTION, AND ANOTHER SPECIAL EXCEPTION FOR A CERTAIN PARCEL OF LAND LOCATED IN THE 9TH ELECTION DISTRICT OF BALTIMORE COUNTY

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER

Pursuant to the advertising, posting of property, and public hearing in the above matter, and for the reasons given in the attached opinion, it is this 24th day of June, 1956, by the Zoning Commissioner of Baltimore County, ORDERED, as follows:

1. That as to parcel one, described in this proceeding, a special exception be granted for the use of said parcel for the purpose of an office building;
2. That as to parcel two described in this proceeding, the same be and it is hereby reclassified from an RA zone to a BL zone; and
3. That as to parcel two described in this proceeding, a special exception be and the same is hereby granted for the use of said parcel as a hotel or inn.

Approved:
County Commissioners of Baltimore County

Robert B. Hamill
Date: June 23, 1956

W. H. Adams
Zoning Commissioner for Baltimore County

All these two parcels of land lying in the Ninth District of Baltimore County and described as follows:

PARCEL NO. 1 - Beginning for the same at a point situated, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being on the west right-of-way line of York Road, 66 feet wide, and being the end of the eleventh line by a Deed dated October 27, 1955, and recorded among the Land Records of Baltimore County in Liber O. L. R. No. 2807, folio 12, was conveyed by Howard G. Firer, widower, to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the West right-of-way line of York Road, 66 feet wide, North 12 degrees 15 minutes 40 seconds East, 781.99 feet to the end of the twelfth line of the heretofore mentioned Deed. Thence leaving said right-of-way line and running North 55 degrees 13 minutes 20 seconds West, 760.25 feet to the end of the thirteenth line of the heretofore mentioned Deed. Thence running North 50 degrees 18 minutes West, 355.00 feet to a point on the fourteenth line of the heretofore mentioned Deed. Thence leaving said point for lines of division now made, the three following courses and distances, viz: South 27 degrees 42 minutes West, 235.00 feet; South 50 degrees 33 minutes East, 400.00 feet; North 11 degrees 01 minutes 40 seconds East, 355.00 feet to an intersection with the end of the fifth line of the heretofore mentioned Deed. Thence leaving said point and running with and binding on the six following courses and distances, viz: South 73 degrees 43 minutes 30 seconds East, 215.00 feet; South 18 degrees 01 minutes 30 seconds East, 215.00 feet; South 18 degrees 01 minutes 30 seconds East, 215.00 feet; South 18 degrees 01 minutes 30 seconds East, 215.00 feet; South 18 degrees 01 minutes 30 seconds East, 215.00 feet; South 18 degrees 01 minutes 30 seconds East, 215.00 feet. The six courses and distances being the sixth, seventh, eighth, ninth, tenth and eleventh lines of the Deed dated October 27, 1955, and recorded in Liber O. L. R. No. 2807, of the Land Records of Baltimore County, which was conveyed by Howard G. Firer, widower to the Greater Towson Development Corporation. Containing 14.3 acres of land more or less.

PARCEL NO. 2 - Beginning for the same at a point situated, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line by a Deed dated October 27, 1955, and recorded among the Land Records of Baltimore County in Liber O. L. R. No. 2807, folio 12, was conveyed by Howard G. Firer, widower, to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the third, fourth, and fifth lines of the heretofore mentioned Deed by the three following courses and distances, viz: South 55 degrees 21 minutes 30 seconds East, 517.65 feet; South 50 degrees 15 minutes East, 268.40 feet; North 13 degrees 07 minutes 10 seconds East, 345.42 feet. Thence leaving for the end of the first line for lines of division now made, the four following courses and distances, viz: North 13 degrees 07 minutes 40 seconds East, 165.00 feet; North 76 degrees 22 minutes 20 seconds West, 438.00 feet; South 33 degrees 55 minutes 40 seconds West, 230.00 feet; South 74 degrees 37 minutes 40 seconds West, 215.00 feet to the place of beginning. Containing 5.0 acres of land more or less.

- a. Tend to create congestion in roads, streets or alleys therein;
- b. Create a potential hazard from fire, panic or other dangers;
- c. Tend to overcrowd land and cause undue concentration of population;
- d. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- e. Interfere with adequate light and air.

For the reasons given in this opinion I have prepared the order hereto attached.

W. H. Adams
Zoning Commissioner for Baltimore County

PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION
To the Zoning Commissioner of Baltimore County:

I, or we, _____ Legal Owner _____

Description attached
hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RA Zone to an Office Buildings Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Office Buildings

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and 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.

GREATER TOWSON DEVELOPMENT CORP.
By: BRUCE S. CAMPBELL, V. P.
Legal Owner

Address
6/25/56
10:00 A.M.
Filed 6/25/56
3888 RT

DOLLENBERG BROTHERS

Registered Professional Engineers
and Land Surveyors

706 WASHINGTON AVE. AT YORK ROAD
TOWSON 4, MARYLAND

October 1, 1957

All that piece or parcel of land situated lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a pipe set at the third line of a parcel of land which by a deed dated October 27, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2807 folio 12 was conveyed by Howard G. Piror, widower to the Greater Towson Development Corporation, said point being distant South 65 degrees 21 minutes 30 seconds East 70 feet measured along said third line from a stone marked "S.A." heretofore set at the beginning thereof and running thence with and binding on a part of said third line to the fourth line and on a part of the fifth line of said parcel of land the three following courses and distances viz: South 65 degrees 21 minutes 30 seconds East 107.45 feet to a stone marked "S.A." South 52 degrees 15 minutes East 200.00 feet to a pipe and North 31 degrees 5 minutes 40 seconds East 122.85 feet to the end of the sixth line of a parcel of land which by a deed dated November 30, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3046 folio 101 was conveyed by the Greater Towson Development Corporation to East Standard Oil Company, thence binding reversely on the sixth, fifth and fourth lines of said parcel of land the three following lines viz: North 76 degrees 52 minutes 20 seconds West 67.00 feet, North 31 degrees 07 minutes 40 seconds East 106.21 feet and Northeastly by a line curving toward the left having a radius of 270 feet, for a distance of 110.35 feet (the chord of said arc bearing North 58 degrees 11 minutes East 73.58 feet) to a point on the southwest side of Towson College Drive, which leads in a southeasterly direction to the York Road, thence binding on the southwest side of said Towson College Drive with the right and use thereof in common with others entitled thereto, the two following lines viz: a line curving toward the right having a radius of 1299.33 feet for a distance of 209.65 feet (the chord of said arc bearing North 60 degrees 06 minutes 41.5 seconds West 209.42 feet) and North 25 degrees 23 minutes 07 seconds West 83.67 feet, thence southeasterly by a line curving toward the left having a radius of 15 feet, which connects the southwest side of Towson College Drive with the right and use thereof in common with others entitled thereto, for a distance of 21.56 feet (the chord of said arc bearing South 79 degrees 30 minutes 53 seconds West 21.21 feet) to a point on the southeast side of said Proposed Road, thence binding on the southeast and southwest sides of said Proposed Road, with the right and use thereof in common with others entitled thereto, the two following lines viz: Southwesterly by a line curving toward the right having a radius of 7110 feet for a distance of 100.91 feet (the chord of said arc bearing South 58 degrees 30 minutes 53 seconds West 105.75 feet) and westerly by a line curving toward the right having a radius of 530 feet for a distance of 291.32 feet (the chord of said arc bearing North 51 degrees 14 minutes 20 seconds West 287.46 feet) and thence leaving said Proposed Road 160 feet wide, and running for a line of division, South 21 degrees 18 minutes 30 seconds West 145.92 feet to the place of beginning.

Containing 7.21669 Acres of land more or less.

DOLLENBERG BROTHERS

Registered Professional Engineers
and Land Surveyors

706 WASHINGTON AVE. AT YORK ROAD
TOWSON 4, MARYLAND

(2)

Being a part of a parcel of land which by a deed dated October 27, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2807 folio 12 was conveyed by Howard G. Piror, widower, to the Greater Towson Development Corporation.

Description of land to be zoned for the Inn.

All that piece or parcel of land situated lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same at a pipe set heretofore as the end of the fourth line of a parcel of land which by a deed dated May 3, 1938 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1079, folio 230 was conveyed by The Union Trust Company of Pittsburgh to Howard G. Piror and thence leaving said pipe and running for a line of division said October 12, 1955 North 13 degrees 07 minutes 40 seconds East 315.62 feet to an iron bar, thence running on another line of division South 73 degrees 11 minutes 30 seconds East 95 feet to a point. Thence leaving said point and running for lines of division now made the five following courses and distances viz: South 16 degrees 18 minutes 30 seconds West 250.0 feet, North 67 degrees 11 minutes 30 seconds East 525.0 feet, North 13 degrees 07 minutes 40 seconds East 300.0 feet, South 68 degrees 07 minutes 40 seconds West 70 feet to a point on the third line of the land conveyed by The Union Trust Company of Pittsburgh to Howard G. Piror, thence leaving said point and binding along the third line South 65 degrees 21 minutes 30 seconds East 105.0 feet to a stone marked "S.A." heretofore set and thence leaving said stone and binding on the fourth line South 52 degrees 15 minutes East 200.0 feet to the place of beginning.

Containing 6.5 acres of land more or less.

GREATER TOWSON DEVELOPMENT CORPORATION

CAMPBELL BUILDING
TOWSON 4, MARYLAND

Description of land to be zoned for the Inn.

All that piece or parcel of land situated lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same at a pipe set heretofore as the end of the fourth line of a parcel of land which by a deed dated May 3, 1938 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1079, folio 230 was conveyed by The Union Trust Company of Pittsburgh to Howard G. Piror and thence leaving said pipe and running for a line of division said October 12, 1955 North 13 degrees 07 minutes 40 seconds East 315.62 feet to an iron bar, thence running on another line of division South 73 degrees 11 minutes 30 seconds East 95 feet to a point. Thence leaving said point and running for lines of division now made the five following courses and distances viz: South 16 degrees 18 minutes 30 seconds West 250.0 feet, North 67 degrees 11 minutes 30 seconds East 525.0 feet, North 13 degrees 07 minutes 40 seconds East 300.0 feet, South 68 degrees 07 minutes 40 seconds West 70 feet to a point on the third line of the land conveyed by The Union Trust Company of Pittsburgh to Howard G. Piror, thence leaving said point and binding along the third line South 65 degrees 21 minutes 30 seconds East 105.0 feet to a stone marked "S.A." heretofore set and thence leaving said stone and binding on the fourth line South 52 degrees 15 minutes East 200.0 feet to the place of beginning.

Containing 6.5 acres of land more or less.

GREATER TOWSON DEVELOPMENT CORPORATION

Campbell Building
Towson 4, Maryland

Description of parcel of land to be zoned for Office Buildings.

All that piece or parcel of land situated lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same at a pipe set in the sixth line of a parcel which by a deed dated May 7, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1112 folio 282 was conveyed by Howard G. Piror & wife to Martin T. Piror & wife thence running with and binding on a part of said sixth line South 71 degrees 40 minutes 30 seconds East 351.94 feet to a pipe heretofore set for the end of said sixth line and to the east side of the York Road said pipe being distant 274.60 feet measured northwesterly along the east side of said road from a stone marked "S.A." heretofore planted at the intersection of the west side of said York Road with the third line of a parcel of land which by a deed dated May 14, 1894 and recorded among the Land Records of Baltimore County in Liber L.W.B. No. 205 folio 22 was conveyed by the Safe Deposit and Trust Company of Baltimore, Trustee to the Trustees of the Sheppard Asylum thence binding on the West side of the York Road 66 feet wide north 12 degrees 15 minutes 40 seconds East 781.99 feet to intersect the eighth or north 59 degrees 35 minutes West 793.0 feet line of the parcel of land which was conveyed by the Union Trust Company of Pittsburgh to Howard G. Piror thence leaving said York Road and running side and binding on a part of said eighth line north 65 degrees 13 minutes 20 seconds East 760.24 feet to a pipe heretofore set at the end of said eighth line. Thence leaving said outline and running for lines of division now made, the three following courses and distances viz: South 24 degrees 16 minutes 40 seconds West 200.00 feet, South 45 degrees 13 minutes 20 seconds East 320.0 feet, South 16 degrees 18 minutes 30 seconds West 100.00 feet to a point on a line of division made October 12, 1955. Thence leaving said point and running for lines of division made October 12, 1955, the five following courses and distances viz: South 73 degrees 11 minutes 30 seconds East 115 feet, South 18 degrees 03 minutes 30 seconds East 30 feet, South 7 degrees 30 minutes East 30 feet, South 02 degrees 24 minutes 30 seconds West 30 feet, South 01 degrees 51 minutes West 80 feet to the place of beginning.

Containing 11.0 acres of land more or less.

GREATER TOWSON DEVELOPMENT CORPORATION

Campbell Building
Towson 4, Maryland

Description of parcel of land to be zoned for Office Buildings.

All that piece or parcel of land situated lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same at a pipe set in the sixth line of a parcel which by a deed dated May 7, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1112 folio 282 was conveyed by Howard G. Piror & wife to Martin T. Piror & wife thence running with and binding on a part of said sixth line South 71 degrees 40 minutes 30 seconds East 351.94 feet to a pipe heretofore set for the end of said sixth line and to the east side of the York Road said pipe being distant 274.60 feet measured northwesterly along the east side of said road from a stone marked "S.A." heretofore planted at the intersection of the west side of said York Road with the third line of a parcel of land which by a deed dated May 14, 1894 and recorded among the Land Records of Baltimore County in Liber L.W.B. No. 205 folio 22 was conveyed by the Safe Deposit and Trust Company of Baltimore, Trustee to the Trustees of the Sheppard Asylum thence binding on the West side of the York Road 66 feet wide north 12 degrees 15 minutes 40 seconds East 781.99 feet to intersect the eighth or north 59 degrees 35 minutes West 793.0 feet line of the parcel of land which was conveyed by the Union Trust Company of Pittsburgh to Howard G. Piror thence leaving said York Road and running side and binding on a part of said eighth line north 65 degrees 13 minutes 20 seconds East 760.24 feet to a pipe heretofore set at the end of said eighth line. Thence leaving said outline and running for lines of division now made, the three following courses and distances viz: South 24 degrees 16 minutes 40 seconds West 200.00 feet, South 45 degrees 13 minutes 20 seconds East 320.0 feet, South 16 degrees 18 minutes 30 seconds West 100.00 feet to a point on a line of division made October 12, 1955. Thence leaving said point and running for lines of division made October 12, 1955, the five following courses and distances viz: South 73 degrees 11 minutes 30 seconds East 115 feet, South 18 degrees 03 minutes 30 seconds East 30 feet, South 7 degrees 30 minutes East 30 feet, South 02 degrees 24 minutes 30 seconds West 30 feet, South 01 degrees 51 minutes West 80 feet to the place of beginning.

Containing 11.0 acres of land more or less.

DOLLENBERG BROTHERS

REGISTERED PROFESSIONAL ENGINEERS
AND LAND SURVEYORS

706 WASHINGTON AVE. AT YORK ROAD
TOWSON 4, MD.
PHONE: VALLEY 2342

September 27, 1957

All that piece or parcel of land situated lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the first line of a parcel of land which by a deed dated October 27, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2807 folio 12 was conveyed by Howard G. Piror, widower, to the Greater Towson Development Corporation, said point being distant North 74 degrees 03 minutes 20 seconds East 129.94 feet measured along said first line from the beginning thereof and running thence with and binding on a part of the first and second lines of said parcel of land the two following courses and distances viz: North 76 degrees 03 minutes 20 seconds East 297.59 feet and South 62 degrees 57 minutes 30 seconds East 114 feet, thence leaving said outline and running for lines of division the four following lines viz: North 28 degrees 15 minutes 50 seconds East 499.52 feet, South 62 degrees 14 minutes East 30 feet easterly by a line curving toward the left having a radius of 500 feet for a distance of 214.16 feet (the chord of said arc bearing South 60 degrees 11 minutes East 309.02 feet) and northeasterly by a line curving toward the left having a radius of 100 feet for a distance of 82.47 feet (the chord of said arc bearing North 55 degrees 08 minutes 30 seconds East 84.55 feet) to the southwest west side of a proposed County Road, to be known as Towson College Drive, which leads in a southeasterly direction to the York Road, thence binding on the southwest side of said road with the right and use thereof in common with others entitled thereto, the four following courses and distances viz: North 55 degrees 29 minutes 07 seconds West 334.14 feet, North 59 degrees 21 minutes 42 seconds West 60.09 feet, South 33 degrees 18 minutes 18 seconds West 1.00 foot and North 59 degrees 21 minutes 42 seconds West 612.63 feet to the center line of the Maryland and Pennsylvania Railroad right of way and to intersect the seventeenth or South 42 degrees 03 minutes 20 seconds East 428.83 feet line of the aforesaid parcel of land which was conveyed by Howard G. Piror to the Greater Towson Development Corporation, thence running with and binding on the outline of said parcel of land and binding in the center line of said railroad right of way the six following lines viz: South 12 degrees 09 minutes 20 seconds West 140.16 feet, southerly by a line curving toward the left having a radius of 521.67 feet for a distance of 339.92 feet (the chord of said arc bearing South 23 degrees 29 minutes 20 seconds West 333.93 feet), South 4 degrees 49 minutes 20 seconds West 116.92 feet, southerly by a line curving toward the right having a radius of 178.34 feet, for a distance of 211.30 feet (the chord of said arc bearing South 17 degrees 29 minutes 20 seconds West 209.78 feet), still southerly by a line curving toward the right having a radius of 955.37 feet, for a distance of 130.68 feet (the chord of said arc bearing South 25 degrees 13 minutes 20 seconds West 179.02 feet) and South 40 degrees 57 minutes 20 seconds West 31.16 feet and thence leaving said railroad and outline and running for a line of division South 65 degrees 56 minutes 40 seconds

DOLLENBERG BROTHERS

REGISTERED PROFESSIONAL ENGINEERS
AND LAND SURVEYORS

706 WASHINGTON AVE. AT YORK ROAD
TOWSON 4, MD.
PHONE: VALLEY 2342

(2)

West 25.22 feet to the place of beginning.

Containing 14.03572 Acres of land inclusive of 0.79 of an acre of land more or less which lies within the right of way of the Maryland and Pennsylvania Railroad.

Being a part of a parcel of land which by a deed dated October 27, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2807 folio 12 was conveyed by Howard G. Piror, widower, to the Greater Towson Development Corporation.

Subject to the Right of Way of the Maryland and Pennsylvania Railroad through the above described property as the same is shown on said Railroad Company's Right of Way Map.

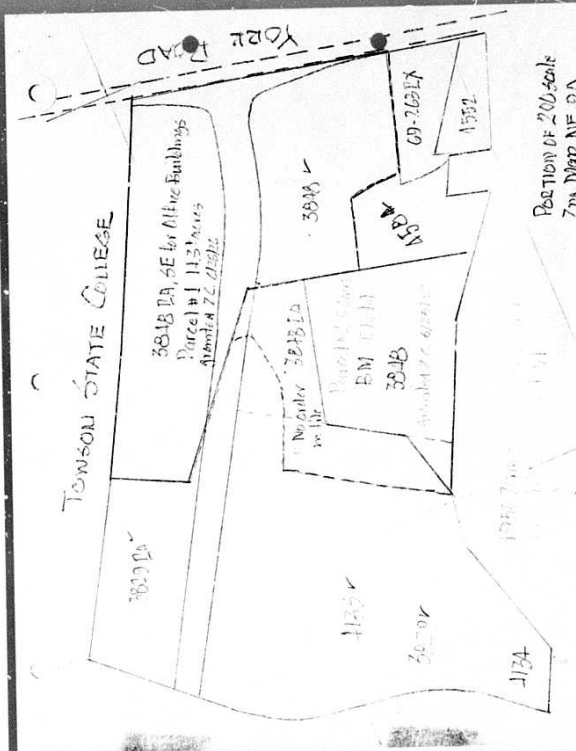
Description of Land for Proposed Building.

All that piece or parcel of land lying and being in the 9th Election District of Baltimore County, State of Maryland, and described as follows:

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being on the first line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber C.L.B. 2807, folio 12 was conveyed by Howard B. Piror, widower, to the Greater Towson Development Corporation and at a distance of 129.24 feet from the beginning of said first line. Thence leaving said point of beginning and running with and binding on said first line North 76 degrees 03 minutes 20 seconds East, 297.39 feet to the end of said first line. Thence running with and binding on the second line of heretofore mentioned deed South 82 degrees 57 minutes 20 seconds East, 114.00 feet to a point on said second line. Thence leaving the outline of said deed for lines of division now made. North 12 degrees 57 minutes 30 seconds East, 500 feet; South 77 degrees 02 minutes 30 seconds East, 30 feet; a curve to the left of radius 500 feet, length 314.16 feet; a curve to the left of radius 100 feet, length 82.47 feet to a point on the South right-of-way line of the proposed County road. Thence running with and binding on the South right-of-way line by the four following courses and distances, viz: South 35 degrees 29 minutes 07 seconds East, 334.14 feet; South 59 degrees 21 minutes 42 seconds East, 60.09 feet; North 30 degrees 38 minutes 18 seconds West, 1.00 feet; South 59 degrees 21 minutes 42 seconds East, 612.63 feet to a point on the outline of heretofore mentioned deed, said point being on the centerline of the Maryland and Pennsylvania Railroad right-of-way. Thence running with and binding on the

outline of heretofore mentioned deed by the six following courses and distances, viz: South 42 degrees 09 minutes 20 seconds West 140.16 feet; a curve to the left of radius 521.67 feet, length 339.91 feet; South 04 degrees 49 minutes 20 seconds West, 116.92 feet; a curve to the right of radius 478.34 feet, length 211.30 feet; a curve to the right of radius 955.37 feet, length 180.08 feet; South 40 degrees 57 minutes 26 seconds West, 31.46 feet. Thence leaving said outline for a line of division South 65 degrees 56 minutes 40 seconds East 258.93 feet to the place of beginning.

Described parcel of land containing 13.9 acres more or less.



III Zoning Petition 384B R-X

A. Request, filed 6/11/56 (day after 2C hearing on petition 3829 - apparently to correct advertising errors in Parcels 1 & 2 as described)

1. Requested B.M. Zoning - from existing R-A - for a 5.0 acre parcel (Parcel #2)
2. Requested S.E. (Special permit) for offices on a 14.3 acre (Parcel #1) description, two parcels of land.
3. Requested Special Permit for parking on one parcel. (No plats or plans in microfilm materials for Case 384B R-X)

B. Zoning Commissioner's Decision - June 25, 1956

1. Decision - Notes that application covers 41.9 acre tract & had passed an order dated June 15, 1956 granting:

- a. A S.E. for elevator apartment building on 16.2 ± acres of entire tract
 - b. A S.E. for an office building on 4.2 acres of said tract
- (Note: these are Parcels 4 & 5 of # 3829)
 • Found error and change that S.E. standards were met

2. Order, approved & affirmed by Zoning Commissioners

- a. Granted S.E. for an office building on Parcel #1
 - b. Granted B.M. Zoning for Parcel #2
 - c. Granted S.E. on Parcel #2 for hotel or inn.
- No mention of Special Permit for parking in microfilm files; no conditions or order.

3. Appeal

- a. Appealed July 25, 1956 by Baumgartner & Co., attorneys for G. Mark Strohecker & Wife.
- b. Appeal Dismissed July 25, 1956 by Stroheckers
 • No record in file as to any special agreements or negotiations between Greater Towson Development Corporation & the Stroheckers

IV Office of Planning & Zoning Development File

Greater Towson Development [Corporation] IX-135

O.P. & Z. files on development or subdivision approval are scanty, but contain a complete set of official county commitments on the development proposal.

- File starts with a Preliminary Plan for the overall tract dated Sept. 24, 1956
- Easo Office Building clearly identified so that there can be no issue that it was authorized by the Zoning Commissioners order for Parcel #1 & grant of Special Exception for an office building under Petition # 384B.
- Companion site plan dated Oct. 24, 1956 by Hopkins, Pfeiffer & Fenington shows detailed plot plan for proposed Easo Office Building - 3 floors, 70,000 sq. ft. which appears to match ground floor configuration of the now existing building.

* Files clearly indicate to me that the Easo Office Building was clearly authorized by zoning, both as to the area embraced by the grant of a S.E. for office in Parcel #1, # 384B and for this specific office building.

V Building Permit File 1564, Expansion of Office Bldg.

OP&Z files contain no building permit history on original Easo building. They do contain a micro-filmed site plan for a permit to expand the total floor area of the building by adding additional floors and to add more parking at the parcel to the rear in the area zoned B.M. and R-A.

- Material hard to read original file destroyed
- Again indicates that bldg. was validly authorized by zoning.

Henry Perrell Hopkins
 10 E. Mulberry St.
 Balt. Md. 21202

Job Order 338
 Drawing A-1
 November 1962

VI Summary of Zoning & Development History to date - prior to 1971

1. Exxon building clearly authorized as a Special Exception for an office building by Petition No. 384B R-X. Permit issued for original expansion.
2. Parking area in portion of tract covered by S.E. & used for Exxon clearly authorized as necessary to support building or subsequent expansions.
3. Parking area in portion of tract zoned B.M. allowed as a matter of right.
4. Parking area (if it does in fact exist) in area zoned R-A & for which no order can be found in micro-filmed zoning files has an uncertain status.
5. Zoning decisions imposed no special restrictions, limitations or conditions on office building here other than compliance with them in effect Zoning Regulations.
6. No record in public files as to any special agreements with the Stroheckers of their attorney, who filed and then processed an appeal to the granting of Petition No. 384B by the Zoning Commissioner.

VII 1971 Zoning Maps adopted March 1971

- Created a DR-16 Zone which replaced the existing R-A zoning on tract
- DR-16 Zone left intact the provisions of the R-A zone for office use by Special Exception; no impact on Exxon building per se.
- Comprehensive Zoning Map changed the 5.0 acre B.M. area to DR-16; parking in the area previously zoned B.M. became non-conforming absent a use permit for parking in a residential area / section 400.4 of the Zoning Regulations
- Status of parking in DR-16 not covered by S.E. for Parcel #1 (offices) in Petition 384B uncertain absent a use permit for parking in a residential area.

I. 9th District Zoning Map, adopted Nov. 14, 1955

- Zoned entire Towson Development Corporation tract R-A: Residence, Apartments.
- R-A allowed by Special Exception:
 - a. Elevator Apartment building
 - b. Office buildings with fairly liberal height area provisions; governed by a 45' height limit.

II. Zoning Petition 3829 R-X

A. Request: filed by Greater Towson Development Co.

1. S.E. for office buildings on Parcel #1 & #5 as per plats & descriptions filed with petition (No plats in microfilm file - descriptions unreadable)
 2. From R-A to B.M. for purposes of building an inn on Parcel #2 per plats & descriptions
 3. S.E. for automobile parking lot on Parcel #3 per plat and descriptions
 4. S.E. for elevator apartment building on Parcel #4 per plats & description
- Hearing set 6/6/56

B. Zoning Commissioner's Decision - June 15, 1956

1. Granted Special Exceptions referred to in the petition as [PARCELS] No. 4 & 5, i.e.
 - S.E. for office buildings on Parcel 5
 - S.E. for elevator apartment building on Parcel 4
 (No appeal noted in microfilm zoning file, plats & readable descriptions not in microfilm file)
2. No conditions or special requirements contained in Zoning Commissioner's grant, but Special Exceptions had a limited, but extendable life per the 1955 Zoning Regulations

VIII Building Permit C-25173, processed thru O.P. & Z. in March of 1973

- Expansion of a small storage structure to west of principal office structure
- Simply affirming "O.C." & authorized zoning status of Exxon's office use of site.

IX Zoning Map of 1976, adopted October, 1976

- No change to property & its use authorizations as established by 1971 Zoning Map
- Simply reaffirmed DR-16 zoning on entire tract.

X Zoning Map of 1980, adopted October, 1980

A. Preceded by text changes to Zoning Regulations which:

1. Eliminated S.E. for offices in the DR-16 Zone
2. Created zoned locations for office buildings in three new office zones:
 - a) R-O - Residential Office - conversion
 - b) O-1 - Office Buildings
 - c) O-2 - Office Park
3. All three zones have location criteria & are intended to be compatible with adjoining residential areas.

B. Established on Tract an O-1 or office building zone extending in an irregular line 630' to 670' west of York Road center line.

C. Retained DR-16 Zoning on balance of tract

VI Implications of 1980 Zoning Map & Zoning Regs. (6)

A. Zoning Map.

1. Provided a specific office building zone for front portion of tract which on its face seems to validate & affirm the office building office use now occurring on the Choice site (C-1).
2. By zoning balance of site DR-16, eliminated any office uses on rear portion of tract & limited use to residential as permitted & constrained in the DR-16 zone.

B. Zoning Regulations (see C-1 Zone Analysis)

C-1, C-2 Office Zone Analysis (10)

I. Key Definitions:

- A. Class A Office Bldg. - principal bldg originally a dwelling which is converted to office use with no external enlargement other than enclosure of an existing porch.
- B. Class B Office Bldg. - principal bldg started to office use & is:
 1. Not attached to any other bldg
 2. Is the ONLY building on its lot
 3. Has an FAR not exceeding .45
 4. Is no higher than 35'

- C. Class C Office Bldg. - principal building which:
 1. Is not necessarily the only building on its lot
 2. May be attached to another building
 3. Conforms to USE & BULK Regulations of C-1 or C-2 Zone as the case may be.

- D. FAR Floor Area Ratio - the total habitable space in a building divided by the Gross Area of the site

Note: Gross area previously had been defined to include:

1. The area of the tract plus:
2. 1/2 the width of adjoining streets up to a maximum width of 30' at each adjoining fronting streets.

GRASS AREA computations would increase with site area and permitted building bulk as limited by an FAR requirement.

- E. Amenity Open Space - essentially, that part of the site not covered by building, driveways, or parking. Areas, impervious, no little or more of a parking lot may be counted. Deals with DECK rather than Gross lot area.

SUMMARY & COMPARISON OF C-1 & C-2 Zones (20)

Item	C-1	C-2
Uses of Right	Class A & B Office Bldgs Existing a dwelling building Small commercial bldgs	Class A & B Office Bldgs DR-16 zone (see pg. B52E)
Uses by Special Exception	DR-16 zone Accessory uses in a Class B Office Bldg Principal use Vertical drive Stationing	
Bulk Regulations Class C	To DR or R-D Zone 2x Bldg Height 35' or 2x Bldg Height Max FAR Minimum Amenity Open Space Maximum Height	2x Bldg Height 65' 0.4 25% of Net Lot Area Unlimited
Minimum property area (intended)	2 acres	Approximately 10 acres

(No conclusions or recommendations pending securing insight on clients desires & objectives)

C-1 & C-2 Zones Development Plan (30)

Section 206.4.8. Gives Planning Board original authority to act on site plan & must act within 60 days of its submittal to the Office of Planning & Zoning. See pp D0 & D1 of Z.R.

Sections 206.5 & 206.2 set up a long listing of items to be included or shown on the site or Development Plan.

* Implication that Development Plan will have to be reviewed & approved by Planning Board for these portions of the site now zoned C-1. Note: Development Regulations changed process to require review & approval by CRG County Review Group - & eliminated Planning Board review.

- Property would be posted prior to CRG mtg.
- Public invited to participate at CRG mtg.

Need to sort out:

1. Extent to which any petition for variance or reclassification must be dealt with by CRG prior to acceptance & scheduling for hearing

Grandfathering Provisions for Office Bldgs Authorized by Special Exception in an R-A or DR-16 Zone (40)

The text of the Z.R. for the R-D, C-1, & C-2 Zones is silent regarding any special provisions for existing office buildings authorized by Special Exception in the Old R-A or DR-16 Zone.

At the time of their adoption and of their amendment by Bill 161-80, two provisions were incorporated elsewhere in the Zoning Regulations which address the grandfathering issue:

A. Section 502.5 - Special Exception Section

1. This section provides that:

- Bill 161-80 does not affect the validity of any other granting of S.E. for an office building pursuant to subsection 1B.02.1 - pg. 65 Zoning Regs which originally authorized offices or office bldgs in a DR-16 Zone and such S.E. was eliminated by Bill 161-80

- Any such S.E. may be used in accordance with both the applicable provisions of these regulations & the zoning classification of the property in effect at the time of the grant of such S.E. provided:

- Construction started prior to expiration date of S.E. (which did occur in 1980)
- At time construction started, the zoning classification of the property is either DR-16, R-D, C-1, or C-2

- See page 266 of Z.R. for complete text!

2. Section 502.5 has been interpreted to apply only to an office building whose construction started with base DR-16 zoning existing and not to older grants under the provisions of the older R-A Zone.

- Interpretation seems erroneous and seems to ignore the older buildings created by S.E. in an R-A Zone & grandfathering only those offices started by S.E. in a DR-16 Zone between 1971 & 1980 or 1981

* Interpretation has to be made on the basis of Section 502.4 - pg 265 of the Zoning Regulations

3. Section 502.4 states:

The building size, shape, and location, the accessory uses, and the number of dwelling units authorized under any special exception for an elevator apartment building or office building granted pursuant to the zoning regulations in effect before the effective date of the zoning map shall not be affected by the enactment of Bill No 110, 1970

- The special exceptions for either elevator apartments or office buildings were allowed only in the R-A Zone.

- The DR-16 continued to allow offices by Special Exception and allowed elevator apartment buildings as of right as long as maximum height did not exceed 60 feet; the R-A zone as I recall permitted almost unlimited height if the building

fit within a 45° tent starting at 35' at the minimum required front, side, or rear yard.

- Effect of Section 502.4 was to:

- a. Grandfather under the R-A standards these projects which had S.E. for either elevator apartments or offices and to make them conforming and subject only to the standards in effect at the time the S.E. was granted as well as subject to any conditions or restrictions contained in the granting order during life of the order.

- b. To require that new office buildings in a DR-16 zone be limited to a maximum height of 60'.

- c. To provide transition between office uses by S.E. in the R-A Zone and newer uses authorized under the DR-16 Zone. In effect to build a bridge for regulatory purposes between R-A & DR-16. To make the zone names synonymous while sorting out the differences between the older & newer standards.

4. Personal Conclusions

Reading Sections 502.4 & 502.5 together in context, I believe that the Choice Building clearly is a conforming use.

I have yet to sort out whether or not & if this stands and the enlargement is authorized under the 1986 S.E. No conditions were set forth - just a broad grant for an office building

GREATER TOWSON DEVELOPMENT CORP.

May 26, 1987

Zoning Commissioner of Baltimore County
County Office Building,
Towson 4, Maryland

Re: Special Exception for Office Building on parcel No. 5 as set out and referred to in your petition No. J629-86, Order granted by Zoning Commissioner dated June 15, 1986

Dear Mr. Commissioner:

We find that we are unable to make the proper negotiations to erect an office building on the above referred to parcel of land and we do hereby request an extension of the above referred to special exception.

Yours very truly,

Carroll H. Hoyston
Vice President

CHR/ED

May 29, 1957

Zoning Commissioner of Baltimore County
County Office Building,
Towson 4, Maryland

Re: Special Exception for Office
Building on parcel No. 5
as set out and referred to in
your Petition No. 3829-RX,
Order granted by Zoning
Commissioner dated June 15, 1956

Dear Mr. Commissioner:

We find that we are unable to make the
proper negotiations to erect an office building
on the above referred to parcel of land and we
do hereby request an extension of the above
referred to special exception.

Yours very truly,

Carroll W. Royston
Vice President

CWR/ED

THIS DOCUMENT IS PHOTOGRAPHED AS
RECEIVED. ITS CONTRAST OR CONDITION
IS BELOW MICROFILM REPRODUCTION
STANDARDS AND CANNOT BE IMPROVED UPON.

June 3, 1957

Greater Towson Development Co.,
Campbell Building,
Towson 4, Maryland
Att. Carroll W. Royston, Esq.

Dear Mr. Royston:

Replying to your letter of May 29, 1957,
requesting an extension of the special exception granted
June 15, 1956, in the above matter, please be advised that
we have today extended the special exception as to Parcel No. 5
for one year from June 15, 1957 to June 15, 1958.

Very truly yours,

Deputy Zoning Commissioner

ZONING DEPARTMENT OF BALTIMORE COUNTY

COUNTY OFFICE BUILDING
111 W. ENDERBURY AVENUE
TOWSON 4, MARYLAND
VA. 21206

WILLIAM H. ADAMS
ZONING COMMISSIONER

JOHN G. ROSE
DEPUTY COMMISSIONER

WILLIAM E. BOWEN
ZONING ENGINEER

JEANETTE G. BRADSHAW
ADMINISTRATIVE ASSISTANT

June 3, 1957

Greater Towson Development Co.,
Campbell Building,
Towson 4, Maryland

Att. Carroll W. Royston, Esq.

Re: Petition for a Special Exception
Parcels Nos. 4 and 5 - Greater
Towson Dev. Corp., Petitioner
W. S. York Road, 7th Dist.,

Dear Mr. Royston:

Replying to your letter of May 29, 1957,
requesting an extension of the special exception granted
June 15, 1956, in the above matter, please be advised that I
have today extended the special exception, as to Parcel No. 5,
for one year from June 15, 1957 to June 15, 1958.

Very truly yours,

John G. Rose
Deputy Zoning Commissioner

June 6, 1957

Robert T. Tate, Jr., Esq.
Esso Standard Oil Company
15 West 57th Street,
New York 20, N. Y.

Dear Sir:

I enclose herewith copies of documents relating
to the zoning of the fourteen acre tract on which
Esso intends to develop an electronic computer
center.

You will note that the special exception covers
approximately ten acres, because we had heretofore
been granted a special exception for approximately
four acres which had been set aside for use by the
Johns Hopkins University as a research center, which
project collapsed.

Incidentally, the time for appeal on the zoning
has expired. Therefore, the Order which you have a
copy of is final and not subject to any circumstances
be challenged.

A meeting has been arranged for Wednesday, June
twelfth, in the office of the Department of Public
Works, at which time the road alignment and utility
profile will be finalized.

With kind personal regards, I am

Yours very truly,

Encl.
CWR/ED

Page No. 2

special exceptions heretofore granted within the time permi-
tted by regulations will constitute a valid use of the entire
tract for office building and parking spaces.

We would appreciate a legal confirmation of this
interpretation.

Yours very truly,

Carroll W. Royston
Vice President

CWR/ED

October 13, 1957

Zoning Department of Baltimore County
County Office Building
Towson 4, Maryland

Gentlemen:

Under date of June 15, 1956 the Zoning Commissioner of
Baltimore County passed an Order granting a special exception
to the Greater Towson Development Corporation covering 4.2
acres of land for use as an office building and accompanying
parking spaces, said tract being situated in the Ninth Election
District of Baltimore County and more particularly described
in said zoning application.

Under date of May 22, 1957, the Zoning Commissioner
passed an Order granting a special exception to Greater Towson
Development Corporation covering 10.1 acres of land for use
as an office building and accompanying parking spaces, said
tract also being situated in the Ninth Election District of
Baltimore County, and being contiguous to the aforementioned
4.2 acres of land and more particularly described in said zon-
ing application.

Esso Standard Oil Company has leased both tracts of
said land and intends to build thereon an office building
comprising ultimately 120,000 square feet with parking for
upwards of 500 vehicles.

Under date of June 3, 1957 the Deputy Zoning Commissioner
extended the time for utilization of the exception pertaining
to the 4.2 acres for a period of one year until June 15, 1958.

Esso Standard Oil Company has a preliminary plan prepar-
ed for the initial step in its building program which would be
located on the 10.1 acre tract and expects to commence building
within six months from date hereof.

It is our understanding that a merger of the two tracts
has been consummated and that a utilization of either of the

Under date of June 3, 1957 the Deputy Zoning Commissioner
extended the time for utilization of the exception pertain-
ing to the 4.2 acres for a period of one year until June 15,
1958.

Esso Standard Oil Company has a preliminary plan prepared
for the initial step in its building program which would be
located on the 10.1 acre tract and expects to commence building
within six months from date hereof.

It is our understanding that a merger of the two tracts
has been consummated and that a utilization of either of the
special exceptions heretofore granted within the time permi-
tted by regulations will constitute a valid use of the entire
tract for office building and parking spaces.

We would appreciate a legal confirmation of this interpreta-
tion.

Yours very truly,

Carroll W. Royston
Vice President

CWR/ED

DRAFT

GREATER TOWSON DEVELOPMENT CORP.

October 13, 1957

Zoning Department of Baltimore County
County Office Building
Towson 4, Maryland

Gentlemen:

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Baltimore County passed an Order granting a special
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for use as an office building and accompanying parking spaces,
said tract also being situated in the Ninth Election District
of Baltimore County, being contiguous to the aforementioned
4.2 acres of land and more particularly described in said
zoning application.

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land and intends to build thereon an office building compr-
ising ultimately 120,000 square feet with parking for upwards
of 500 vehicles.

October 15, 1957

Zoning Department of Baltimore County
County Office Building
Towson 4, Maryland

Gentlemen:

Under date of June 15, 1956 the Zoning Commissioner of Baltimore County passed an Order granting a special exception to the Greater Towson Development Corporation covering 4.2 acres of land for use as an office building and accompanying parking spaces, said tract being situate in the Ninth Election District of Baltimore County and more particularly described in said zoning application.

Under date of May 22, 1957, the Zoning Commissioner passed an Order granting a special exception to Greater Towson Development Corporation covering 10.1 acres of land for use as an office building and accompanying parking spaces, said tract also being situate in the Ninth Election District of Baltimore County, and being contiguous to the aforementioned 4.2 acres of land and more particularly described in said zoning application.

Esso Standard Oil Company has leased both tracts of said land and intends to build thereon an office building comprising ultimately 120,000 square feet with parking for upwards of 500 vehicles.

Under date of June 3, 1957 the Deputy Zoning Commissioner extended the time for utilization of the exception pertaining to the 4.2 acres for a period of one year until June 15, 1958.

Esso Standard Oil Company has a preliminary plan prepared for the initial step in its building program which would be located on the 10.1 acre tract and expects to commence building within six months from date hereto.

It is our understanding that a merger of the two tracts has been consummated and that a utilization of either of the

Page No. 2

special exceptions heretofore granted within the time permitted by regulations will constitute a valid use of the entire tract for office building and parking spaces.

We would appreciate a legal confirmation of this interpretation.

Yours very truly,

Carroll C. Royston
Vice President

CWR/LD

Description of Land for various uses.

All that piece or parcel of land lying and being in the 9th Election District of Baltimore County, State of Maryland, and described as follows:

PARCEL #1 - OFFICE BUILDINGS

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being on the west right-of-way line of York Road, 66 feet wide, and being the end of the eleventh line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G.L.B. 2807 folio 12, was conveyed by Howard O. Firor, widower, to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the west right-of-way line of York Road, 66 feet wide, North 12 degrees 15 minutes 40 seconds East, 763.99 feet to the end of the twelfth line of the heretofore mentioned deed. Thence leaving said right-of-way line and running North 65 degrees 13 minutes 20 seconds West, 760.24 feet to the end of the thirteenth line of the heretofore mentioned deed. Thence running North 62 degrees 18 minutes West, 345.00 feet to a point on the fourteenth line of the heretofore mentioned deed. Thence leaving said point for lines of division now made, the three following courses and distances viz: South 27 degrees 42 minutes West, 235.00 feet; South 50 degrees 33 minutes East, 600.00 feet; North 13 degrees 07 minutes 40 seconds East 335.00 feet to an intersection with the end of the fifth line of the heretofore mentioned deed. Thence leaving said point and running with and binding on the six following courses and distances viz: South 73 degrees 41 minutes 30 seconds East, 210.00 feet; South 18 degrees

03 minutes 30 seconds East, 30.00 feet; South 7 degrees 30 minutes East, 30.00 feet; South 02 degrees 24 minutes 20 seconds East, 30.00 feet; South 01 degree 51 minutes West 80.00 feet; South 73 degrees 40 minutes 30 seconds East, 351.94 feet to the place of beginning. The six courses and distances being the sixth, seventh, eighth, ninth, tenth and eleventh lines of the deed dated October 27, 1955 and recorded in Liber G. L. B. 2807 of the land records of Baltimore County which was conveyed by Howard O. Firor widower to the Greater Towson Development Corporation.

Containing 14.3 acres of land more or less.

PARCEL #2 - Inn

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line which by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2807, folio 12 was conveyed by Howard O. Firor, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the third, fourth, and fifth lines of the heretofore mentioned deed by the three following courses and distances, viz: South 65 degrees 21 minutes 30 seconds East, 517.65 feet; South 52 degrees 15 minutes East, 208.48 feet; North 13 degrees 07 minutes 40 seconds East, 345.82 feet. Thence, leaving the end of the fifth line for lines of division now made, the four following courses and distances viz: North 13 degrees 07 minutes 40 seconds East, 165.00 feet; North 76 degrees 52 minutes 20 seconds West, 428.00 feet; South 33 degrees 52 minutes 40 seconds West, 230.00 feet; South 74 degrees 37 minutes 40 seconds West, 215.00 feet to the place of beginning.

Containing 5.0 acres of land more or less

PARCEL #3 - Inn Parking

Beginning for the same at a point situate referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point

and thence running on a line of division now made South 41 degrees 21 minutes 30 seconds East, 720.00 feet to the place of beginning.

Containing 16.2 acres of land more or less.

PARCEL #5 - Office Building

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the beginning of the first line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2807 folio 12 which was conveyed by Howard O. Firor, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the first and second lines of said deed by the two following courses and distances, viz: North 76 degrees 03 minutes 20 seconds East, 427.53 feet; South 82 degrees 57 minutes 30 seconds East, 141.79 feet. Thence leaving outline of said deed and running on a line of division now made North 41 degrees 21 minutes 30 seconds West, 720.00 feet to a point, said point being the end of the seventeenth line of the heretofore mentioned deed. Thence running with and binding on the outline of said deed for the five following courses and distances, viz: South 04 degrees 49 minutes 20 seconds West, 116.92 feet; a curve to the right of radius 478.34 feet, length 211.50 feet, the chord being South 17 degrees 29 minutes 20 seconds West, 209.78 feet; a curve to the right of radius 955.37 feet, length 180.08 feet, the chord being South 35 degrees 33 minutes 20 seconds West, 179.82 feet; South 40 degrees 57 minutes 20 seconds West, 115.07 feet; South 65 degrees 56 minutes 40 seconds East, 187.13 feet to the place of beginning.

Containing 4.2 acres of land more or less.

REFERENCE: Being the parcel of land which by a deed dated October 27, 1955 and recorded among the Land Records of Baltimore County in Liber G. L. B. 2807 was granted and conveyed by Howard O. Firor, widower to the Greater Towson Development Corporation.

being North 13 degrees 07 minutes 40 seconds East, 165.00 feet from the end of the fifth line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2807 folio 12 which was conveyed by Howard O. Firor, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now made the four following courses and distances, viz: North 13 degrees 07 minutes 40 seconds East, 170.00 feet; South 50 degrees 33 minutes East, 342.00 feet; South 33 degrees 52 minutes 40 seconds West, 347.00 feet; South 76 degrees 52 minutes 20 seconds East, 428.00 feet, the place of beginning.

Containing 2.2 acres of land more or less.

PARCEL #4 - Apartments

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2807 folio 12 which was conveyed by Howard O. Firor widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now made the four following courses and distances, viz: North 74 degrees 37 minutes 40 seconds East, 215.00 feet; North 33 degrees 52 minutes 40 seconds East, 577.00 feet; North 50 degrees 33 minutes West, 258.00 feet; North 27 degrees 42 minutes East 235.00 feet to a point on the 14th (fourteenth) line of the heretofore mentioned deed. Thence running with and binding on the fourteenth, fifteenth and sixteenth lines of said deed by the three following courses and distances, viz: North 62 degrees 18 minutes West, 111.00 feet; North 62 degrees 47 minutes 40 seconds West, 438.92 feet; South 42 degrees 09 minutes 20 seconds West, 428.83 feet. Thence continuing on outline of said deed by a curve to the left with a radius of 524.67 feet and length 339.91 feet, the chord of said curve being South 23 degrees 29 minutes 20 seconds West, 333.93 feet to the end of the seventeenth line of said deed and

GREATER TOWSON DEVELOPMENT CORPORATION

CAMPBELL BUILDING
TOWSON, BALTIMORE 4, MARYLAND

Description of Land for various uses.

All that piece or parcel of land lying and being in the 9th Election District of Baltimore County, State of Maryland, and described as follows:

PARCEL #1 - OFFICE BUILDINGS

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being on the west right-of-way line of York Road, 66 feet wide, and being the end of the eleventh line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G.L.B. 2807 folio 12, was conveyed by Howard O. Firor, widower, to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the west right-of-way line of York Road, 66 feet wide, North 12 degrees 15 minutes 40 seconds East, 763.99 feet to the end of the twelfth line of the heretofore mentioned deed. Thence leaving said right-of-way line and running North 65 degrees 13 minutes 20 seconds West, 760.24 feet to the end of the thirteenth line of the heretofore mentioned deed. Thence running North 62 degrees 18 minutes West, 345.00 feet to a point on the fourteenth line of the heretofore mentioned deed. Thence leaving said point for lines of division now made, the three following courses and distances viz: South 27 degrees 42 minutes West, 235.00 feet; South 50 degrees 33 minutes East, 600.00 feet; North 13 degrees 07 minutes 40 seconds East 335.00 feet to an intersection with the end of the fifth line of the heretofore mentioned deed. Thence leaving said point and running with and binding on the six following courses and distances viz: South 73 degrees 41 minutes 30 seconds East, 210.00 feet; South 18 degrees

03 minutes 30 seconds East, 30.00 feet; South 7 degrees 30 minutes East, 30.00 feet; South 02 degrees 24 minutes 20 seconds East, 30.00 feet; South 01 degree 51 minutes West 80.00 feet; South 73 degrees 40 minutes 30 seconds East, 351.94 feet to the place of beginning. The six courses and distances being the sixth, seventh, eighth, ninth, tenth and eleventh lines of the deed dated October 27, 1955 and recorded in Liber G. L. B. 2807 of the land records of Baltimore County which was conveyed by Howard O. Firor widower to the Greater Towson Development Corporation.

Containing 14.3 acres of land more or less.

PARCEL #2 - Inn

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line which by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2807, folio 12 was conveyed by Howard O. Firor, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the third, fourth, and fifth lines of the heretofore mentioned deed by the three following courses and distances, viz: South 65 degrees 21 minutes 30 seconds East, 517.65 feet; South 52 degrees 15 minutes East, 208.48 feet; North 13 degrees 07 minutes 40 seconds East, 345.82 feet. Thence, leaving the end of the fifth line for lines of division now made, the four following courses and distances viz: North 13 degrees 07 minutes 40 seconds East, 165.00 feet; North 76 degrees 52 minutes 20 seconds West, 428.00 feet; South 33 degrees 52 minutes 40 seconds West, 230.00 feet; South 74 degrees 37 minutes 40 seconds West, 215.00 feet to the place of beginning.

Containing 5.0 acres of land more or less

PARCEL #3 - Inn Parking

Beginning for the same at a point situate referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point

being North 13 degrees 07 minutes 40 seconds East, 165.00 feet from the end of the fifth line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607 folio 12 which was conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now made the four following courses and distances, viz: North 13 degrees 07 minutes 40 seconds East, 170.00 feet; South 50 degrees 33 minutes East, 342.00 feet; South 33 degrees 52 minutes 40 seconds East, 347.00 feet; South 76 degrees 52 minutes 20 seconds East, 426.00 feet, the place of beginning.

Containing 2.2 acres of land more or less.

PARCEL #4 - Apartments

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607 folio 12 which was conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now made the four following courses and distances, viz: North 74 degrees 37 minutes 40 seconds East, 215.00 feet; North 33 degrees 52 minutes 40 seconds East, 577.00 feet; North 50 degrees 33 minutes East, 258.00 feet; North 27 degrees 42 minutes East 235.00 feet to a point on the 11th (fourteenth) line of the heretofore mentioned deed. Thence running with and binding on the fourteenth, fifteenth and sixteenth lines of said deed by the three following courses and distances, viz: North 62 degrees 18 minutes East, 111.00 feet; North 62 degrees 47 minutes 40 seconds East, 436.92 feet; South 42 degrees 09 minutes 20 seconds East, 428.83 feet. Thence continuing on outline of said deed by a curve to the left with a radius of 54.67 feet and length 339.21 feet, the chord of said curve being South 23 degrees 29 minutes 20 seconds East, 333.73 feet to the end of the seventeenth line of said deed and

and thence running on a line of division now made South 41 degrees 21 minutes 30 seconds East, 720.00 feet to the place of beginning.

Containing 16.2 acres of land more or less.

PARCEL #5 - Office Building

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the beginning of the first line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607 folio 12 which was conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the first and second lines of said deed by the two following courses and distances, viz: North 76 degrees 03 minutes 20 seconds East, 427.53 feet; South 62 degrees 57 minutes 30 seconds East, 141.77 feet. Thence leaving outline of said deed and running on a line of division now made North 41 degrees 21 minutes 30 seconds East, 720.00 feet to a point, said point being the end of the seventeenth line of the heretofore mentioned deed. Thence running with and binding on the outline of said deed for the five following courses and distances, viz: South 64 degrees 47 minutes 20 seconds East, 116.92 feet; curve to the right of radius 478.34 feet, length 211.50 feet, the chord being South 17 degrees 29 minutes 20 seconds East, 209.78 feet; a curve to the right of radius 955.37 feet, length 180.00 feet, the chord being South 35 degrees 33 minutes 20 seconds East, 179.82 feet; South 40 degrees 57 minutes 20 seconds East, 115.07 feet; South 65 degrees 56 minutes 40 seconds East, 187.13 feet to the place of beginning.

Containing 4.2 acres of land more or less.

REFERENCE: Being the parcel of land which by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607 was granted and conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation.

GREATER TOWSON DEVELOPMENT CORPORATION

CAMPBELL BUILDING
TOWSON, BALTIMORE 4, MARYLAND

Description of Land for various uses.

All that place or parcel of land lying and being in the 9th Election District of Baltimore County, State of Maryland, and described as follows:

PARCEL #1 - Office Buildings

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being on the west right-of-way line of York Road, 66 feet wide, and being the end of the eleventh line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607 folio 12, was conveyed by Howard O. Piror, widower, to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the west right-of-way line of York Road, 66 feet wide, North 12 degrees 15 minutes 40 seconds East, 783.99 feet to the end of the twelfth line of the heretofore mentioned deed. Thence leaving said right-of-way line and running North 65 degrees 13 minutes 20 seconds East, 760.24 feet to the end of the thirteenth line of the heretofore mentioned deed. Thence running North 62 degrees 18 minutes East, 345.00 feet to a point on the fourteenth line of the heretofore mentioned deed. Thence leaving said point for lines of division now made, the three following courses and distances viz: South 27 degrees 42 minutes East, 235.00 feet; South 50 degrees 33 minutes East, 600.00 feet; North 13 degrees 07 minutes 40 seconds East 335.00 feet to an intersection with the end of the fifth line of the heretofore mentioned deed. Thence leaving said point and running with and binding on the six following courses and distances viz: South 73 degrees 41 minutes 30 seconds East, 210.00 feet; South 18 degrees

03 minutes 30 seconds East, 300.00 feet; South 7 degrees 30 minutes East, 100.00 feet; South 02 degrees 24 minutes 20 seconds East, 30.00 feet; South 01 degree 51 minutes East 80.00 feet; South 73 degrees 40 minutes 30 seconds East, 351.74 feet to the place of beginning. The six courses and distances being the sixth, seventh, eighth, ninth, tenth and eleventh lines of the deed dated October 27, 1955 and recorded in Liber G. L. B. 2607 of the land records of Baltimore County which was conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation.

Containing 14.3 acres of land more or less.

PARCEL #2 - Inn

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line which by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607, folio 12 was conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the third, fourth, and fifth lines of the heretofore mentioned deed by the three following courses and distances, viz: South 65 degrees 41 minutes 30 seconds East, 517.65 feet; South 52 degrees 15 minutes East, 208.48 feet; North 13 degrees 07 minutes 40 seconds East, 345.82 feet. Thence, leaving the end of the fifth line for lines of division now made, the four following courses and distances viz: North 13 degrees 07 minutes 40 seconds East, 165.00 feet; North 76 degrees 52 minutes 20 seconds East, 428.00 feet; South 33 degrees 52 minutes 40 seconds East, 230.00 feet; South 74 degrees 37 minutes 40 seconds East, 215.00 feet to the place of beginning.

Containing 5.0 acres of land more or less.

PARCEL #3 - Inn Parking

Beginning for the same at a point situate referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point

being North 13 degrees 07 minutes 40 seconds East, 165.00 feet from the end of the fifth line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607 folio 12 which was conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now made the four following courses and distances, viz: North 13 degrees 07 minutes 40 seconds East, 170.00 feet; South 50 degrees 33 minutes East, 342.00 feet; South 33 degrees 52 minutes 40 seconds East, 347.00 feet; South 76 degrees 52 minutes 20 seconds East, 426.00 feet, the place of beginning.

Containing 2.2 acres of land more or less.

PARCEL #4 - Apartments

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607 folio 12 which was conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now made the four following courses and distances, viz: North 74 degrees 37 minutes 40 seconds East, 215.00 feet; North 33 degrees 52 minutes 40 seconds East, 577.00 feet; North 50 degrees 33 minutes East, 258.00 feet; North 27 degrees 42 minutes East 235.00 feet to a point on the 11th (fourteenth) line of the heretofore mentioned deed. Thence running with and binding on the fourteenth, fifteenth and sixteenth lines of said deed by the three following courses and distances, viz: North 62 degrees 18 minutes East, 111.00 feet; North 62 degrees 47 minutes 40 seconds East, 436.92 feet; South 42 degrees 09 minutes 20 seconds East, 428.83 feet. Thence continuing on outline of said deed by a curve to the left with a radius of 54.67 feet and length 339.21 feet, the chord of said curve being South 23 degrees 29 minutes 20 seconds East, 333.73 feet to the end of the seventeenth line of said deed and

and thence running on a line of division now made South 41 degrees 21 minutes 30 seconds East, 720.00 feet to the place of beginning.

Containing 16.2 acres of land more or less.

PARCEL #5 - Office Building

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Containing 4.2 acres of land more or less.

REFERENCE: Being the parcel of land which by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607 was granted and conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation.

GREATER TOWSON DEVELOPMENT CORPORATION

CAMPBELL BUILDING
TOWSON, BALTIMORE 4, MARYLAND

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Containing 14.3 acres of land more or less.

PARCEL #2 - Inn

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line which by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2607, folio 12 was conveyed by Howard O. Piror, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the third, fourth, and fifth lines of the heretofore mentioned deed by the three following courses and distances, viz: South 65 degrees 41 minutes 30 seconds East, 517.65 feet; South 52 degrees 15 minutes East, 208.48 feet; North 13 degrees 07 minutes 40 seconds East, 345.82 feet. Thence, leaving the end of the fifth line for lines of division now made, the four following courses and distances viz: North 13 degrees 07 minutes 40 seconds East, 165.00 feet; North 76 degrees 52 minutes 20 seconds East, 428.00 feet; South 33 degrees 52 minutes 40 seconds East, 230.00 feet; South 74 degrees 37 minutes 40 seconds East, 215.00 feet to the place of beginning.

Containing 5.0 acres of land more or less.

PARCEL #3 - Inn Parking

Beginning for the same at a point situate referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point

being North 13 degrees 07 minutes 40 seconds East, 105.00 feet from the end of the fifth line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2807 folio 12 which was conveyed by Howard O. Firor, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now made the four following courses and distances, viz: North 13 degrees 07 minutes 40 seconds East, 170.00 feet; South 50 degrees 33 minutes East, 342.00 feet; South 33 degrees 52 minutes 40 seconds West, 347.00 feet; South 76 degrees 52 minutes 20 seconds East, 428.00 feet, the place of beginning.

Containing 2.2 acres of land more or less.

PARCEL #4 - Apartments

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the end of the second line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2807 folio 12 which was conveyed by Howard O. Firor widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now made the four following courses and distances, viz: North 74 degrees 37 minutes 40 seconds East, 215.00 feet; North 33 degrees 52 minutes 40 seconds East, 577.00 feet; North 50 degrees 33 minutes West, 258.00 feet; North 27 degrees 42 minutes East 235.00 feet to a point on the 14th (fourteenth) line of the heretofore mentioned deed. Thence running with and binding on the fourteenth, fifteenth and sixteenth lines of said deed by the three following courses and distances, viz: North 62 degrees 18 minutes West, 111.00 feet; North 62 degrees 47 minutes 40 seconds West, 438.92 feet; South 42 degrees 09 minutes 20 seconds West, 428.83 feet. Thence continuing on outline of said deed by a curve to the left with a radius of 524.67 feet and length 339.91 feet, the chord of said curve being South 23 degrees 49 minutes 20 seconds West, 333.93 feet to the end of the seventeenth line of said deed and

and thence running on a line of division now made South 41 degrees 21 minutes 30 seconds East, 720.00 feet to the place of beginning.

Containing 16.2 acres of land more or less.

PARCEL #5 - Office Building

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, said point being the beginning of the first line by a deed dated October 27, 1955 and recorded among the land records of Baltimore County in Liber G. L. B. 2807 folio 12 which was conveyed by Howard O. Firor, widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running with and binding on the first and second lines of said deed by the two following courses and distances, viz: North 76 degrees 03 minutes 20 seconds East, 427.53 feet; South 82 degrees 57 minutes 30 seconds East, 141.79 feet. Thence leaving outline of said deed and running on a line of division now made North 41 degrees 21 minutes 30 seconds West, 720.00 feet to a point, said point being the end of the seventeenth line of the heretofore mentioned deed. Thence running with and binding on the outline of said deed for the five following courses and distances, viz: South 04 degrees 49 minutes 20 seconds West, 116.92 feet; a curve to the right of radius 478.34 feet, length 211.50 feet, the chord being South 17 degrees 29 minutes 20 seconds West, 209.78 feet; a curve to the right of radius 955.37 feet, length 180.08 feet, the chord being South 35 degrees 33 minutes 20 seconds West, 179.82 feet; South 40 degrees 57 minutes 20 seconds West, 115.07 feet; South 65 degrees 56 minutes 40 seconds East, 187.13 feet to the place of beginning.

Containing 4.2 acres of land more or less.

REFERENCE: Being the parcel of land which by a deed dated October 27, 1955 and recorded among the Land Records of Baltimore County in Liber G. L. B. 2807 was granted and conveyed by Howard O. Firor, widower to the Greater Towson Development Corporation.

**Buildings and Zoning Department
of Baltimore County**

303 WASHINGTON AVE., TOWSON 4, MARYLAND
Telephone Valley 3-3000-Extensions (Zoning 180)
(Building 181)

WILBUR H. ADAMS
Zoning Commissioner
CHARLES L. FITZPATRICK
Deputy Zoning Commissioner
WILLIAM L. SCHOTT
Zoning Engineer
ROLAND H. FIEL
Building Engineer
JOHN D. DITTRICH
Deputy Building Engineer
CLARENCE C. GERR
Chief Inspector
Board of Zoning Appeals
CHAR. H. DODGE
Chairman
DANIEL W. HUBBARD
CARL F. VOHREN

June 15, 1956

Hon. John Grason Turnbull,
22 West Pennsylvania Avenue,
Towson 4, Maryland

Re: Petition of Greater Towson
Development Corporation -
9th District of Baltimore County

Dear Senator Turnbull:

I have to my regret no order granting the special exception, in the above matter, for parcels Nos. 1 and 2 as described in the petition.

Attached hereto is a copy of said Order.

Very truly yours,

William L. Schott
Zoning Commissioner

**Buildings and Zoning Department
of Baltimore County**

303 WASHINGTON AVE., TOWSON 4, MARYLAND
Telephone Valley 3-3000-Extensions (Zoning 180)
(Building 181)

June 15, 1956

Mr. John Grason Turnbull
Attorney-at-Law
22 West Pennsylvania Avenue
Towson 4, Maryland
Dear Mr. Turnbull:

Upon receipt of the invoice from the Purchasing Department of Baltimore County, we wish to notify you that the cost of Petition for Reclassification and Special Exception for the Greater Towson Development Corporation, advertising and posting property amounts to Sixty-four (\$64.00) dollars. May we please have your check payable to the County Commissioners for the same.

Zoning Commissioner
of Baltimore County

**Buildings and Zoning Department
of Baltimore County**

303 WASHINGTON AVE., TOWSON 4, MARYLAND
Telephone Valley 3-3000-Extensions (Zoning 180)
(Building 181)

WILBUR H. ADAMS
Zoning Commissioner
CHARLES L. FITZPATRICK
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WILLIAM L. SCHOTT
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Deputy Building Engineer
CLARENCE C. GERR
Chief Inspector
Board of Zoning Appeals
CHAR. H. DODGE
Chairman
DANIEL W. HUBBARD
CARL F. VOHREN

June 25, 1956

Hon. John Grason Turnbull,
22 West Pennsylvania Avenue
Towson 4, Maryland

Re: Petition for Reclassification and
a special exception for Certain
Parcels of land located in the
9th District of Baltimore County -
Greater Towson Dev. Corp. Petitioner

Dear Senator:

I have today passed my order granting the reclassification and special exception, in the above matter, in accordance with copy of Order attached hereto.

Very truly yours,

William L. Schott
Zoning Commissioner

July 9, 1956

Mr. G. Mark Strohecker
York Road and Cedar Avenue
Towson 4, Maryland

Dear Mark:

I have a matter which I wish to discuss with you, and would appreciate it if you will be good enough to give me a call at your earliest convenience.

Very truly yours,

JGT/etn

July 11, 1956

Baumgartner & Carr
7307 York Road
Towson 4, Maryland

Re: G. Mark Strohecker

Gentlemen:

I understand that your firm represents Mr. Strohecker in the appeal on the Greater Towson Development.

I cannot locate a telephone for you in the phone book, and I would, therefore, appreciate it very much if the member of the firm who is handling this matter will give me a call upon receipt of this letter.

Thanking you for your cooperation, I am

Very truly yours,

JGT/etn

CC: Carroll W. Royston, Esquire
Campbell Building, Towson 4, Md.

PAGE 10

**ZONE CHANGE
HEARING HELD**

**B.K. Sought For \$10,000,000
Development in Towson**

Wilde H. Adams, Baltimore county zoning commissioner, took under advisement yesterday an application by the Greater Towson Development Corporation for a change of zoning for a 60-acre tract on the west side of the York road, just south of the State Teachers College, in Towson. During the testimony, it was disclosed that plans for the \$10,000,000 development include the construction of a \$2,000,000 hotel, a medical arts building, an office building for a single "business" center to be owned by the Johns Hopkins University. Also included in the plans were four garden apartment units, with each having a private garage, and a 175 apartments which would rent for more than 1,000 cars will be let was John Clemens, 903 Strat provided in the new development and court, who pointed out that

and plans call for nearly 3 miles of surfaced roads. A Henry Powell Hopkins, architect for the project, explained that it was an "architect's dream" because the tract and highway would be used to the residential character of the neighborhood and that the "public" apartment can be used in the design to conform with the residential atmosphere.

"We plan to leave all the trees," Mr. Hopkins testified. "We are not going to strip down everything." Mr. Hopkins also said that the most important thing in such a project is plenty of money. "And we have plenty of money," he stated.

The property is zoned R-4, or residential apartments. The petition for a change of commercial zoning in order to build the office building.

One Protestant Appears
Mark H. Hill, director of the county office of planning, said that the project was desirable, that it was not a typical residential plan, but that an access road to connect the area with traffic. The only protestant to the project was John Clemens, 903 Strat provided in the new development and court, who pointed out that

THE SUN, BALTIMORE, THU

**Cohen Gets L.
Post Tenth**

Washington, June 4 - The city of Baltimore is the adequacy of the parking facilities in this regard.



AMUSEMENTS

HIPPODROME
An GARDNER Seven GRAND
BHOWANI JUNCTION

TOWN
STEWART • DONOR T
ALFRED HITCHCOCK
MEN WHO KNOW

May 23, 1956

Clarence W. Miles, Esquire
C/o Miles & Stockbridge
10 Light Street
Baltimore 2, Maryland

RE: Greater Towson Development Corp.

Dear Mr. Miles:

Pursuant to your request, I have checked with the above corporation to determine procedure in obtaining lease for gift shop in proposed development on York Road.

I was advised that they were accepting applications for leases immediately, and that they preferred any such inquiries to be in writing. Letters should be addressed to R. McLean Campbell, Greater Towson Development Corporation, Campbell Building, Towson 4, Maryland. I know Mac Campbell well, and briefed him on your request, and he will expect letter from you at your convenience.

The Campbell family will evidently work together with the R. McLean Hotel Corporation in the leasing program for this new development.

If I can be of any further assistance on this, please do not hesitate to give me a ring.

With best wishes, I am

Sincerely,

DBB/t

Buildings and Zoning Department
of Baltimore County

303 WASHINGTON AVE., TOWSON 4, MARYLAND
Telephone Valley 3-3000—Extension 1 (Building 180)

WILSON H. ADAMS
Zoning Commissioner
CHAR. L. FITZPATRICK
Deputy Zoning Commissioner
WILLIAM I. SCHOTT
Zoning Engineer
ROLAND S. FIEL
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JOHN D. BETHUNE
Deputy Building Engineer
CLARENCE F. GIBBS
Chief Inspector

Board of Zoning Appeals
Mr. John Crasen Turnbull
Attorney-at-Law
22 W. Pennsylvania Avenue
Towson 4, Maryland
Chairman
DANIEL W. HUBBARD
CARL F. VORDEEN

June 8, 1956

Dear Mr. Turnbull:

The date for the hearing on Petition for Zoning Reclassification and Special Exception for the Greater Towson Development Corporation, Ninth District of Baltimore County, has been set for June 25, 1956 at 10:00 A. M., Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Upon receipt of the invoice from the Purchasing Department, we shall notify you of the cost of petition, advertising and posting property.

Zoning Commissioner
of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTIONS - PARCELS
NUMBER 4 and 5 - Property of Greater Towson
Development Corp., a Body Corporate -
West side of York Road, 9th District of
Baltimore County

Pursuant to advertisement, posting of property and public hearing, in the above matter, the evidence produced at the hearing before me showed that the Planning Board of Baltimore County has approved of the type of planned and integrated development projected for the tracts in question and the remaining acreage of said over-all tract. It also appeared that by reason of the topography of the land involved it is completely feasible to build elevator apartment buildings without doing any damage to the surrounding property owners.

I am, therefore, convinced by the evidence that the granting of these special exceptions will in no way be detrimental to the health, safety, or general welfare of the locality involved; or tend to create congestion in roads, streets or alleys therein; or create a potential hazard from fire, panic or other dangers; or tend to overcrowd land and cause undue concentration of population; or interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements or interfere with adequate light and air.

Being of this opinion I hereby grant this 15th day of June, 1956, the special exceptions for the parcels referred to in the petition as Nos. 4 and 5.

WILSON H. ADAMS
Zoning Commissioner of
Baltimore County

November 5, 1957

Mr. Wilson H. Adams
Zoning Commissioner of Balto. Co.
County Office Building
Towson 4, Maryland

Re: Zoning File No. 3548-RX

Dear Mr. Adams:

On June 25, 1956, you passed your Order in the above entitled case reclassifying Parcel 2, as described on the plat offered in such case (Parcel 2 as shown on the attached plat), from an R.A. Zone to a B.M. Zone.

At that time nothing was done about Parcel 3 as shown on such plat (Parcel 3 as shown on the attached plat), for the reason that you stated that under the provisions of the Baltimore County Zoning Regulations, Section 409.1, you could, upon request, issue a Special Use Permit for parking on such parcel.

We hereby request that such a Use Permit be issued by you covering the property shown on the attached plat and outlined in red, being Parcel 2 and part of Parcel 4 as shown on the plats filed in the original proceeding.

It is understood that such Use Permit will be subject to the conditions set forth in the Baltimore County Zoning Regulations, Section 409.4.

Sincerely yours,

Kenneth C. Proctor.

KCP/ljs
Encl.

COPY

ZONING DEPARTMENT OF BALTIMORE COUNTY

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland
VA-3-3000

Wilson H. Adams
Zoning Commissioner

John G. Rose
Deputy Zoning Commissioner

William I. Schott
Zoning Engineer

Jeanette C. Harris
Administrative Asst.

Kenneth C. Proctor, Esquire
Campbell Building
Towson 4, Maryland

Re: Special Use Permit for Parking
Zoning File No. 3548-RX

Dear Mr. Proctor:

Pursuant to your request of even date, a Special Use Permit for parking adjacent to an existing Business Major Zone is hereby granted. This Special Use Permit covers the property outlined in red on the plat attached to the letter request, this plat being entitled "Preliminary Plan for the Greater Towson Development".

This Special Use Permit is granted under the provisions of the Baltimore County Zoning Regulations, Section 409.1, and will be subject to the conditions set forth in Section 409.4.

Very truly yours,

WILSON H. ADAMS

Wilson H. Adams
Zoning Commissioner
of Baltimore County

COPY

ZONING DEPARTMENT OF BALTIMORE COUNTY

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland
VA-3-3000

Wilson H. Adams
Zoning Commissioner

John G. Rose
Deputy Zoning Commissioner

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Administrative Asst.

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Campbell Building
Towson 4, Maryland

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This Special Use Permit is granted under the provisions of the Baltimore County Zoning Regulations, Section 409.1, and will be subject to the conditions set forth in Section 409.4.

Very truly yours,

WILSON H. ADAMS

Wilson H. Adams
Zoning Commissioner
of Baltimore County



950 OFFICIAL PUBLICATION OF THE TOWSON TOWN ASSOCIATION Vol. VII, Issue 10

T. T. A. SPONSORS INDUSTRY EXHIBIT

It is a series of displays explaining in graphic fashion the various industries of Baltimore County is now open in the lobby of the new office building on West side Avenue in Towson. was donated for this purpose by the County Council, which is the official committee of the Towson Association, which is the series is an electric and demonstration of the in Steel Company plant at Point, largest steel mill East Coast and second in the world.

and when slides show a view as it comes into the plant and follows its various processes until it emerges as one of a finished product, ranging from a simple strand of wire to a part for a complicated machinery.

proportion of the size of the "Plant" installation is

gained from the figures revealed in the display. The plant covers 2,000 acres; contains 581 buildings; has 19 miles of paved roads; employs 29,500 workers; manufactures 420,000 tons of steel a year, and has an annual payroll of \$14,000,000.

Dr. Otto S. Kraushaar, president of Goucher College, reports that faculty salaries at the Towson school will be raised 10 to 15 per cent next year. Dr. Kraushaar said the increases are made possible in part by the recent Ford Foundation gift and support from alumni, corporations and other philanthropies. Goucher receives about \$150,000 a year from these sources.



\$2,000,000 Towson Inn, Schedule 1 For Completion By Fall Of 1957

\$2,000,000 Hotel First Unit
In \$10,000,000 Towson Project

The Towson Inn, \$2,000,000 hotel that will be part of a \$10,000,000 construction project on the York Road south of State Teachers College, is scheduled for completion by the Fall of 1957.

The target date for the 10th room hotel was revealed at the last general meeting of the Towson Town Association by E. McLean Campbell, secretary-treasurer of the Greater Towson Development Corporation, the project's builders.

Mr. Campbell said the hotel will be the focal point of the development, which will include deluxe garden apartments and several two-story office buildings. All of the buildings will be of semi-modern architecture, constructed of brick and stone.

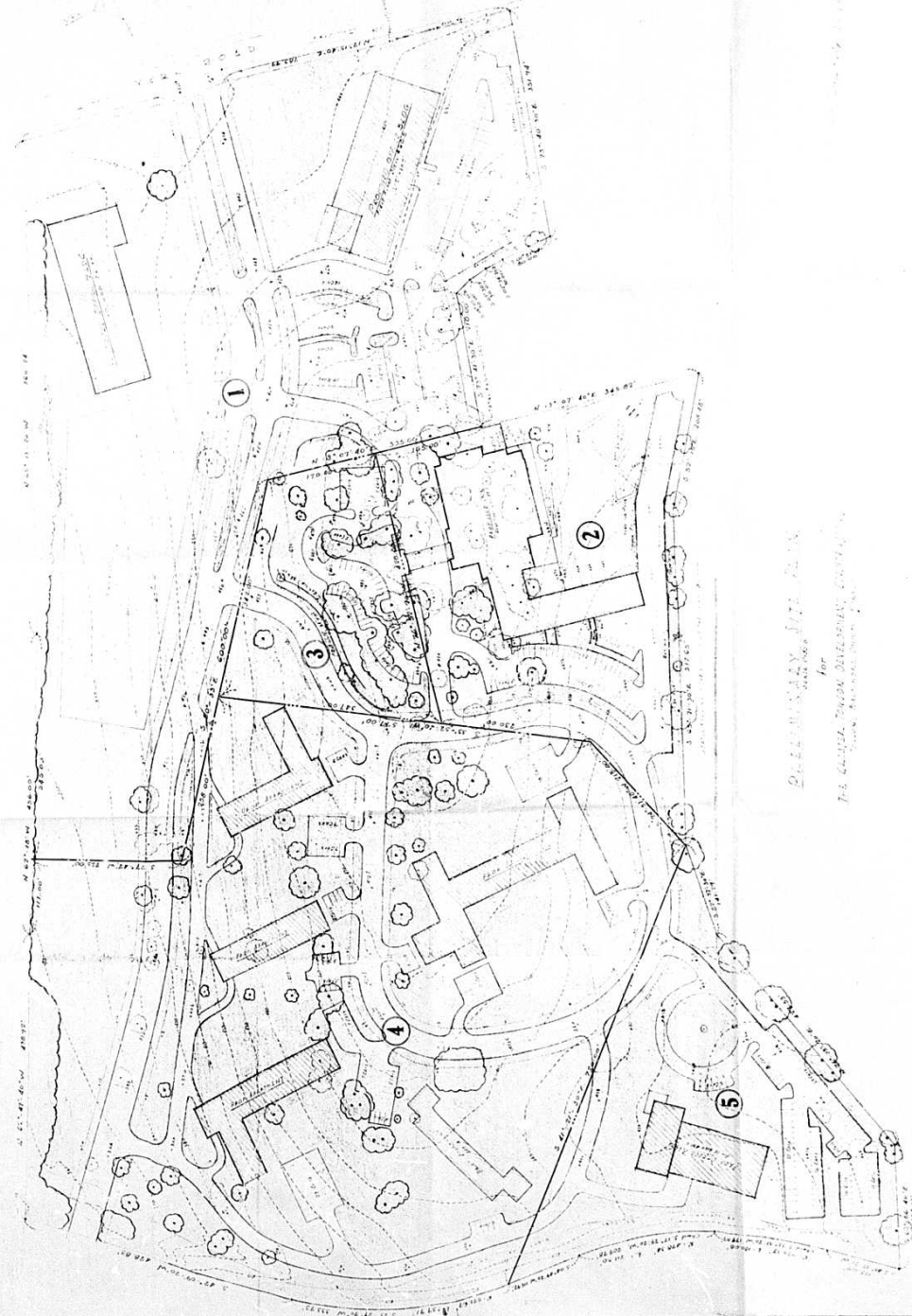
Mr. Campbell emphasized that the Towson Inn will be a hotel—not a motel. Among its features will be a large, Olympic-type swimming pool, with locker room and cabana facilities, a dining room able to serve 150 persons and a combination lounge and dining room. The latter room can be divided to provide four separate meeting rooms and a terrace dining room for summer use.

The hotel will also provide bar, beauty and hair shops, a cafeteria, elevator service and ultra-modern kitchen and room service facilities. It will be operated by the Knott Hotels Corporation, one of the nation's hotel chains. The Knott Corporation operates 28 hotels, containing more than 8,000 rooms, in five states and England.

The garden apartments will contain 200 units. Like the other buildings in the development, they will be air-conditioned throughout and furnished with the most modern appointments, including all-electric kitchens.

The office buildings will be of the most modern district office type. Mr. Campbell told the T. T. A. members that every effort would be made to retain the trees and other natural features of the 42-acre tract to make the setting as attractive as possible. He also said that he believes the project will play an important part in helping Towson to hold its present rank as the leading community in Baltimore County.

(Continued on page 2)



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, MARTIN R. FAYE, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an RA-X zone, for the following reasons:

For error in original zoning in that the land is unusable in its present zoning classification and for change in the neighborhood since the adoption of the zoning map in that properties to the north and south of the subject district are zoned RA-X as are properties to the east side of York Road.

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, a Convalescent Home.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or 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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

MARK DEVELOPMENT COMPANY
By John E. Rose, Contract purchaser
Address: 100 W. Cold Spring Lane Address: 3900 N. Charles Street
Baltimore, Md., 21210 Baltimore, Maryland, 21218
By W. Lee Thomas, Petitioner's Attorney
Address: 102 W. Pennsylvania Ave.
Towson, Md., 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of April, 1969, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of June, 1969, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Beginning for the same at the intersection of the westernmost side of the York Road with the centerline of ALTA VISTA RD. an avenue 40' wide said place of beginning being at the distance of 76' N 10° 10' E from a stone marked 5A heretofore planted in the third line of the land which by deed dated May 14, 1894 and recorded among the land records of Baltimore County in Liber L.M.B. No. 205 Folio 22 etc. was conveyed by the Safe Deposit and Trust Company of Baltimore to the Trustees of Sheppard Asylum and running thence bounding on the center line of said average the five following courses and distances, viz: N 59° 26' W 252.4'; N 48° 18' W 50'; N 35° 51' W 50'; N 17° 12' W 50.4'; and N 03° 35' E 75' land running for a line of division now made S 67° 23' E 382.4' to the westernmost side of York Road South and thence bounding on the westernmost side of York Road S 18° 10' W 196.0' to the place of beginning.

Subject to the leaving open of the aforesaid Avenue 40' wide for the use of the owners and occupants of the whole tract of land of which the herein described lot is a part.

Being part of the land which by deed dated May 3, 1938, and recorded among the land records of Baltimore County and Liber CMB Jr. 1030 Folio 230 was granted and conveyed by the Union Trust Company of Pittsburgh, Pennsylvania Trustee to Howard O. Piror.

*Booked to Fair
Land Survey*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 23, 1969

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition 69-263-RX. Reclassification from R-20 to R.A. zoning, S.E. for Convalescent Home
Northwest corner of York and Alta Vista Roads.
Hattie P. Piror, Petitioner.

9th District

HEARING: Wednesday, June 4, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to R.A. zoning together with a Special Exception for a Convalescent Home. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning staff endorses the reclassification from R-20 to R.A. zoning. We feel that this reclassification is consistent with our proposals for comprehensive rezoning of the 9th District and also is consistent with the zoning potentials of surrounding properties.
2. Regarding the Special Exception, the Planning staff endorses the concept of a convalescent home here. We question, however, that the plan provides enough parking to support the staff of the convalescent home, visiting doctors, and visitors. Any granting should be conditioned upon a more adequate parking schedule and widening of Alta Vista Road to a 24 foot pavement section.

GEG:bms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 13, 1969

Oliver L. Myers
102 W. Pennsylvania Avenue
Towson, Maryland 21204

W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-20 zone to an RA-X zone and Special Exception for a Convalescent Home. Location: NW Cor. York Rd. & Alta Vista Road 9th District. Petitioner: Hattie P. Piror. Committee Meeting of Mar. 4th, 1969. Item 157.

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a two-story brick colonial dwelling in approximately the 130,000 bracket. Alta Vista Road is a private roadway which is not improved with curb and gutter but is macadam paved. York Road in this area is presently improved with concrete curb and gutter. The property is surrounded by five dwellings. Two of these surrounding properties are presently being used as doctor's offices. The property sits on a high area on the west side of York Road. It would be impossible for an entrance to be constructed from York Road due to the topography. The property immediately to the north is improved with the Esso Office Building complex.

BUREAU OF ENGINEERING:

Highways:

York Road is a State Road.
Alta Vista Road is a private road.

Storm Drains:

The Developer is responsible for the full cost of design and construction of any drains necessary to serve this site.

- Page 2 -

W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 157

March 13, 1969

Storm Drains: (Continued)

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Water:

There is an existing 6" City water line in York Road.

Sanitary Sewers:

There is an existing sanitary sewer at the intersection of York Road and Towson College Drive. (See Drawing 57-407, A-10)

There is also an existing sanitary sewer on the east side of York Road approximately 200' north of the site.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site-planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

The proposed zoning shows all access by an existing 12 foot driveway. This is not sufficient for this type of use since ambulances frequent nursing homes. It is also requested that the land remain R-20 with a special exception for a nursing home. Since as RA the land would generate approximately 5 times as many trips.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements for institutions when construction plans are submitted for approval.

BOARD OF EDUCATION:

Will have no effect on school population.

HEALTH DEPARTMENT:

Public water is available to the site. Public sewer is proposed.

- Page 3 -

W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 157

March 13, 1969

HEALTH DEPARTMENT: (Continued)

Mursian Home Comments: Prior to approval of a building application, complete plans and specifications of the building and type of equipment to be used for the food service operation must be submitted to the Maryland State Department of Health, Division of Food Control, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE ROADS COMMISSION:

The existing curbing and paving at site entrance (Alta Vista Rd.) is acceptable; however, the entrance is on a steep downgrade to York Road.

The grade is considerably greater than the 3% grade that is the normal maximum acceptable grade for a commercial entrance. It would be undesirable to utilize the entrance on its present grade for a large volume of traffic.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the existing and proposed macadam for Alta Vista Road is indicated on revised plans.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:J
Enc.

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
ESTABLISHED BY ACT OF MARYLAND GENERAL ASSEMBLY, 1904, CHAP. 400, AS AMENDED.

March 5, 1969

Mr. John G. Rose, Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Zoning Advisory Committee Meeting, March 4, 1969
Item: 157
Property Owner: Hattie P. Piror
Location: NW Cor. York Road & Alta Vista Road - 9th Dist.
Present Zoning: R-20 (Route 45)
Proposed Zoning: RA (Alta Vista Rd.)

Dear Mr. Rose:

The existing curbing and paving at the entrance is acceptable; however, the entrance is on a steep downgrade to York Road.

The grade is considerably greater than the 3% grade that is the normal maximum acceptable grade for a commercial entrance. It would be undesirable to utilize the entrance on its present grade for a large volume of traffic.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

by: John E. Myers
Asst. Development Engineer

CLJ:EMH

BUREAU OF ENGINEERING

Zoning Plat - Comment

157. Property Owner: Hattie P. Piror
Location: NW corner York Road and Alta Vista Rd.
District: 9th
Present Zoning: R-20
Proposed Zoning: RA
No. Survey: 157-2

Highways:

York Road is a State Road.
Alta Vista Road is a private road.

Storm Drains:

The Developer is responsible for the full cost of design and construction of any drains necessary to serve this site.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Water:

There is an existing 6" City water line in York Road.

Sanitary Sewers:

There is an existing sanitary sewer at the intersection of York Road and Towson College Drive. (See Drawing 57-407, A-10)

There is also an existing sanitary sewer on the east side of York Road approximately 200' north of the site.

WATER

6-24-70

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner Date: March 12, 1969

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #197

March 4, 1969
Hattie P. Firor
N/W cor. York Rd. &
Alta Vista Rd.

This plan has been reviewed and there are no site-planning factors requiring comment.

RBM:vh

Richard B. Williams
RICHARD B. WILLIAMS
Planner

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21284

TO: Mr. John G. Rose
Attn: Oliver L. Myers Date: March 7, 1969

FROM: C. Richard Moore

SUBJECT: Item 197 - ZAC - March 4, 1969

The proposed zoning shows all access by an existing 12 foot driveway. This is not sufficient for this type of use since ambulances frequent nursing homes. It is also requested that the land remain R-20 with a special exception for a nursing home. Since as RA the land would generate approximately 5 times as many trips.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Attention: Mr. O. L. Myers Date: March 6, 1969

FROM: John Franco

SUBJECT: 197 - Hattie P. Firor

Must meet all requirements of the Baltimore County Building Code.

JF:gr

John Franco
John Franco
Buildings Inspector

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: 3/6/69
Attention: Mr. Myers

FROM: Inspector Thomas E. Kelly, Fire Department

SUBJECT: Property Owner - Hattie P. Firor
Item 197 - Zoning Agenda - Tuesday, March 4, 1969
Location: Northwest corner of York Road and Alta Vista Road
District 9

Owner shall be required to comply with all Fire Department requirements for institutions when construction plans are submitted for approval.

Thomas E. Kelly
Inspector, Fire Department

cc Jay Hanna
Fire Protection Engineer

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OR MEETING
OR MEETING

Petitioner: Firor
Location: York & Alta Vista
District: 9
Present Zoning: R-20
Proposed Zoning: R-4
No. of Acres: 1.62 ±

Comments: WILL HAVE NO EFFECT ON SCHOOL POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: March 6, 1969

FROM: William M. Greenwalt

SUBJECT: Item 197 - Zoning Advisory Committee Meeting, March 4, 1969

Health Department Comments:

197. Property Owner: Hattie P. Firor
Location: NW/Cor. York Rd. & Alta Vista Road
District: 9th
Present Zoning: R-20
Proposed Zoning: R-4
No. Acres: 1.62 ±

Public water is available to the site. Public sewer is proposed.

Nursing Home Comments: Prior to approval of a building application, complete plans and specifications of the building and type of equipment to be used for the food service operation must be submitted to the Maryland State Department of Health, Division of Food Control, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMS/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose
Zoning Commissioner Date: March 6, 1969

FROM: Ellsworth N. Myers, P.E.

SUBJECT: Zoning Advisory Committee Meeting
Friday, March 7, 1969

Attached are the comments for the zoning petitions for the Zoning Advisory Committee Meeting to be held on Friday, March 7, 1969.

Ellsworth N. Myers
ELLSWORTH N. MYERS, P.E.
Chief, Bureau of Engineering

ENM:KAN:vw
Attachments

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21284

TO: Mr. John G. Rose
Attn: Oliver L. Myers Date: April 11, 1969

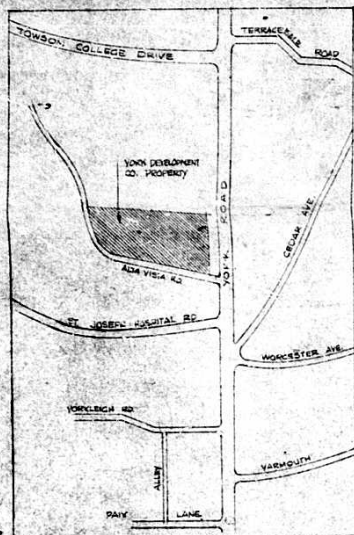
FROM: C. Richard Moore

SUBJECT: Item 197 - ZAC - March 4, 1969
Revised Plan dated March 24, 1969
Property Owner: Hattie P. Firor
York Road & Alta Vista Road
R-20 to RA

Review of the revised plan indicates conformity to previous comments.

C. Richard Moore
C. Richard Moore
Engineer II

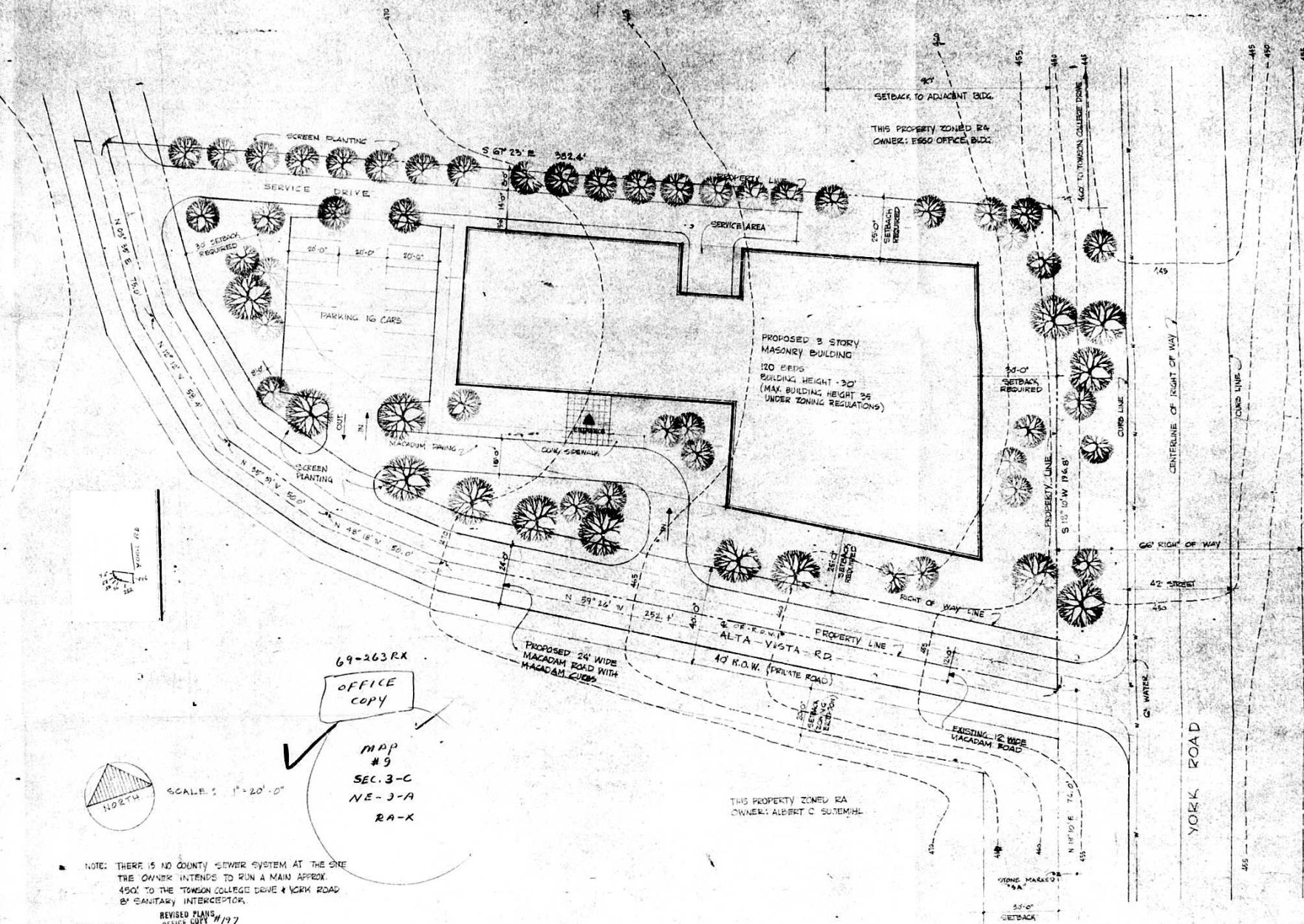
CRM:mr



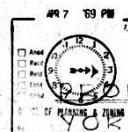
PROPERTY LOCATION MAP
SCALE: 1" = 200'

SCHEDULE	
ZONING	
PROPOSED 120 BED CONVALESCENT HOME	R-20
EXISTING ZONING	RA
PROPOSED ZONING	RA
GROSS AREA (COMPUTED TO E. OF YORK RD)	162 ACRES
NET AREA (COMPUTED WITHIN PROPERTY LINES)	139 ACRES
BUILDING AREA	
FIRST FLOOR AREA IN SQ. FT.	11,760
SECOND FLOOR AREA IN SQ. FT.	11,760
THIRD FLOOR AREA IN SQ. FT.	11,760
TOTAL	35,280
PARKING	
NUMBER OF SPACES REQUIRED	12 CARS
NUMBER OF SPACES PROVIDED	16 CARS
PARKING SPACES REQUIRED BASED ON 1 SPACE PER 10 BEDS.	

NOTE: APPLICATION BEING MADE FOR SPECIAL EXCEPTION FOR CONVALESCENT HOME UNDER SECTION 215.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS.



SCALE: 1" = 20'-0"



REVISED PLANS
OFFICE COPY #197

FIVE

PROPOSED CONVALESCENT HOME
YORK DEVELOPMENT COMPANY JOB 6311

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

TATAM AND KELLY ARCHITECTS PLANNERS 520 LIGHT STREET BALTIMORE, MARYLAND

DATE: FEBRUARY 13, 1967 REVISED: MARCH 24, 1967 SCALE: 1" = 20'



LAND SURVEYOR #1155

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~by reason of~~ the petitioner proved error in zoning the subject property R-20 on the Land Use map

the above Reclassification should be had; and it further appearing that ~~by reason of~~ the petitioner met all requirements of Section 502.1 of the Baltimore County Zoning Regulations

a Special Exception for a Convalescent Home should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of June, 1969, that the herein described property or area should be and the same is hereby reclassified; from an R-20 zone to an R-A zone, and ~~for~~ a Special Exception for a Convalescent Home should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and [Signature] Zoning Commissioner of Baltimore County

and It is this 14 day of April, 1971, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid Special Exception for a Convalescent Home should be and the same is hereby extended for a period of three (3) years beginning June 3, 1971 and ending June 3, 1974.

ORDER RECEIVED FOR FILING [Signature]
Zoning Commissioner of Balto. Co.

DATE 4/14/71
the ~~above~~ ORDER ~~SHOULD NOT BE HAD~~, and/or the Special Exception should NOT BE GRANTED BY

ADMINISTRATIVE ASSISTANT
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE

6/4/69 - Jc Harris clk