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#### PERITION

The Partition of the Greater Romann Davelopment Corporation, by John Grason Rumbull, its attorney, respectfully shows:

1. That the above ambitted proceeding is one for a campe of reclassification of one parcel of land containing 5.0 acres of land from "NeA" to "Bed" none, and for a special parmit for office buildings of two parcels of land and special parmit for parking of one parcel of land, all described in the proceeding above.

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some while

2. That, although the description astached to said application correctly refers to purcel No. 1 as a partal for which a special exception was requested for use as an office building, and correctly describes parcel No. 2 as that purcel desired to be reclassified to a "D-1" some, through clorical error and inadvertonce said two parcels were, in the advertisement of the hearing, reversed, so that in the said advertisement the description of parcel No. 1 was actually the description of parcel No. 2, and the description of parcel No. 2 was actually the description of parcel No. 1; that such reversing of the description may be a successful that such reversing of the description and was requested to be reclassified, and as to the location of one of the

parcel, and to have the same type and character of architure 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.

-2-

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

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

 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. Tha\*, 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:

 That the development of the entire tract of land proposed will not;

a. He detrimental to the health, safety, or general welfare of the locality involved:

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percels of land for which a special exception for effice buildings was requested.

3. That in order that proper notice be given to the public, through the press, as well as by posting and through the cricinal application, it is necessary and desirable that said two parcels should be properly described.

whenever your Potitioner prays that it be permitted to withdraw its said application, insofar as percels No. 1 and No. 2 are concerned, and to let said application remain in full force and effect insofar as the remaining percelt are concerned.

> Joan Grason Turnbull Attorney for the Greater Tomson Levelopment Corpor ation

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#### ORDER

Spon the foregoing resistion, it is consense that the applicant herein he and it is hereby permitted to withdraw the above application insofar as parcels So. 1 and No. 2 are concerns without prejudice, and the right to refite said applications in such form as will correct the elected error or inadvertence referred to in said section.

Soning Commissioner

The applicant horeby withdraws the above application, insofar as percels to 1 and the 2 are conserred, said application to remain in rull effect as to the remaining percels described in said application.

John Grason Turnbull

BEFORE THE ZONING

BALTIMORE COUNTY

: COMMISSIONER OF

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

discovered to

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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 EL, together with a special exception to permit the use of the land as a hotel; and for a special exception of exercing approximately 14.3 acres of land, presently zoned RA, to permit the srection of an effice building on said tract.

The parcels covered by the application are a part of a large tract of land centaining altogether approximately 41.9 access of land, located on the westerly side of York R. ad, immediately south of the property of the State Teachers Cellege, 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 Raliroad Company.

I have heretofore passed an order dated June 15th, 1956, granting a special exception for approximately 16. 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 tearimony 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 DALTIMORE
COUNTY

ORDER

BEFORE THE ZONING

COMMISSIONER OF

BALTIMORE COUNTY

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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 \_\_\_\_\_\_\_\_day of June, 1956, by the Zoning Commissioner of Saltimore County, ORDERED, as follows:

 That as to parcel one, described in this proceeding, a special exception be granted for the use of said parcel for the p-rpose of an office building;

 That as to parcel two described in this proceeding, the same be and .1 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.

> Wilsie H. Adams Zoning Commissioner for Baltimore County

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BEFORE THE ZONING

BALTIMORE COUNTY

IN THE MATTER OF THE
APPLICATION OF THE GREATER
TOWSON DEVELOPMENT CORPORATION FOR A CHANGE OR
RICLASSIFICATION OF A CERTAIN
PRACEL OF LAND AND FOR A SPECIAL
EXCEPTION, and AROTHER SPECIAL
EXCEPTION FOR A CERTAIN PARCEL
OF LAND LOCATED IN THE 7th
ELECTION DISTRICT OF BALTIMORE

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COUNTY

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

 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.

Wilsie H. Adams Zoning Commissioner for Baltimore County

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-3-

centration of population;

b. Tend to create congestion in roads, streets
 or alleys therein;

c. Create a potential hazard from fire, panic or other dangers;

d. Tend to overcrowd land and cause undue con-

e. Interfere with adequate provisions for schools.
 parks, water, sewerage, transportation or other public requirements,
 conveniences, or improvements;

f. Interfere with adequate light and sir.

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

Wilsie H. Adams Zoning Commissioner for Baltimore County

b. Tend to create congestion in roads, streets or alleys therein;

c. Create a potential hazard from fire, panic or

other dangers;

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parent stay Re

 d. Tend to overcrowd land and cause undus concentration of population;

 e. Interfore with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;

f. Intoriere with adequate light and air.

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

Waste H. Adams
Zening Commissioner for
Baltimore County

Cale I of

The Director of Planning has reviewed the plans for said development and test'fled that, although the area here sought to be rezoned had not been somed 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 Coning 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 Read to Charles Street Avenue constitutes a change in the area involved since the adoption of the 9th District mani-
- 4. That, insofar as the parcel sought to be suckessified 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
- a. Be detrimental to the health, safety, or general welfare of the locality involved:

wavel, at 2 to hore the same type and areaitechere for the buildings to be erected on the property. The testimony also showed that there is an acute need for office space and hotel accomm 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 prities are planning a modern highway, which will have a right-ofway width of 100 feet, which, it was testified, will be of great service in hamilting any additional traffic which may be brought to the area by the preposed development

said development and testified that, although the area here sought to be rezoned had not been sound BM 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 7th District map.

Commissioner hereby finds:

- 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;
- from RA to BE 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

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

BEFORE THE ZONING : COMMISSIONER OF BALTIMORE COUNTY

This application is for reclassification of a parcel of ng 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, prepently 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 R. ad, 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 he retofore 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

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 lnn type of hotel on the 5 acre

APPLICATE OF THE CREATER TOWSON DEVELOPMENT CORPORATION FOR A CHANGE OR PARCEL OF LAND AND FOR A SPECIAL EXCEPTION, and ANOTHER SPECIAL EXCEPTION FOR A CERTAIN PARCEL OF LAND LOCATED IN TH THE ELECTION DISTRICT OF BALLIMORE

3 M V SEFORE THE ZONING : COMMISSIONER OF A-A-13 BALTIMORE COUNTY 8M-2

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This application is for reclassification of a percel of land containing approximately 5 acres from a classification of RA to a classification of BH, 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 sound RA, to permit the erection of an office

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 must 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 Compan.

I have heretofore passed an order dated Ju : 15th, 1956, granting a special exception for approximately 16.2 acres of the entire tract to permit elevator type apartment buildings, and on appresimately 4.2 acres of said tract a special exception to permit the eraction

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 orect an lan type of hotel on the 5 never

IN THE MATTER OF THE APPLICATION OF THE CREATER TOWSON DEVELOPMENT CORPOR ATION FOR A CHAMGE CR REGLASSIFICATION OF A CERTAIN 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

Purs tant 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 25 24 day of June, 1956, by the Zoning Commissioner of Baltimore County, ORDERED, as follows:

1. That as to parcel one, described in 'his proceeding,

3. That as to parcel two described in this proceeding.

a special exception be granted for the use of said parcel for the purpose of

2. That as to parcel two described in this proceeding,

the same be and it is hereby reclassified from an RA cone to a BE some; and

a special exception be and the same is hereby granted for the use of said

ipproved:
County Commissioners of
Baltimery County
County Dise. 464 75 1953

This H. Adams
Zoning Commissioner for
Jaltimora County

b. Tend to create congestion in roads, streets or alleys therein

c. Create a potential basard from fire, panic or

d. Tend to overcrowd land and cause undue concentration of population

e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;

f. Interfere with adequate light and air.

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

2# 3848 RX

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

Bearringian sttarned

hereby petition (1) that the soning status of the shows describe property be reclassified, pursuant to the Zoning Law of Beltimos County, from an R-A Zone to an Special / Zone; and (2) for a Sp cial Exception, under said Zoning Law and Zoning Regu lations 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 reclassion fication and Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to end are to be ber by the Zoning Regulations and Restrictions of Baltimore County, adentepursuant to the Zoning Lew for Baltimore County.

GREATER TOUSON DEVELOPMENT COR

Legal Omer

16:00 A M.

siled 6/1/56

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

County and rescribed as follows:

PARCEL ED, 1 - Beginning for the same it a point situate, referring all carses to the true meridian as evaluationed by the Baltimers County Marrayain itself blatting in the same of the same of the situate of the State of Section 1 is a same of the circular section of Section 1 is a same of the circular section 1 is not set of the Section 1 is a same of the circular section 1 is a same of the same of the same of the same of the circular section 1 is a same of the besides and the same of the besides 1 is an extended to the same of the besides 1 is an extended to the same of the besides 1 is an extended to the same of the besides 1 is an extended to the same of the besides 1 is an extended to the same of the besides 1 is an extended to the same of the besides 1 is an extended to the same of t Centaining 16.3 seres of land more or less.

Centaining May3 serve of Land sore or less.

RECEL WG. 2 - Regiming for the sacrid a point cituate, referring all courses to the tens worldan as established by the Saltimore Yearry Natropolitical Dissolution with the saltimore Yearry Natropolitical Dissolution of the Course of the

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The Director of Planning has reviewed the plans for

1. That the granting on June 15th, 1956 of the special

2. That, insofar as the parcel sought to be reclassified

3. That the development of the entire tract of land as proposed will not:

a. Be detrimental to the health, safety, or general

constructions of the besitty involved;

Treater Inson Denlapment Corp - 9 ter Dit (Have projects is the Ind parcel) many land Zoning - FILE #3848-RX June 7/416 - Petition for I zoning Relassit cation 3) Special Exception and Phato the Copy 5/13/56 - Projects pated - ly Gloge R. Hammel Return filed - 6-14-58 6/14/52 Certificate of Celentiement fel- the formian. Puttished 2 time fifte 25th of June 1956 first puttishin - 6/4/52 6/25/56 Hearing held fefre Zoning Commissioner N. Roise H. Cedams. 1./25/18 - Order passed by Zoning Commissioner granding requested going . see Platalet of april and order 7/3/52 appeal to Bot of zoning appeals filed by I. Weak Storbecker. -1/6/12 Oppeal dake set for 7/20/12 at 10 nm 1/15/56 Dynamical of Oppeal filed by I. Mark Stockether and Virgenia F. Flockether 1125/56 Ordie of Zoning Lomme. Congrand Le Couchy Commissioner of Parts Church signed by forbut B. Homill - see Phaterhot.

petition for (1) ZUNING RECLASSIFICATION
(2) SPECIAL EXCEPTION

TO the Zoning Commissioner of Baltimore County:

WE. GREATER TOWSON DEVELO? MENT CORPORATION, WE. GREATER TOWSON DEVELO? MENT CORPORAT. legal own  $\alpha$  hereby potition (I) that the zoning status of the hereinaft described property be reclassified, pursuant to the Zoning Laws of Baltimore County, as follows:

1. A Special Exception for an office building as described in "parcel # 1" and "parcel # 5", as shown on legal descriptions and plats

2. From an RA (Residence Apartment) zone to a "BM" (Business Major) zone for the purpose of erecting a hotal and inn as shown on legal descriptions and plats hereto attached for Parcel # 2.

3. A Special Exception for an automobile parking lot, in accordance with the appropriate regulations for parking of motor vehicles under the "BM" zone, as may be occasioned by the necessity of providing such space under the appropriate soning regulations. (see legal description of Parcel # 3 and Plats hereto attached.)

Property to be posted as prescribed by Zoning Regulations.

WE, agree to pay expenses of the above reclassification and Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to end are to be bound by the Zoning Regulations and Restrictions of Baltimore County, adopted pursuant to the Zoning Law for

GREATER TOWSON DEVELOPMENT CO.

Bur & laughell. Campbell Building, Towson 4, Maryland netition for (I) ZONING RECLASSIFICATION

TO the Zoning Commissioner of Baltimore County

WE GREATER TOWSON DEVELOPMENT CORPORATION. WE. GREATER TOWSON DEVELOPMENT CORPORATION legal owner hereby petition (1) that the zoning status of the hereinafter described property be reclassified, pursuant to the Zoning Laws of Paltimore County, as follows:

1. A Special Exception for an office building as described in "parcel # 1" and "parcel # 5", as shown on legal descriptions and plats

2. From an RA (Residence Apartment) zone to a "BM" (Business Major) zone for the purpose of erecting a hotal and inn as shown on legal descriptions and plats hereto attached for Parcel # 2.

3. A Special Exception for an automobile parking lot, in accordance with the appropriate regulations for parking of motor vehicles under the "BM" zone, as may be occasioned by the necessity of providing such space under the appropriate zoning regulations, (see legal description of Darcel 1 3 and Plate begate attached.)

Property to be posted as prescribed by Zoning Regulations

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

GREATER TOWSON DEVELOPMENT CO.

Campbell Building, Tow-on 4, Maryland

ALCOHOLIC BEVERAGES LICENSE APPLICATION State of Maryland

4336 - 3346

APPLICATION FOR CLASS.... 

PLEASE	ANSWER	FU	LLY

	Tel. No
	Zone: Period of residence:
resultant in the same of the s	
Age: Sex:	
Are you a citizen of the U	
	ste when and where:
next preceding the filli	f Balticore County for two years ag of this application:
	If so, State District Precinct
B. Name:	
Address:	Zone: Period of residence:
	Color: Place of birth:
Are you a citizen of the U	nited States:
	ate when and where:
next preceding the fili	of Baltimore County for two years ing of this application:
Are you a registered voter	. If so, State District. Precinct.
	Tel. No
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Age: Sex:	Color: Place of birth:
Are you a citizen of the U	
If a naturalized citizen, st	ate when and where:
Harman barra a maldant	of Baltimore County for two years ing of this application.
Are you a registered vote	. Y so State District Precinct
. What trede name will be used	THE TONSON INN Tel No Va 3-7000
titles of plane to be license	ed (Give atreet number or accurate description)
See attached &	Plat ) Her Jore Tout Towson Tome 4
C	Wath we was to see the
B. Describe part of building t	feet of any school, church or other place of worship?
D. Is this building completed?	Has it been inspected and approved by the Fire, Health, Plumbi
	Are you filing copies of said approvals with this application?
and Zoning Boards?	
E. Are you represented by an a	attorney? 105 Whom: JG
E. Are you represented by an a F. Is this a transfer from a pr	attorney? /63 Whom: JG
E. Are you represented by an a F. Is this a transfer from a pr G. Is this a transfer of location	saturney? Whom: esent licenses? From whore: a? Prom where?
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E. Are you represented by an a F. Is this a transfer from a pr G. Is this a transfer of location H. Is this an increase of licen S. State andress of owner of prent S. State address of owner of pre S. Have you ever been A. convicted of a felony? A b. adjudged guilty of violatin C. adjudged guilty of violatin	secol licroses / Prom whors:  7. Prom where / Prom whors:  7. Prom where / Prom whors:  8. Prom where / Prom whors:  8. Prom where / Prom whors:  9. Prom where / Prom whors:  9. Prom whors:  9. Prom whors:  10. Prom whors:  11. Prom whors:  12. Prom whors:  13. Prom whors:  14. Prom whors:  15. Prom whors:  16. Prom whors:  16. Prom whors:  17. Prom whors:  18.
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E. Are you represented by an an office of the latest attander of location III. Is this an increase of licent Altan and Altan and Course of premission of the latest amond of course of premission of the latest amond of the latest amond of the latest and latest and latest of the latest and latest an	second locates 7 Prem where:  1. Prem where?  1. Prem where?  1. Prem what class?  1. Prem who class?  1. Prem

4. A special exception for men Elevator Apartment Buildings in accordance with Section 215.5 of the Zoning Regulations (see legal description of parcel number 4 and plats hereto attached).

7.	What financial interest do you have in the business to be conducted under this 'icense?'
	A
8.	Are you financially interested in any other alcoholic beverage businesses for which a license has been applied for
	grated or issued" A 15 B N 5 C 15
	If so, state when
9.	Is your wife or husband, as the case may be, a licensee and d-ex 'e or she have any financial interest in any othe alcohol' beverage business? A
	if so, give details.
	Is there now, or will there be, during the continuance of the livense applied for, any other person financial interested in said license or the business to be conducted they under? A
inge	If any state fully the circumstances
11.	A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or busines to be conducted under this license?
	to be conducted under this license?  B. Will any such interest be hereafter conveyed or grated to any such manufacturer, brower, distiller or whole
	B. Will any such interest be hereafter convered or gratted to any such manufacturer, brower, distinct or saler?
	74074
12.	Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly
	to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? NO
13.	If granted a license, will you conform to all laws and regulations relating to the business in which you propor
	to engage? Je5
	ally obtained the signatures of the ten citizens to the certificate which is a part hereof.  (Extract from the law; If any affidavit or oath required under the provisions of this Act shall contain any
be	se statements, the offender shall be écemed guilty of perjury, and upon indictment and conviction thereof shall subject to the penalties provided by law for that crime).
be	se statements, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof shall
be	se statements, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof shall
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be	se statements, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof shall
be	as statements, the offender shall be deemed guilt's of perjury, and upon indictacent and conviction thereof shall subject to the penalties provided by law for that crime).  A
STATE	ns statement, the effender shall be formed guilty of portury, and upon indictanent and conviction thereof shall subject to the penalties previded by law for that crimol.  A.  B.  C.  Signature of Applicant(e)  OF MARYLAND, RALLIMORE COUNTY, SS:
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STAT!	as statements, the effender shall be formed guilty of portury, and upon indictances and conviction thereof shall subject to the penalties provided by twe for that crime).  A  B.  C.  Signature of Applicant(s)  : OP MARYLAND, HALLIMORE COUNTY, SS:  THIS CERTIFIES, that on the day of plate of Maryland, personally appears and applicant of the plate of Maryland, personally appears.
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STATE the su	is statement, the effender shall be formed guilty of portury, and upon indictances and conviction thereof shall ember to the penalties precised by law for the crime.  B.  C.  Signature of Applicant(e)  OF MARYLAND, RALLIMORE COUNTY, SS:  THIS CERTIFIES, that on the day of the county of the count
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STATE the sur true to	is statement, the effender shall be formed guilty of prejury, and upon indictates and conviction thereof shall embler to the penalties precised by two for the crimo).  B
STATE the su  the su  the sp  true to	se statements, the effender shall be formed guilty of printy, and upon indictates and conviction thereof shall subject to the penalties precised by two for the crime).  B.  C.  Signature of Applicant(e)  First SCENTFIES, that on the day of surface of Maryland, personally appear of the printing and the form of law that the statements therein a the best of the printing applicant(e) and made out in due form of law that the statements therein a the best of the printing appearance

patition for (I) ZONING RECLASSIFICATION (1) EDECIAL EXCEPTION

TO the Zoning Commissioner of Paltimore County

WE GREATER TOWSON DEVELOPMENT CORPORATION WE. GREATER TOWSON DEVELOPMENT CORPORATIO legal owner hereby petition (i) that the zoning status of the hereinsfter described property be reclassified, pursuant to the Zoning Laws of Paltimore County, as follows:

1. A Special Exception for an office building as described in "parcel j l" and "parcel j 5", as shown on legal descriptions and plate

2. From an RA (Residence Apartment) zone to a "BM" (Business Major) zone for the purpose of erecting a hotal and inn as shown on legal descriptions and plats hereto attached for Parcel # 2.

3. A Special Exception for an automobile parking lot, in accordance with the appropriate regulations for parking of motor valueles under the "FM" zone, as may be uncasioned by the persently of providing such space under the appropriate roping regulations, (see legal description of Dancel & Land Dista basets attacked to

Property to be posted as prescribed by Zoning Regulations

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 Daltimore County, adopted pursuant to the Zoning Law fo

a body corporate
by: 12 0 10 111
Unice & Campbell
Ture & Compbell, Vide President

Legal owners

Campb +11	Building.	lowson -	i. Maryl
Addres	(A) (1)	1000	

•	9	
WITNESS My signature(s) this	day of	
WITNESS:		
	PEATER EX	1.
NOTE: — ALL PERSONS HAVING AN IN- TEREST IN THE PREMISES MUST SIGN.	J.	Owner
STATE OF MARYLAND STATE Com	4 88	Owne
fHIS CERTIFIES, That on the	day of	
b fore the subscriber, a	of the State of Mar	yland, personally ap
owner(s), of the above mentioned premises, and acknow	ledged the execution of the afo	regoing statements
WITNESS my hand and official seal.		

THE FOLLOWING CERTIFICATE MUST OR SHOULD AS LEADER LEAT FERROUSE.

We, the undersigned, owners of real estate within or z mile of the proposed place of business and regis
ultimore County, certify that each of us has been personally acquainted with the application for the let
ated after our respective names; that we have examined the application and that we have good reason to to obtain the license applied for, and that we are familiar with the premis's upon which the pre-cenducted, and believe said premises are suitable for the conduct of the business of a retail dealer

Name	Address Length of time acquainted with Voting Residence applicant(s)		ed with		
	District	Precinct	A	В	C
	A idress of p	roper wwned			-
	District	Precinct	A	В	С.
	Addrss of p	roperty owned			
	District	Precinct	Α	В	с
	Address of p	roperty owned			
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	District	Precinct			С
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	Address of p	roperty owned			
	I'-triet	Precinct		B	_ c

Names and addresses of signers must be printed or typewritten above signatures

PLEASE FILL OUT BACK OF APPLICATION.

(a) CHOKE BUILDING Inventory of Zoning File Greater Development Development Corporation Arrelives, Royston, Mueller, Mc Clem & Reid

1. Legal descriptions.
a. Parcel 1. offices
b. Parcel 2. jm 14.3 ACTES ± 5.0 Acres t c. Parcel 3 inm parking 2.2 Acres to A Yarcel 4 apartments, elevator 16.2 Acres to Parcel 5 office bolds. 4.2 Acres to CSEE plat in No.8 below) 2.2 neves t

2. S.E. for Parcels 445 granted by copy of signed order by Wilsie H Hodomy on 15 June, 1986

3. Copy, letter of tromomittal by W.H. Admo, order Nation June 25, 1956 Armsting a. 5.E m Parcel of or office bldg. b. DA-to BM for Parcel 2 c. 5.E for Intel or inn m Parcel 2

4. Additional Descriptions of Herent Sum 1 above Cretes to a variety of Lewes & matters)
5. Copy of letter direct November 5, 1957 by
W. H. Adams granting special Use Permit to parting afforent to on existing B.M.
Zone under Jite or case normber 3848-B-X.
Letter by Lim Printer noting that
Prical 3 original case Mant been
Sewired

regalised areas outlined in attrached plat

ZONING

1. 9NN - Business Major or Rondside-A. Liquer License

2. HOPRINS - Special Exception for Laboratory or Office Bldg on Educational Justitution (Parkuy)

3. Standard O.1 - Special Exception
for Office Bldg. (Parking)
80,000 - 90,800 53.ft.
4. Mathicson - Special Exception for
Office Bldg. (Parking) Laboratory
100-120,000 37.ft.

Description for parking - do we need special exception in apt 20ne-

Transit Company to abandon tracks Expect workers to live in apts (120 apts) IN THE MATTER OF THE
PATTITION OF THE GRAVER
TOSSOD BEVELOPMENT COSPORATION FOR A CHANGE OR EDULASIAFROATION OF A CERTAIN PLASEL OF
LAND AND SOR A SERVINE PLASEL OF
LAND LOCATED IN THE 9th SLICHTIC
BOTH OF OR SALTRAD PAULE OF
DISTRICT OF SALTRAD COUNTY

#### . . . . . . . . . . . . . . . ORDER

in the abtrached opinion, 1t is this 25th day of June, 2756

2. That as to parcel two describes in this proceeding, the same be and it is hereby replaced from an "TA Zone to a

and the proposed parking lots in connection therewith, the parcels of land situate in the Ninth Election District of Baltimore County, and more particularly

#### PARCEL NO. 1

PARCEL NO. 1

BESTINING 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 bestining of the first line by a Beed dated October 27, and the point of the same and the same

PARCEL 19. 2

SEGINATE for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Netropolitan Histrict, said point being on the elateenth line by a Deed cated Geober 27, 1955, and recorded above the property of th

FOR HITE of said Camer to said tracts of land, see Deed date 27, 1955, and recorded among the Land Records of Saltimore County in Li No. 2807, folio 12, from Howard L. Firor, widower.

IT IS FIRTHER UNDERSTOOD AND ACREED that any construction on any portion of either of said parcels of land prior to June 15, 1958

#### LIBER 3251 PACE 221

THIS ACREMENT, Made this  $12^{44}$  day of October, 1957, by and between WILSTE H. ADMYS, Zoning Commissioner of Baltimore County, hereinafter called TION, hareinafter called "Owner", of the second part.

described situate in the Ninth Election District of Baltimore County containing Order having been extended for one year from June 15, 1957 to June 15, 1958, by

WHEREAS, at the request of said Cormissioner, said Owner has submitted parking spaces, a copy of which plan is filed with said Commissioner in said

### LIBER 325! PAGE 223

with one true intent and meaning of the Zoning Regulations of Baltimore County and particularly Section 502.3 the eof, and the true intent and mea

AS WITHESS the due execution of said Agreement by the parties herets

Exercisión.

THE GREATER TURSON DEVELOPMENT COOPERATION

I HEREBY CERTIFY. That on this 16th day of October 1957, before me, the subscriber, a Notary Public of the State of Maryland, in and for the resaid, personally appeared Wilsic H. Adams, Zoning Commissioner of going Agreement to be his act.

8/2118003 Jant C Harris

> JED. Notary Public Edna F. Dresbach

STATE OF FARYLAND, BALTIMORE ( easily to wit: I HEREBY CERTIFY, That on this /6 riber, a Notary Public of the State of Maryland, in and for the aforesaid, personally appeared harles & mullen, Trickersh

t County So Anitor
Rec'd for Record OCI 18 1957
Per George L. Byerly, Clerk, Waston forgeton 9 mueller 6. Copies of signed orders by Wilsie H. Adoms for Case # 38482x granting all of the requests referred to m # 3 above, dated June 25, 1956 on June 25, 1056 Commissioners

7. Copies of letters dated October 15 1057
montioning Esse Stompland Oil Company
- bruns to maybe refer to parts of
original parces 4 + 5 but may also
fell to parts of original parces 1, 2,

8. Overall colored preliminary sterelapment plan, revised April 9 1556 & sharing, in 1nk the boundaries for fries 1, 2, 3, 4, 5, 66 set sorth in Petition No. 3829 & 3848

O. Undated preliminary plan shring feriprint of prepart the office office office building, original parahase by tose, a possible addition expansion area the certainate grid show come con area of asked line.

the finth licetion District of Beltimore County, Bigts of Maryland and described as follows to with

the first heavis breeze a settimore Countys that a myland and deserble as follows to will be deserble as follows the deserble as follows to the Opener to make the deserble as follows the deserbl

Containing 7.216689 Acres of land more or less.

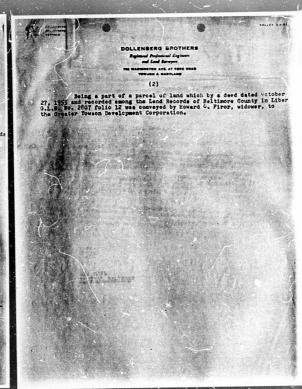
GREATER TOTSON DEVELOPMENT CORPORATION Campbell Building

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

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

Sectioning for the same at a pipe set in the sixth line of a parcel which ye a best dated lay 7, 1300 and recorded among the Land Records of Salthney a Best dated lay 7, 1300 and recorded among the Land Records of Salthney as the set of the section of the set of the section of the set of the section of the set of the

Containing 11.0 acres of land more or less.



CREATER TOTSON DEVELOPMENT CORPORATION Campbell Building

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

All that piece or parcel of land situate; bying and being in the 9th Election District of Baltimore County, State of Maryland and described as

Solimons for the same at a nice set in the sixth line of a parcel shich by a Beed dated law 7, 1250 and recorded among the Land Records of Shich by a Beed dated law 7, 1250 and recorded among the Land Records of Shich by the Land Records of Shich by the Land Records of Shich Beed Land Shick Beed Land Shich Beed Land Shich Beed Land Shich Beed Land Shic

Containing 11.0 seres of land more or lava.

GREATER TOWSON DEVELOPMENT CORPORATION CAMPBELL BUILDING TUTSON L. MARYLAND

Description of land to be zoned for the Inn.

All that piece or parcel of land situate lying and being in the 9th Flection District of Baltimore County, State of Marylani and described as

Beginning for the same at a pipe set heretofore as the end of the degining for the same at a pipe sat newscore as the end of the fourth line of a pared of I and which by a Deed dated May 1, 1936 and recorded among the Land Secoris of Baltimore County in Liber Cvi.S. Jr. No. 1039, follo division made October 12, 195, honor number of minutes by seconds east, 35,52 feet to an iron har, thence running on another line of division South 73 degrees it induces 30 seconds east 55 feet to a point. Thence leaving said point and running for lines of division now made the five following courses and distances wit: South 16 degrees 16 minutes 30 seconds west 555.0 feet, North 13 degrees 26 feet, North 67 degrees 16 minutes 30 seconds west 555.0 feet, North 13 degrees 67 minutes, 10 seconds west 555.0 feet, North 13 degrees 67 minutes, 10 seconds west 555.0 feet for the 13 degrees 67 minutes 10 seconds west 555.0 feet for the 13 degrees 67 minutes 10 seconds west 555.0 feet for the 13 degrees 67 minutes 10 seconds west 555.0 feet for 13 degrees 67 minutes 10 seconds west 555.0 feet for 13 degrees 67 minutes 10 seconds west 555.0 feet for 13 degrees 67 minutes 10 seconds west 555.0 feet for 13 degrees 67 minutes 10 seconds were 1555.0 feet for 13 deg needs to test to a point or that the old what and conveyed by the units Turst Company of Pittsburgh to Expand to Pitror, those leaving said point and binding along the thiri line South 65 degrees 21 minutes 30 seconds cast 165.0 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 208.48 feet to the place of beginning.

Containing 6.5 acres of land more or less.

PHONE: VALLEY 3-3182

September 27, 1957

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

the Einth Election District of Salthore Courty, State of Maryland and decombed as follows to with

Bestring for the same at a point in the first line of a percel
of land which by a deed dated Sctober 27, 1955 and recorded soung the
Land Scoond of Balthore County in Liber Oilah. No. 2807 follo 12 was
corporation, and the control of the County of the County of the County
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GREATER TOWSON DEVELOPMENT CORPORATION CAMPPELL BUILDING TOUSON L, MARYLAND

Description of land to be goned for the Inn.

All that piece or parcel of land situate 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 Beginning for the same at a pipe sat herestofore as the end of the fourth line of a parcel of land which by a Beed dated May 3, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. 100. 1030; A 1010: 270 was conveyed by The Union frest Commany of Pittaburch to Howard O. Piror and thence leaving said nice and running for a line of the Montant of Piror and thence leaving said nice and running for a line of 33.6. For the to an iron bar, whence running cas anotherine all osconda each said point and running for lines of division now made the five following courses and distances vis: South 16 degrees 16 innutes 10 seconds west 250.0 read, the course and distances vis: South 16 degrees 16 innutes 10 seconds west 250.0 of Linutes 10 seconds and 15 degrees 10 innutes 10 seconds of C. Linutes Trust Company of Fittsburgh to Resert O. Firer, themse leaving said point and binding along the third line South Of degrees 21 minutes 30 seconds east LOS.O feet to a stone marked 75.4; Pertectors was and themse leaving said stone and binding on the fourth line South 52 degrees 15 minutes south of 200.86 feet to the place of beginning.

Containing 6.5 acres of land more or lass.

DOLLENBERG BROTHERS ERED PROFESSIONAL E
AND LAND SURVEYOR
SHINGTON AVE., AT YO
TOWSON 4, MD.
PHONE VALLEY 1-3182

(2)

East 255.22 i et to the plece of beginning.

Containing 14.03572 Acres of land inclusive of 0.79 of an ecre of land tore or less which lies within the right of way of the Paryland and Pennsylvaia Bailroad.

Being a pert of a percel of land which by a deed dated october 27, 1955 and recorded arong the Land Records\_2f initions County in Liber 0.1.10. No. 2807 folio 12 was conveyed by Howard O. Firor, widower, to the Greater Toward Coverent Corporation.

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

COPATED TOUCHS DEVELOPMENT COOP

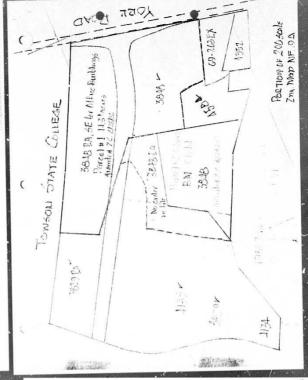
Description of Land for Proposed Building

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 District, said point being on the first line by a deed dated October 27. Greater Townen Development Corporation and at a distance of 129-94 feet beginging of said first line. Thence leaving said point of 03 minutes 20 seconds Past, 297.59 feet to the end of said first line. Thence Thence leaving the outline of said dead for lines of division North 12 degrees 57 minutes 30 seconds East, 500 feet; South 77 degrees 02 minutes 30 seconds East, 30 fact; 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 Your following courses and distances, viz: South 55 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 Wast, 1.00 feet; South 59 degrees 21 minutes 42 seconds East. 612.63 feet to a point on the outline of heretoform mentioned deed, said point being on the centerline of the Maryland and Pennsylvania Railroad Right-of-way. Thence running with and binding on the

putling 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 fec., length 339.91; 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; a curve to the right of radius 955.37 feet, langth 180.08 feet; South 40 degrees 57 minutes 20 seconds West, 31.46 foot. 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 3848 D.X

A. Request, filed 6/1/66 Colon after ZL hearing en petition 3829 - apparently to correct advertising errors in Parcels 1, 2 as discribed 1. Requested B.M Zoning -from existing RA-tor a 5.0 are parcel (Parcel \*2)
2. Requested S.E. (Special permit) for offices on a 14.3 acre (Parcel \* 1/description), two parcels

3. Regressed Special Permit for parking on one parcel.
(No plats or plans in Microfilmed materials for Case 3848 (2-X)

B. Zoning Commissioners Decision . June 25, 1936 1. Decision. Notes that application(2) cover 41 Dacre trust 4 hal present am order dated June 15, 1952 granting.

of A. S.E. for elevator apartment building on 16.22 acres of entire tract by 7. 3.E. for an obtice building on 4.22 acres of soil tract

(Note: these are Parcels 4 & 5 of \* 3829)

Found error and thange of that SE.
67 Andards were met.

2. Order, approved & affirmed by County Commissioners

ther, approved a notine of comp commonly and a Granted SE. for an etice building on Parcel\*2.

b. Granted BM Zoning for Parcel\*2.

c. Granted SE. on Ancel\*2 top parting m.

No merring of topical Permit dor parting m.

murdulined tile; no conditions enorder.

a. Appealed July \$3,1936 by Boumgartner & Cart, afterneys for G. Mark Strobecker & Mife.

b. Appeal Dismissed July 23, 1036 by Strobackers ". No record in tile as to any special agreements or negotiations between Greater Torrson Development Corporation & the Strobeckers Office of Planning & Zoning Development File Greater Torson Development [Converation] IX-135

O.P. 4.Z files on development or subdivision approval ore scenity. But contain a Complete, set of difficial country comments on the development proposal

File starts with a Preliminary Plan for the overall trust dated sept 24, 1956

- Ecop Office Building Clearly identified so that there can be no issue that it was authorized by the Zoning Commissioners order for Parcel a great of president seption for an issue building which is the property of the pro

Compenier Pettin \* 3848.

Compenier site plan dated Oct. 24, 1056 by Hopkins, Pletter & Fennager Steps Sectioned plat plan for proposed Esser Office Building - 3 lesses, 20,000 of At which hopeans to mater from the configuration of the now existing building.

\* Files clearly indicate to me that the Esso Office Building was clearly anthorized by Coping, both Agit of the arch entired by the grant of a SE off office in Parcel \*1. \* 3648 and for this specific office building.

Building Permit File 15-64, Expansion of Office Bldy. OPAZ tiles contamn no brilding permit history on a micro-tilmed contamn a micro-tilmed at contamn a micro-tilmed the plan for a permit to experned the total tiles area of the blacking by adding additional thous and b additional theory and b additional parking at the parcel to the rear the area zoned bill and LA

· Material hand to read original file destroyed . Again indicates that bldp. was validly-anthorized by Zoming.

Honn Porrell Hopkins 10 E. Mulberry St. Balt. MA. 21202

Job Other 393 Drawing A:1 November 1062

# Summary of Zoning of Development History to date - prior to 1971

1. Exxon building clearly outhorized as a special Exception for an office building, by Petition. No. 3848 Dx. Permit issued foroignal deepmoinn.
2. Parling area in portion of trust covered by S.E. dusce for Exxon clearly authorized as necessary to support Duriding or encountry.

6: Parking area in portion est truct zoned BM allowed as a matter of right.

4. Parking area (it it does in the exist) in area zoned DA it which no order can be found in micro-filmed zoning decisions in puscel no special restrictions. Straing decisions in puscel no special restrictions, limitations or conditions on other building here other than compliance with then in effect zoning Regulations.

6. No record in public files as to amp special asserments. With the stropeckets of their attorneys, who siled and then alternated an opposed to the against of Petition No 2048 by the Zoning Commissioner.

VII 1971 Zoning Maps, adopted March 1971

· Crented a DR-16 Zone which replaced

Crented a D2-16 Zone which replaced the existing R-A Zoning on truct

DR-16 Zone left intact the provisions of the R-A Zone for effice use by special Excepting, no impact on Excent Excepting the Represence of the S-D acre BM area to D2-16; parking in the area previously zoned BM. pecame non-conforming absent a use permit to parking in a regigential area/ section 40.4 of the Zoning Regulating area/ section 40.4 of the Zoning Regulating of Edor Parkel of Confice in D2-16 not covered by SE for Parkel of Confice in Petiting 30.48 uncertain absent a use permit for parking in a residential area.

CHOICE BUILDING . ZONING HISTORY/DYLPMYT. 4/13/83 (1

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

. Zoned entire Towson Development Corporation tract P.A. Residence, Apartments.

 D. A allowed by Special Execution
 a. Elevator Apartment building
 b. Office buildings with fairly liberal height tent provisions; governed by a 450 height

II Zoning Patition 3829 P.X

A Request; filed by Greater Tombon Development Co.

1. S.E. for office brildings on Parcel #1 4 \$ 5 as
per plats it descriptions filed with petition
(No plats in Microfilmed file Decorphysimmentable)

2. From D.A. to BM for purposes of building
on Inn on Parcel #2 per plats it description

3. S.E. for automobile parking let an Varcel #3 per
plat mul descriptions

4. SE to devator apportment building on Parcel #4
per plats a description
. Hearing set 6/6/36

B. Zoning Commissioners Decision . June 15 1956 1. Granted Special Exceptions retored to in the petition as [PARCES] No. 4 45, ie.

- S.E. ter office buildings on Parcel 5
. S.E. for elevator opartment building on Parcel 4
(No appeal noted in microfilmed zening file, plats
a readable descriptions not in microfilmed oile)

2. No conditions or special requirements contained in Zoning Commissioners growt, but special Exceptions had a limited, put extendable lite per the 1955 Zoning Regulations

Building Permit C. 251:3. purcessed thru O.P. 2 5 in March of 1973

· Expansion of a small storage structure to west of principal office structure simply affirms "OL" à anthorized zoning status it Expans office use if site.

Zoning Map of 1376 adopted October, 1376 · No change to property of its use anthorizations as cotalbrished by 1971 Zoning Map. Simply reaffirmed DD-16 zoning on entire trust.

X Zoning Map of 1980 - adapted Cetober, 1980

A. Preceded by text changes to Zoning Depolations which I. Eliminated SE for offices in the DD-16 Zone z. Created zoned Department for office buildings

In three new office zones:
a) 2-0 - Residential Office conversion

b) 0-1 Office Buildings

3. All three zens have lecational criteria at an intervoled to be compatible with meloning residential arcay.

B. Established on Tract an O-1 or office building zone extending in am integral fine 638 to 670 west of york 12 mad center

C. Retarmed DR-16 Zoning on balance of tract

(1.0) (3-0) O.1. O.2 Office Zone Analysis SUMMARY & COMPARISON OF O-1 & O-2 Zones (2.0) XI Implications of 1030 Zoning Man & Zoning Reas. 6 O-1 & O-2 Pones Development Plan A. Loning Map. Section 206.48 Gives Marming Board original anthority to ici on site polim a most cit within 60 alogs of its anomittal to the liftice of Planning a Zoning. See up 200 & DI of Z.P. 0-2 Item I. Key Definitions: Class A B or C Bully Earling a drinking Between Bancars Trivel Bancars Bances Provided a specific office building zone for tront parties in truct which on its tacking seems to validate a affirm the office building a office use now occurring on the Choice site (0-1). A. Class A Office Blog. - principal billy originally a melling which is converted to effice use with no external enlargement other than enclosure ( Uses of Right CHEABOC Blogs (bee pg. 852.2.) Accepting Bridges Accepting District Bridges B B. Clark Office Blog - principal day devoted to office Sections 2063 \$ 2062 sets up a long listing it items to be included or shown on the site or Povelopment Plum. z. By zoning balance of site DZ-16, eliminated any office uses on rear portion of trust & limited use to residential as permitted a constrained in the DZ-16 zone. Utes by Special Exception 1. Not attended to any other blob 2. by the IMIX brilding on its lot 3. Itho an FAR not oxceeding 0.5 \* Implication that Development Pinn will have to be reviewed a approved to Planning Beard for these portions if the site now 20 hed 0-1 Note: Development Deanlations changed pricess to require review tapproval by CDG. County Deven Group- a climinated Planning Board review. . B. Zoning Regulations (see 0.1 Zone Analysis) 4. Is no higher them 35 Bulk Regulations. Class C C. Class C. Office Blog - principal building which. 1. Is not necessarily the mly building onits lot.
2. May be attached to another pullaing.
3. Conforms to USE & BULL Regulations of O-1 or 0-2. Zone as the case may be. Setback 2x Blds Hism To Dlor D-0 Zone 2 X Blog Height Cwhichever is greater ? -35 Fr 2x 81477 (5) · Property would be posted prior to CRG man. Public invited to participate at C.RG mitry. Street Line MAY F.A.D 0.55 D. FAD Floor Area Patio - the total habitable opene on a building divided by the Greek Area of the site.

Area of the site.

Onto: Greek area previously had been defined to include.

1. The area of the trut Plus.

2. If the width of adjoining streets up to a maximum width of 301 in the habitain of both affecting streets.

Gloss AREA computations would increase bith site over any permitted building, built as limited by an FAD requirement. 20% of Not Lit Area 25% of Net Lithran Minimum Ammity Need to Sort-out: Open Space Maximum Height 1. Extent to which any position for variance or reclassification must be Unlimited 60' death with by CL. G. pring to acceptance of scheduling for hearing Minimum property aven 2 neves Az mozimwtom 10 nors E. Amenity Open Space. essentially that part of the site aut covered by building chiveway, or parling. Arens, includence, no little is 7 wide in a parling lot may be counted. Deals with Net rather than Gross lot area. (No conclusions or recommendations pending seenring insight on clients desires a objectives) fit within a 45° tent starting at 35' at the minimum required front, side, or Granufathering Provisions for Office Bilds Authorized by Special Exception in an P-Aor (4-0) (6-0) 2. Section 22.5 has been interpeted to apply only to an office building whose construction started with base D2-16 2ming oxisting and not to older grants under the provisions of the older 2-A Zone. Febr pard.

Effect of Section 5024 was to:

a. Grandfother under the R-Astandards these project which had SE for either elevator apartments or offices and to make them confirming and shipet only to them confirming and effect of the time the SE mas frimted as well as subject to amp frimted as well as subject to amplitude 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 negation between office.

C. To provide transition between office. rear gard. GREATE: TOUSON DEVELOPMENT CORP. The fort of the Z.R. for the R-D. O-1, \$ 0-2 Zones is silent relating any special provisions for existing office brillians authorized by special Exception in the Old P-A or DP-16 Zone. · Interpretation seems erroneous and · Interpretation seems erroneous area seems to ignore the older buildings created by S.E. in am EA. Zone A granulfuthering only those offices started by S.E. in a DD-16 Zone between 1971 \$ 1980 or 1981 At the time is their adoption and of their amenglment by Bill 107-80, the provisions were incorporated elsewhere in the Zoning Regulations which address the grandstathering volne: May 20, 1957 \* Interpretation has to be made on the basis Zoning Commissioner of Baltimore County County Office Building, Towson 4, Maryland of Section 5024 - pg 265 of the Zoning A Section 502.5 . Special Exception Section Regulations Re: Special Exception for office Building on parcel No. 5 as set out and referred to in your Petition No. 3820-2X, Order granted by Zoning Commissioner dated June 15, 1050 C. To proviole transition between office Uses by S.E. in the D.A. Zene and never uses anthonized under the DD-16 Zone. In, effect to build a bridge for regulatory proposes between D.A. A DD-16. To make the Zone names sympomorous while sorting out the crister track between The older 4 never standards. 1. This section provides that: Section 502.4 states. Bill 167 to Alos not affect the validaty of one other arenting a S.E. for an office birthing pursuant to Embedding 18.021 - pg. 65 2000 mg. Rus when originally authorized offices or office blads in a DI-16 Zone and short S.E. was eliminated by Bill 161-80 The building size shape and location the acceptant uses, and the number of dwelling units anthorized under any skeem to me elevator appartment building or the consideration of the 200 mm Regulation are effect before Lettertice data! I Etheric ame of 1211 2111 mm Maps 3 shall not be affected by the engineer of 211 No Libo, 1870] Dear Mr. Conmissioner: 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. Ann such S.E. man be used in accordance with both the applicable provisions of these regulations of the zonina classification of the property in effect at the time of the armst 4. Personal Conclusions Yours very truly, of snen S.E. provided, . The special exceptions for either elevator apartments or office buildings were allowed only in the R-A Zone. Rending Sections 5024 4 5025 together in contest, I believe that the Choice Building clearly is a conforming use.

I have get to sort out whether or not dit this status and the enlargement is anthrized under the 1956 S.E. No conditions were

set forth-just abroad grant for an affice briding

The DR-16 continued to allow offices by special Exception and allowed elevator apportment buildings as at right as long as maximum height stid not exceed 60 test; the R-A zone as I recall permits almost unlimited height if the building

Carroll W. Royston Vice President

CAR/EE

- Construction started prior to expiration date of 5.E (which did occur for Choice)

- At time construction is started the 25mm classification of the purporty is either DP-16, P-0, O-1, or C-2

. See page 266 of Z.P. for complete text!

Hay 29, 1957

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

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 15,1050

Dear Mr. Commissioner:

He 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

C.R/E

Distant

race No. 2

AND MILES

apecial exceptions herefold.c granted within the time permitted by regulations will constitute a valid use of the entire tract for office building and parking apaces.

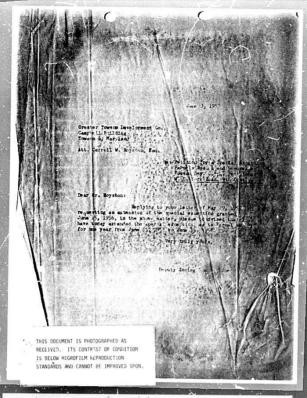
we would appreciate a legal confirmation of this interpretation.

Yours very truly.

Carroll 4. Royston Vice President

CAR/ED

ALC: VIOLENCE OF



ZONING DEPARTMENT OF BALTIMORE COUNTY

EANETTE C. HARRIS

June 3, 1957

Greater Towron Development Co., Campbell Building Towson h, 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, 2th Dist.,

Dear Mr. Roystons

requesting an extension of the special exception granted June 15, 1956, in the above rather, place be writted that I have draw extended the special exception, as to farcel No. 5, for one year from June 19, 1957 to June 15, 1958.

Ceputy Zening Commissione

Very truly yours

June 6, 1957

Robert T. Tate, Jr., Esq. Esso Standard 011 Company 15 Next Slat Street, New York 19, N. Y.

Dear Cub:

I enclose herewith copies of documents relating to the coming of the fourteen more tract on which Esse intends to develop an electronic computer

You will note that the special exception covers approximately ten acres, because we had heretofore been remained a special acceptant for approximately four acres which had been established for use by the wholes deplain University as a measure coster, which would be appliant University as a measure coster, which project collapsed.

Incidentally, the time for appeal on the sening has expired. Therefore, the Order which you have a copy of is final and can of under any directorances be shallenged.

A hosting has been tranged for Mednesday, June twolfth, in the office of the Breartment of Public Works, at which time the read allignment and utilities profile till be finalized.

With kind personal regards, I am

Yours very truly.

state are the

DRAFT

GREATER TOWSON DEVELOPMENT CORP.

October 15, 1957

415 79000

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

Gentlenen:

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 Nay 22, 1937, the Zoning Consissioner 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 or Baltimore County, being cortiguous to the aforementioned 4.2 acres of land and more particularly described in said

Esso Standard Gil 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.

October 15 . 1957

Zoning Department of Baltimore County County Office Building

Gentlesen

Under date of june 13, 13% the Zoning Commissioner of Baltimore County passed on Neter granting a special exception to the Greater Toward Development Corporation covering 4,2 acres of land for use as an office, building and accompaning parking spaces, cald tract being situate in the Ninth Election Datartics of baltimore County and nore particularly described in said zoning application.

Under late 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 Maint Alection Olstrict of Baltimore County, and being contiguous to the aforementioned the County of the County

Suso Standard Oll Company has leased both tracts of said land and intends to build thereon an office building comprisie 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, 1953.

Esso Standard Oil Company has a preliminary plan prepar-ed fo: the initial step in its building program which would be located on the local acre tract and expects to commence building

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 pertaining to the 4.2 acres for a period of one year until June 15,

Esso Standard Oil Company has a proliminary 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 ov understanding that a merger of the two tracts has been consummated and that a utilization of either of the special exceptions heretotore granted within the time permitted by regulations will constitute a varid 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

CHR / FD

Stant - Action

october 15 . 1957

Zoning Department of Baltimore County County Office Building Towns 4. Maryland

Gentlesen:

THE CHARGE TO

Under date of June 15, 1956 the Zoning Commissioner of faithware County passed an Oxfer granting a special exception to the Greater Toward Development Corporation covering 42 acres of land for use as an office building and serious parking spaces, and tract being situate elementarious District of Unitimore County and more particularly described in said soning applies ations.

Under date of May 22, 1957, the Joning Countaioner passed an urder granting a special exception to Greater Towon Development Corporation covercompanying parking spaces, said tract also being an office building, and in the first Election District of Datitioner Countains and being contiguous to the aforementioned 4.3 acres of and and more particularly described in said zoning application.

EDSO Standard Oil Company has leased both tracts of said land and intends to build thereon an office building comprising utrianciety 120,000 square feet with parking for spwards 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.

Easo Standard Oil Company has a preliminary plan prepared for the initial step in its building program which would be Jucated on the Joyl 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

rage No. 2

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

we would appreciate a legal confirmation of this interpretation.

Yours very truly.

Vice President

CWR/ER

and thence running on a line of division now made South 11 dagrees 21 minutes 30 seconds East, 720.00 feet to the place of regimning.

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 moridian 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, vis: North 76 degrees 03 minutes 26 seconds East, 427.53 feet; South 82 degrees 57 minutes 30 seconis East, 141.79 feet. Thence leaving outline of said deed and running on a line of division now made North hl degrees 21 minutes 30 seconds West, 720.00 feet to a point, said point being the end of the seventmenth line of the heretofore mentioned deed. Thence running with and binding on the outline of said deed for the five following courses and distances, wis: South Oi degrees h9 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 3; degrees 33 minutes 20 seconds West, 179.82 feet; South h0 degrees 57 minutes 20 seconds West, 115.07 feet; South 65 degrees 56 minutes 40 seconds East, 187.13 feet ... the place

Containing h.2 acres of land more or less.

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

baing North 13 degrees 07 minutes h0 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 Q. Piror, widower to theOrestor Towson Development Corporation. Thence leaving said point of reginning and running for lines of division now made the four following courses and distances, viz: North 13 degrees 07 minutes h0 seconds East, 170.00 feet; South 50 degrees 33 minutes East, 112.00 feet; South 33 iegrees 52 minutes 10 seconds West, 1170.00 feet; South 76 degrees 52 minutes 20 seconds East, 126.00 feet, the the place of testiming.

Containing 2.2 acres of land more or less.

#### PARCEL #4 - Apartments

Paginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Mitropolitan District, said point being the end of the second line by a deed dated October 27, 1765 and recorded among the land records of Baltimore County in Liber G. L. B. 2807 folio 12 which was conveyed by Howard C. Firor widower to the Greater Towson Development Corporation. Thence leaving said point of beginning and running for lines of division now make the four following courses and distances, viz: North 74 degrees 37 minutes 40 seconds East, 215.00 feet; North 33 degrees 52 minutes hC 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 lith (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 5267 feet and lenth 339-91 feet, the chord of said curve being South 23 degrees 29 minutes 20 seconds West, 333.93 feet to the emi of the seventeenth line of said deed and

CREATER GONGE DEVELOPMENT CORPORATIONS

CAMPBEL QUIDING

TOWERS BANKERED & MARLAND

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 Metropolican District, said point being on the west right-of-way line of York Road, & 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 lin: 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 West, 760.24 feet to the end of the thirteenth line of the heretofore mentioned deed. Thence muring North 62 degrees 18 minutes West, 365.00 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 h2 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 /3 degrees 41 minutes 30 seconds East, 210.00 feet; South 18 degrees

O) mirutes 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 76st. 80,00 feet; South 73 degrees 10 minutes 30 seconds East, 351.94 feet to the place of beginning. The six courses and distances buing the sixth, seventh, eighth, ninth, tenth and eleventh lines of the deed dated October 27, 1955 and reworded in Liber 0. L. 8. 2807 of the land records of Baltimore County which was conveyed by Howard 0. Piror widower to the Greater Towson Development Corporation.

Containing lhe3 acres of land more or less.

#### PARCEL #2 - Inn

Beginning for the same at a moint situate, referring all courses to the true meridian as established by the Salthore County Matropolitan 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 Balthore County in Liber G. L. B. 2807, folio 12 was conveyed by Neward O. Firo, wideser to the Greater Towson Development Corpuration. Thence leaving said point of ceginning and renounce with and binding on the third, fourth, and fifth lines of the heretofore mentioned deed by the three following courses and distances, with South 65 degrees 21 minutes 30 seconds East, 517.65 feet; South 52 degrees 15 minutes East, 280,16 feet; North 13 degrees 07 minutes 15 mounts East, 185,62 feet. Thence, leaving the end of the fifth line for lines of division now made, the four following courses and distances with North 13 degrees 97 minutes 10 seconds East, 165,00 feet; North 76 degrees 52 minutes 20 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 Matropolitan District, said point

AMPREL SE DES PRESIDENT



# GREATER TOWSON DEVELOPMENT CORPORATION

CAMPBELL BUILDIN

TOWSON, BALTIMORE 4, MARYLAND

TELEPHINE

Description of Land for various uses.

All that piece or parcel of Land lying and being in the 9th Alection District of Maltinore County, State of Maryland, and described as follows:

#### PARCEL #1 - OFFICE BUILDINGS

Secunning 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, oo 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 0.1.3. 2807 folio 12, was conveyed by Howard 0. Firor, widower, to the Greater Towner Development Corporation. Thence leaving said point of beginning and running with and binding on the west right-of-way line of York Hoad, 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-ray line and running North 65 degrees 13 minutes 20 seconds Test, 760.2h fret to the end of the thirteenth line of the heretofore mentioned deed. Thence running North 62 degrees 18 minutes sest, 345.00 feet to a point on the fourteenth line of the heretofore mentioned deed. Thence leaving said point for lines of division now mais, the three following courses and distances wire South 27 degrees 42 minutes East, 235.00 fr .t; South 50 degrees 33 minutes East, 600.00 fast; North 13 degrees 07 minutes 1,0 seconds East 335.00 feet to an intersection with the end of the fifth line of the heretofore manutomed deed. Thence leaving said point and running with and binding on the six following accurses and distance viz: South 73 degrees h1 minutes 30 seconds East, 210.00 feet; South 18 degrees

C3 minutes 30 seconis East, 30.00 feet; South 7 degrees 30 minutes ast, 30.00 feet; South 02 degrees 24 minutes 20 seconds least, 30.00 feet; South 01 degree 51 minutes East 80.00 feet; South 73 degrees 30 minutes 30 seconds East, 351.7 feet to the place of beginning. The six courses and distances being the minh, seventh, eighth, minth, tenth and eleventh lines of the deed dated October 27, 1955 and recorded in Liber 0. L. S. 2807 of the land records of Baltimore County which was conveyed by Howard 0. First widower to the Greater Towson Development Corporation.

Containing 1h.3 acres of land more or less

#### PARCEL #2 - Inn

Beginning for the same at a point situate, referring all courses to the true martidian as established by the Baltimore County Matropalitan 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 Hosard Q. Firor, sidows to the Cranter foreon Davelopment Corporation. Thence leaving said point of beginning and running with and binning on the third, fourth, and fifth lines of the heretofore mentioned deed by the three following courses and distances, vis: South 65 degrees 21 minutes 30 seconds Kast, 517.65 feet; South 52 degrees 15 minutes Rast, 26.16 feet; North 13 degrees O7 minutes No seconds East, 155.62 feet. Thence, leaving the end of the fifth line for lines of division may made, the four following courses and distances vis: North 13 degrees O7 minutes NO seconds East, 165.00 feet; North 76 degrees 52 minutes 20 seconds Test, 20.00 feet; South 74 degrees 37 minutes NO seconds East, 215.00 feet to the place of beginning.

Containing 5.0 scres of land more or less

#### PARCEL #3 - Inn Parking

Buginning for the same at a point situate referring : U courses to the true meridian as astablished by the Baltimore County Matropolitan District, said point being North 13 degrees 07 minutes h0 seconds East, 105.00 feet from the end of the firth line by a deed dated October 27, 1955 and recorded among the land records of Malcinora County in Liber 6. L. R. 2607 folto 12 mich eas conveyed by Hosard 0. Piror, wildower to theGreator Towson Development Corporation. Thesee leaving said point of beginning and running for lines of division nor mais the four following sources and distances, vin: North 13 degrees 07 minutes h0 seconds East, 170.00 feet; South 50 degrees 33 minutes Nest, 322.00 feet; South 50 degrees 32 minutes No. 2005 feet, be the place of beginning.

Containing 2.2 acres of land more or less.

#### PARCIL #4 - Apartments

Particular for the same at a point situate, referring all courses to the true maridian as established by the Balvimore County Matropolitan District, said point being the and of the second line by a deed dated Cotober 37, 1955 and recorded among the land records of Baltimore County in Liber C. L. B. 2807 folio 12 which was conveyed by Howard C. Firer sideser 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 1.0 seconds East, 215.00 feet; North 33 degrees 52 minutes 40 seconds East, 577.00 feet North 50 degrees 33 minutes Test, 258, 00 feet; North 27 degrees 12 minutes East 235.00 feet to a point on the lith (fourteenth) line of the heretofore mentioned deci. Thence running with and binding on the fourteenth, fifteenth and sixteenth lines of said feed by the three following courses and distances, vis: North 62 degrees 18 minutes cast, 111.00 feet; North 62 degrees 47 minutes 40 seconds cast, 438,72 fost; South 42 legroes 09 minutes 20 seconds lest, 428.83 fest. Thence continuing on outline of sail deed by a curve to the left with a radius of 52.67 feet and lenth 339.01 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

leans (borth 1) decrees Of sinutes No seconds Test, 105.00 feet from the oni of the fifth like by a deed dated actober 27, 1055 and recorded among the land records of alliance Country in Tiber C. L. B. 2007 folio 12 miles has conveyed by Moorad O. Piror, wileser to theGreater Towson Cevelopeant Corporation. Thence leaving said point of beginning and running for lines of division now mais the four following courses and distances, vis: North 13 degrees Of minutes No seconds "ast, 170.00 feet; South 50 degrees 33 minutes "eat, 302.00 feet; South 33 degrees 52 minutes No seconds "est, 347.00 feet; South 76 degrees 52 minutes 20 seconds Tast, \$28.00 feet, the the place of beginning.

Containing 2.2 seros of land more or lass.

#### PARCEL #4 - Apartments

Beginning for the same at a point situate, referring all courses to the true meridian as established by the Baltimore County Vetropolitan District, said point being the end of the second line by a deed dated Cotober 27, 1955 and recorded among the land records of Saltimore County in Liber ". L. D. 2507 folio 12 which was conveyed by Howari C. 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 7h degrees 37 minutes 10 seconds East, 215.00 feet; North 33 degrees 52 minutes 40 seconds East, 577.00 feet; North 50 degrees 33 minutes Test, 258. 00 feet; North 27 degrees 42 minutes last 235.00 feet to a point on the lith (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 lost, 111.00 feet; North 62 degrees 47 minutes 40 seconds lest, 138.92 foot; South 12 ingross 69 minutes 20 seconds Test, 128.83 foot. Themse continuing on outline of said lead by a curve to the left with a radius of 50.67 foot and lenth 339.91 feet, the chord of said curve being South 23 degrees 29 minutes 20 seconds Test, 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 loss.

#### 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 C. L. B. 2807 folio 12 which was conveyed by howard 0. Firer, wiscour to the Greater Forson Davalorment Corneration. 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 Fast, 427.53 feet; South 62 degrees 57 minutes 10 seconds East, 151.79 feet. Thence leaving outline of said deed and running on a line of division now tada North al Jacress 21 sinutes 30 seconds lest, 720,00 feet to a point, said point being the and 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, vize South Ob degrees h9 minutes 20 seconds dest, 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 "est, 209.78 feet; a curve to the right of radius 955.37 feet, langth 180.08 feet, the coord being South 35 degrees 33 rdnutes 20 seconds Test. 179.02 feet: South h0 degrees 57 sinutes 20 seconds Test. 115.07 feet; South 65 degrees 56 minutes 60 seconds "art, 187.13 feet to the place

Containing h.2 acres of land more or less.

TEPTRINGS: Being the purcel of land which by a deed dated October 27, 1955 and records asong the Land Secorts of Saltinore County in Liber 6, L. J. 2607 and quanted and conveyed by Howard C. Firor, Aldows to the Greater Towson Development Corporation.

and thence running on a line of division now made bouth 11 degrees 21 minutes 30 seconds Past, 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 meridien as established by the Haltimore County Metropolitan District, said point being the beginning of the first line by a deed dated vetober 27, 1955 and resorted among the lard records of Caltimore County in liber C. L. B. 2807 folio 12 which was conveyed by Howard O. Firor, stidower to the Greater Tomson Development Corporation. Thence leaving said moint 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 52 degrees 57 minutes 30 seconds East, 141.79 feet. Thomas leaving outline of said deed and running on a line of division now made North al degrees 21 minutes 30 seconds Test, 720.00 feet to a point, said point being the end of the seventeenth line of the harstofore montioned deed. Thence running with and binding on the cutling of said deed for the five following courses and distances, viz: South Ch degrees '9 minutes 20 seconds lest. 116.92 fact; a curve to the right of radius 478.34 feet, length 211.50 feet, the chord being South 17 degrees 29 minutes 20 seconds Test, 209.78 feet; a curve to the right of radius 955.37 feet, langth 180.08 feet, the chord being South 35 degrees 33 minutes 20 seconds Test, 179.02 feet; South hG degrees 57 minutes 20 seconds Test, 115.07 fast; bouth 65 egrees 56 minutes 40 seconds "ast, 187.13 feet to the place of heatantas.

Containing 4.2 Mores of land more or less.

represent: Being the purcel of tend saich by a land dated Outcher 27, 1955 and recorded among the Land Records of Caltimore County in Liber 0. L. v. 2607 was granted and conveyed by Howard C. Firor, address to the Greater Towson Development Correctation.

ENABLES & MULLAN POPULATION ...

#### GREATER TOWSON DEVELOPMENT CORPORATION

CAMPBELL BUILDING

TOWSON, BALTIMORE 4, MARYLAND

escription of Land for various uses.

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

#### PARCEL #1 - CEPTOR BUILDINGS

laginning for the same at a point situate, referring all courses to the true meritian as established by the feltimore County Detropolitan District, said point being on the test right-of-way line of York load, 66 feet wife, and being the end of the eleventh line by a deed dated October 27, 1955 and recorded among the land records of Saltimore County in Liber C.L. . 2807 folio 12, was conversed by Howard 0. Firer, wileser, to the Creater Towson Development Corporation. Themes leaving said point of beginning and running with and binding on the west right-of-way line of York hoad, 66 feet mide, North 12 degrees 15 minutes hO seconds hast, 783,99 fast to the end of the twelfth line of the heretufore mentioned deed. Thunce Leaving said right-of-way line and running North 55 legrees 13 minutes 20 seconds lest. 700.24 fast to the end of the thirteenth line of the herecofore mentioned deed. Thence running forth 62 terrees 15 singles test, W.S.CO feet to a point on the fourteenth line of the herotofore mentioned deed. Thence leaving said point for lines of division now made, the three following courses and distances with South 27 ingress 42 minutes Test, 235.00 feet; Louth 50 legrees 33 minutes Test, 600.00 Cent; Forth 13 legrees 07 minutes LC seconds East 335.00 feet to an intersection with the end of the fifth line of the heretofore mentioned deed. Thence leaving sali point and cumular with and bindin, on the six following courses and distances vis: buth 73 degrees 41 minutes 30 mesonis cast, 210.00 feet; South 16 degrees

O3 minutes 30 seconis East, 30.00 feets South 7 degrees 30 minutes ast, 10.00 feets South 02 tegrees 24 minutes 20 seconis East, 30.00 feets South 01 tegrees 31 minutes Feet 60.00 feets South 73 legrees 30 minutes 30 seconis East, 351.2. Feet to the place of beginning. The six courses and distances boing the sixth, seventh, eighth, minth, tenth and elevanth lines of the deed inted Souther 27, 1955 and resorbed in these 30.00 feets for a feet seconis in the sixth seventh as conveyed by Source 0. Airs widows to the Greater Toward Development Corporation.

Containing 14.3 acres of land nore or less.

#### PARCEL #2 - Inn

Beginning for the same 10 a point situate, referring all courses to the trise meriting as established by the Saltimore Councy Matropolitan District, said point being the end of the second line which by a deed dated October 27, 1955 and recorded manny the land records of Saltimore County in Liber C. L. (2007, folic 12 am conveyed by Howard D. From wideser to the Touter Theses Davelopment Corporation. These leaving said point of regimning and running with and binding on the thri, fourth, and fifth lines of the heretofore mentioned lead by the three following courses and distances, vis: Bouth 65 degrees 21 minutes 10 seconds Mast, 557.65 feet; Bouth 52 degrees 15 minutes Mast, 200.186 feet; North 13 degrees 67 minutes 10 seconds Mast, 35.52 feet. Thence, Leaving the end of the fifth line for lines of division may made, the four following courses and Hatences, vis: Horth 13 legrees 67 minutes 10 seconds Mast, 35.52 feet. Thence, Leaving the end of the fifth line for lines of division may made, the four following courses and Hatences, vis: Horth 13 legrees 67 minutes 10 seconds Mast, 165.00 feet; Horth 76 degrees 82 minutes 20 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 10 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 10 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 10 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 10 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 10 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 10 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 10 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 165 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 165 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 165 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 165 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 165 seconds Mast, 165.00 feet; Horth 76 degrees 83 minutes 165 seconds Mast, 165 se

Containing 5.0 acres of land more or less

#### FIREL 43 - Inn Parking

Regioning for the same at a point situate referring all courses to the true meridian as established by the Haltimore County Estropolitan District, said point

# GREATER TOWSON DEVELOPMENT CORPORATION

#### Description of Land for various uses.

All that piece or parcel of land lying and being in the 9th Election District of Saltimore 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 cleventh 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 Townon 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 herstofore mentioned deed. Thence leaving said right-of-way lace 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 heratofore mentioned deed. Thence leaving said point for lines of division now mais, the three following courses and distances viz: South 27 degrees 42 minutes West, 235.00 feet; South 50 degrees 33 minutes East, 603.00 feet; North 13 degrees 07 minutes h0 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 al minutes 30 seconds East, 210.00 feet; South 18 degrees

OB minutes 30 seconis East, 30.00 feet; South 7 degrees 30 minutes East, 30.00 feet; South 02 degrees 20 minutes 20 recomis East, 30.00 feet; South 01 degree 51 minutes Test 80,000 feet; South 71 degrees 50 minutes 30 seconis East, 351.72 feet '5 the place of beginning. The six courses and distances being the sixth, seventh, eighth, minth, tenth and eleventh lines of the deed dated October 27, 1955 and recorded in Liber G. L. B. 2807 of the distance for County which was converted by Novard 0. Piror middeer to the Greater Towson Development Cornerwation.

Containing Li.3 acres of last more or less.

#### PARCEL #2 - Inn

Beginning for the same at a point situate, referring all courses to the true meridian as establishes by the Saltimore County Matropolitan District, said point being the end of the second line which by a deef dated October 27, 1955 and recorded among the land records of Saltimore County in Liber G. L. B. 2667. Folio 12 was conveyed by Kesand C. Firon, wideser to the Greater Teson Levelopment Corporation. Thence leaving said point of beginning and running with and binding on the tirt, fourth, and fifth lines of the heretofore mentioned deep by the three following courses and distances, viz: South 65 degrees 22 minutes 30 seconds East, 517.65 feet, South 52 degrees 15 minutes East, 202.46 feet; Firth 13 degrees Of minutes 160 seconds East, 315.62 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 Of minutes 10 seconds East, 165.00 feet; North 76 degrees 52 minutes 20 seconds Vest, 128.00 feet; South 33 degrees 22 minutes 10 seconds Test, 210.00 feet; South 71 degrees 37 minutes 10 seconds East, 155.00 feet to the place of beginning.

Containing c acres of land more or less

#### PARCEL #3 - Inn Parking

Beginning for the rame at a point situate referring all courses to the true meridian as established by the Baltimore County Matropolitan 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 smong the land records of Baltimore County in Liber G. L. B. 2807 folio 12 which was conveyed by Howard O. Firor, widower to theGreater 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 fact; South 76 degrees 52 minutes 20 seconds East, 428.00 feet, the 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 isted October 27, 1955 and recorded among the land records of Baltimore County in Liber C. L. B. 2807 folio 12 which was conveyed by Howard O. Piror widower to the Greater Torson Davelopment Corporation. Thence leaving said point of beginning and running for lines of division now made the four following commes and distances, viz: North 74 degrees 37 minutes 40 seconds East, 215.00 feet; North 33 degrees 52 minutes h0 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 lith (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 17 minutes 10 seconds West. 438,92 feet; South h2 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 52k67 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

and thence running on a line of division now made South 'al 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 to Liber C. 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 new 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 mentione deed. Thence running with and binding on the outline of said deed for the five following courses and distances, viz: South Oh degrees 49 minutes 29 seconds West, 116.92 feet; .. curve to the right of radius 178.34 feet, length 211.50 feet, the chord being South 17 degrees 29 minutes 20 seconds Nest, 209.78 feat; 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

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 C. L. B. 2807 was granted and conveyed by Howard C. Firor, widower to the Greater Towson Development

#### Buildings and Zoning Department of Baltimore County

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

CLAS L PITZPATRICK Peruty Zoning Co. miss WILLIAM L SCHOTT Zoning Engineer OLAND S. PHEL. Buildings Enginee JOHN D. DIETRICH Deputy Buildings ! Board of Zoning Appeal-

CHAS. H. DOING DANIEL W. HUNER

wine 15, 1557

Yon. John Frason Farmbull, 24 Jest Permariyania Avenis Tomson L, Harvland

Co: Property of Creater Tower Tevelorment Corporation -2, 2, York No. 1, 9th District of Paliforn Lounty

Dear Senator Turnbill:

I have to av praced as writer granting the appellal expectation, in the above matter, for parcels less. I and I are described in the position.

terrologic among the a contract anid Grider.

Term train rours.

William V. Culores

Butidings and Zeiting Bepartment of Baltimore County

303 WASHINGTON AVE., TOWSON 4, MAJYLAND Telephone Valley 3-3000-Extensions | Zening 180

CHAS L FITZPAYRICK Deputy Zoning Commission WILLIAM I SCHOTT Zoning Engineer ROLAND & PIEL Buildings Engines JOHN D. DIETRICH Deputy Buildings Englis

DANIEL W. HURRING

June 15, 1056

0

Mr. John Grason Turnbull board of Zoning Appenia Attorney-at-Law 22 W. Pennsylvania Avenue

0

Dear Mr. Turnbull:

Upon receipt of the invoice from the Furchasing Department of Baltimore County, we wish to notify you that the cost of Petition for Reclassification and Special Exception for the Greater Towson Dovelopment 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

Zoning Commissioner

#### Buildings and Zoning Department of Baltimore County

303 WASHINGTON AVE., TOWSON 4, NARYLAN Telephone Valley 3-3000-Extensions | Zoning 180

WILSIE H. ADAMS Zoning Commissions CHAS. L. PITZPATRICK Deputy Zoning Commis-WILLIAM I. SCHOTT Zoning Engineer HOLAND S. PIEL Buildings Enginee JOHN D. DIETRICH Deputy Buildings 1 CLARENCE C. GEBB

Board of Zoning Appea CHAS. H. DOING DANIEL W HUBERS

June 25, 1956

Hons. John Grason Turnbull, 2h West Pennsylvania Avenue Towson h, Maryland

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

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

Very truly yours.

Misio N. Jaim Zoning Commissioner



July 9, 1956

Mr. G. Mark Strobecker 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

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

Thanking you for your cooperation, I am

Very truly yours

JGT/etn

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



EMAN WHO KNY

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 Developmen 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 con-

The Campbell family will evidently work together with the Krott Motel 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

A STATE OF THE PARTY OF THE PAR

DBB/t

ZONING DEPARTMENT OF BALTIMORE COUNTY

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

Wilsie H. /dams Zoning Commissions

COPY

William I. Schott Zoning Engineer November 5, 1957

Jeanette C. Herris Administrative Asst.

Re: Special Use Permit for Parking Zoning File No. 3848-RX

Dear Mr. Proctors

Pursuant to your request of erm date, a Special Use Permit for parking addition to an existing Desiness Major Come is desired by the Second Permit overse the Property outlined in red many part attached to the letter request, this plat being entitled "preliminary Plan for the Creater Town 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 Counter Note 1.

Yery truly yours,

WILSTE H. ATMES

Wilsie H. Adams

Buildings and Zoning Department of Battimore County

202 WASHINGTON AVE. TOWSON 4. MARYLAND Telephone Vailey 2-3000-Extensions Zeeing 180

June 8, 1956

Chaleman

Mr. John Grasen Turnbull Attorney-at-Law 22 W. Pennsylvania Avenue Towsen 4, Maryland

The date for the hearing on Patition for Zoning Reclassification and Special Exception for the Greater Towson Development Corporation, Minth 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,

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

COPY

ZONING DEPARTMENT OF BALTIMORS COUNTY

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

Wilsie H. Adams Zoning Commissioner

Deputy Zoning Commissioner

William T. Schott

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

Re: Special Use Permit for Parking Zoning File No. 3848-RX

November 5, 1957

Dear Mr. Proctor:

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

This Special Use Fernit is granted under the privi-sions of the Beltimore County Zoning Magulations, Section 409.1, and will be subject to the conditions set forth in Section 409.4.

Very truly yours.

WILSIE H. ADAMS

Wilsie H. Adama Zoning Commissioner of Maltimore 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 appealed that by reason of the topography of the land involved it is comple ely femsible to build elevator spartment buildings without doing any damage to the surrounding property

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 populations or interfere with adequate provisions for schools, parks, water, scwerage, transportation or other public requirements, conveniences, or improvements or interfere with ad quate light and air.

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

Conting Commissioner of

15.77

Kenneth C. Proctor.

Sincerely yours,

November 5, 1957

KCP/lg Enc! ware thinkle

Mr. Wilsie H. Adams

Towson 4, Maryland

Dear Mr. Adams:

Zoning Commissioner of Balto. Co. County Office Building

Re: Zoning File No. 3848-RX

On June 25, 1956, you passed your Order in the

above entitled case reclassifying Parcel 2, as discrib-ed on the plat offered in such case (Parcel 3 as shown

on the attached plat), from an R.A. Zone to a B.M.

At that time nothing was done about Parcel 3 as shown on such plat (Parcel 2 as shown on the attached

plat), for the reason that you stated that under the pro-visions 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

we hereby request that such a observation of issued by you novering the property shown on the attached plat and outlined in rod, being Parcel 2 and part of Parcel 4 as shown on the plats filled in the original pro-

It is understood that such Uss Permit will be subject to the conditions set forth in the Baltimore County Zoning Regulations, Section 409, 4.

OFFICIAL PUBLICATION OF THE TOWSON TOWN ASSOCIATION

T. T. A. SPONSORS INDUSTRY EXHIBIT

Mary Market

X



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

\$2,000,000 Hotel First Unit

T. I. A. SPONSORS INDUSTRY EXHIBIT

of in a write of displays and the control of the control of

ichens. The office buildings will be of the



# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

L, or we. MANYAS P. PAYOK. legal owner. of the property situate in Baltimere. mm? 2

County and which is described in the description and plat attached hereto and made a part hereof. 9

sereby position (1) that the zoning status of the herein described property be re-classified, pursuant. Sec.3-6 to the Zoning Law of Baltimore County, from an R-20 zone to an NE - 9-A zone; for the following reasons:

Prr error in original roming in that the land is unusable in its RA-X 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 R-A 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 Regulati 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 Exceptio ting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning tions of Baltimore County adopted pursuant to the Zoning Law fo

PORK DEVELOPMENT COMPANY By Saron, Coetract purchaser
President 100 W. Cold Spring Lane Address. 3900 N. Charles Street

Charie P. Furn.

Baltimore, Md., 21210

Baltimore, Maryland. 21218

×

Address 102 W. Pennsylvania Ave. Tewson, Md., 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th , 196 ... 9, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ..... 196, 2, at 10:00 o'clock County on the 4th Gas

10:0019

6/4/6

March 13, 1969

#### Storm Drains: (Continued)

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

- Page 2 -

#### 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 57-427, A-10)

There is also an existing sanitary sever on the east side of York 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 ambilances 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 Seltimore County building Code.

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

#### JOARD OF EDUCATION:

Will have no affect on school population.

#### HEALTH DEPARTMENT:

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

Reginning for the name at the intersection of the westernment side of the vert Road with the centerline of Alta Veta Ru. an average 20. We side of the vert Road with the centerline of Alta Veta Ru. an average 20. We side of the vertex of the side of the side

Subject to the leaving open of the aftreshid Avenue 40' wide for the use of the owners and occupants of the whole tract of land of which the herein described led 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 CWB 71, 1030 Folio 230 was granted and conveyed by the Union Trust Company of Pittsburg, Pennsylvania Trustee to Howard O. Piror.

Heelen W. Tow

# BALTIMORE COUNTY, MARYLA..D

INTER-OFFICE CORRESPONDENCE

+69-263R1

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

FROM George E. Gavrelis, Director of Planning

Petition 669-263-RX. Reclassification from R-20 to R.A. zoning. S.E. for Convolescent Northwest corner of York and Alta Vista Roads. Hottle P. Firor, 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 Convolescent Home. It has the following advisory comments to make with

- The Planning staff endorses the reclassification from R-20 to R.A. zoning. We feel that this reclassification is consistent with our proposals for 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.
- Regarding the Special Exception, the Planning staff endorses the concept of a convalencent home here. We question, however, that the plan protries of the convalence that the plan protries are the plan protries and the protries of the convalence has been protected as the planning should be conditioned upon a more adequate parking schedule and widening of Alta Visia Road to a 24 foot pawment section.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OF US A SECOND AND ADDRESS AND ADDR

STATE KOACS CORP.

REALTH DEPARTMENT

BRIAD OF LUCIATED

PENING ADMINISTRATE

DEVELOPMENT

PROJECT DESING

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

RE: Type of Hearings Reclassification from an 3-20 zone to an 3-A zone and baped a Execution for a lowellation; line for the second second for a lowellation line 9th bittrict Pattioner: Hartie P. Firor Committee Meeting of Mar. Atm. 1509 line 197

March 13, 1969

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

The subject procesty is greatly (approved with a two-story brick colonial dealling in approximately the 50,000 bracket. Alta Vital load is a private roomany the 50,000 bracket. Alta Vital load is a private roomany to the foreign process with curb and gutter but is necediar pawn. Fork load it presently foreign colonial processed by five one lings. Two of these processes are presently being used as distorted offices. The property sits or a information that side of York Rood. It would be impossible for an entrance text side of York Rood. It would be impossible for an entrance process. The property industrial you have not in such that the text of the foreign side of the topography. The property insuface you have not not significantly in the north is improved with the Esso Office Building couplex.

BUREAU OF ENGINEERING:

Highways t

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.

W. Lee Thomas, Esq. 102 W. Pennsylvania Avenue Towson, Maryland 21204 Item 197

March 13, 1969

HEALTH DEPARTMENT: (Continued)

Nursing Noon 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 substitted to the Maryland State Department of Health, Division of Food Control, for review and approval.

Air Pollution Commonts: The building or buildings on this site may be subject to registration and compliance with the Haryland 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 the entrance (Alta Vista Rd.) is acceptable; he ever, the entrance is on a steep downgrade to York Road.

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

## ZUNING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the p and proposed macadam for Alta Vista Roau is indicated on revised

Very truly yours.

OLIVER L. MYERS, Chairman

OLM:JS

STATE ROADS COMMISSION March 5, 1969

DAVID M. FIGHER, SEPOTY BOSCO & AND COMP EMILISM WALTER E WOODPORD. JA.

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

0

Ret Zoring Advisory Committee
Meeting, March 4, 1969
Itoes 137
Property Owner: Nattle P. Firor
Location: NV Cor. York Road 5
Alts Vista Road - 9th Dist.
Present Zoning: R.2 O (Route 45)
Proposed Zoning: RA

reposed Lonings RA. The existing curbing and paving at the entrance is on a steep downgrade to York Road. the ontrance is on a steep downgrade to York Road.

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

Very trul: yours. Charles Lee, Chief Development Engineering Section

CL:JEM:bk

by: John E. Meyers Asst. Development Engineer

BUREAU OF ENGINEERING

Zoning Plat - Comment

197. Property Cumer: Hattie P. Firor Location: N/W corner York Roas and Alta Vista Rd.

District: 9th
Present Zoning: R-20
Proposed Zoning: RA
No. Acres: 1.62

Highways:

York Road is : State Road.

Alta Vista Road is a private road.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or thereise) to prevent creating any missances or damages to adjacent properties, especially by the concentration of surface vaters. Co.rection of any problem which may result, due to improper grating or other drainage facilities, would be the full responsibility of the Developer.

There is an existing 3" City water line in York Hoad.

Senitary Sever:

There is an existing sanitary sever at the intersection of York Road and Towson College Drive. (See Drawing 57-427, A-10)

There is also an existing sanitary sever on the east side of York Hoad approximately 2001 north of the site.

# RALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date. 'arch 12, 1969

FROM PROJECT PLANNING DIVISION

SUBJECT Zoning Advisory Agenda Item #197

March 4, 1969 Hattie P. Firor N/W cor. York Rd. 6 Alta Vista Rd.

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

RICHARD B. WILLIAMS

INTER-OFFICE CORRESPON BUREAU OF TRAFFIC ENGIN Beltimere County, Marglani

Date\_ March 7, 1969

TO:

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 resulin R-20 with a special exception for a varsing home. Since as RA the land would generate approximately 5 times as many trips.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John Rose Attention: Mr. O. L. Mayers

Date Farch 6, 1969

SCBJECT 197 - Hattie P. Firor

Must meet all requirements of the Baltimore

County Building Gode.

JFigfo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPUNDENCE

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

FROM Inspector Thomas S. Kelly Pire Department

SUBJECT. Property Owner Hattle-F, Firer
Item 197 - Coning Agenda - Tuesday, March is, 1969
Location: Morthwest 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 OF Mie. 4, 1969

Petitioner: Finen

Location: Your & Aura Vista

District: 9

Present Zoning: 230 Proposed Zoning: 24

No. of Acres: / 62 5

Comments: WILL HAVE NO EFFECT ON LINEOU POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Dale March 6, 1969

FROM William M. Greenwalt

SUBJECT Item 197 - Zening Advisory Committee Neeting, March 4, 1969

Health Department Comments:

Public water is available to the site. Public sewer is pro-

Marsing Home Community: Prior to approval of a building applica-tion, complete plans and specifications of the building and type of equip-ment to be used for the food service operation must be substitute to the Waryland State Department of Health, physics of Food Control, for review and approval.

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

William M. Humalt Chief
Water and Sewer Section
BURRAU OF ENVIRONMENTAL HEALTH

WHG/CA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose Zoning Commissioner

FROM Ellsworth N. Diver, L.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.

ELISACETH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: BY Attachments

INTER-OFFICE CORRESPONDENCE Bultimore County, Maryland Townen, Maryland, 21204

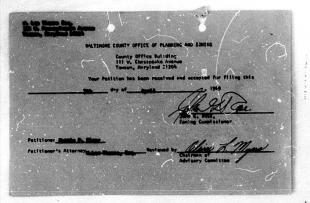
Date April 11, 1969

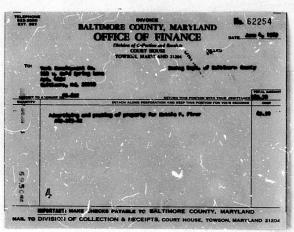
C Richard Moore

SUBJECT: Item 197 - ZAC - March 4, 1969 Revised Plan dated March 24, 1969 Property Owner: Hattle P. Firor York Road 6 Alta Visto Road R-20 to RA

Review of the revised plan indicates conformity to previous

CRM: nr

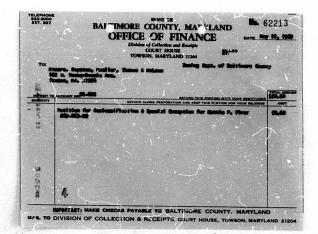




# CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 15 1969 .... 19....

THIS IS TO CERTIFY, that the annexed advertisement was bed in THE JEFFERSONIAN, a weekly newspaper printed 1969...



OFF E OF TOWSON LIMIES

TOWSON, MD. 21204 May 21

ORIGINAL

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One weeks before the 21 day of May 1969, that is to say, the same was inserted in the issue of May 15, 1969

STROMBERG PUBLICATIONS, Inc.

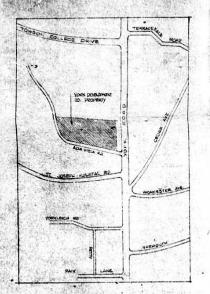
B, Best Mayan

4 Signs

69-263 RX

# CENTRACATE OF POSTING

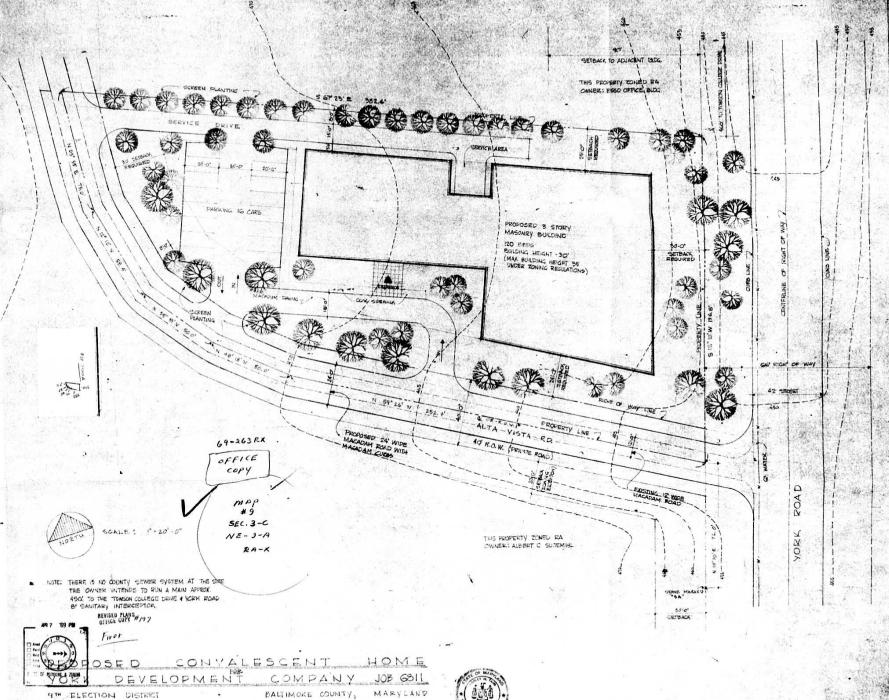
District 9th	01 65	Page of Pering.	5-15-69
Posted for TES ASS	FICATION & UPCC	6 XCEPTION	
Petitioner: #	Licer of York	Alta Vista I	Pds
	Nukor of York & . Rdon N/s of A.		
Remarks:			5-21-69



PROPERTY LOCATION MAP

PROPOSED 120 BED CONVALESCENT HOME	
PROPUSED IN DED CONTACTOR NOWE	
EXISTING ZONING	R-20
PROPOSED ZONING -	RA
GROSS AREA (COMPUTED TO & OF YORA NO)	LGZ 4075
NET AREA (COMPUTED WITHIN PROPERTY LINES)	139 MAS
BINLDING AREA	
FIRST FLOOR AREA IN GOL FT.	1,760
SECOND FLOOR AREA IN SQ. FT.	17.760
THIRD FLOOR AREA IN SO IT	7,760
TOTAL	59,200
PARKING	
NUMBER OF SPACES REQUIRED	12 CARS
NUMBER OF SPACES PROMDED	IG CARS
PARKING SPACES REQUIRED BAGET ON I SP	ACE

NOTE: APPLICATION BEING MADE-FOR SPECIAL EXCEPTION FOR CONVALESCENT HOME UNDER SECTION 215.5 CF THE BALTIMORE COUNTY ZONING REGULATIONS.



LAND SURVEYOR -1185

520 LIGHT STREET BALTIMORE, MARYLAND

SCALE: 1' - 20'

TATAR AND KELLY ARCHITECTS PLANNERS

DATE: FEBRUARY 12, 1969

REVISED MARCH 24,1969

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that become 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 he reason of the petition
met all requirements of Section 502. 1 of the Baltimore County Zoning Regulat
mer all requirements and all states and all states are
ebould be granted
a Special Exception for a Convalescent Home should be granted
TT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of June , 196_9., that the herein described property or area should be and
the same is hereby reclassified; from an R-20zone to an R-A
zone, and are a Special Exception for aConvalescent Homeshould be and the same is
granted fre and after the date of this order, subject to approval of the site plan by
State Roads Commission, Bureau of Public
Services and the Office of Planning and
Zoning.
and the second s
and It is this 4 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. In and to forde 5
June 3, 1974.  ORDER RECEIVED FOR FILE Commissioner of Balto. Co.
do 191
DATE 4/14/7/
GRANTED
ACMINISTRATIVE ASSISTANT
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
of, 196, that the above re-classification be and the same is hereb
DENIED and that the above described property or area be and the same is hereby continued as an
to remain azone; and/or the Special Exception for
be and the same is hereby DENIE
Zoning Commissioner of Baltimore County