

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The National Birchwood Corporation, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petitions (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-A zone, for the following reasons:

1. Error
2. Change in the character of the neighborhood
3. Other and further reasons to be urged at the hearing hereof.

See attached description

and other special exceptions, under the zoning laws and regulations of Baltimore County, to the extent that the same may be necessary to carry out the purposes of the zoning laws and regulations of Baltimore County.

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

The National Birchwood Corporation
by *Robert G. Verderame*
Contract purchaser
Address: 3726 Laverne Road
Randallstown, Maryland 21133

Harry S. Swartzwelder, Jr.
Petitioner's Attorney
Address: 341 St. Paul Place
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, that the subject matter of this petition be advertised, required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of January, 1970, at 10:30 o'clock.

Charles D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County
(over)

National Birchwood Corp. - No. 70-130-R

from R-10 zone to R.A. zone petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
C7 BALTIMORE COUNTY

John A. Slawik
John A. Slawik, Chairman
W. Giles Parker
W. Giles Parker
Walter A. Reiter, Jr.
Walter A. Reiter, Jr.

RE: PETITION FOR RECLASSIFICATION :
from R-10 zone to R.A. zone
NE/S of Marriottsville Road, 300.84 feet :
from the SE/S of Templar Road :
2nd District :
THE NATIONAL BIRCHWOOD CORP. :
Petitioner :
BALTIMORE COUNTY :
No. 70-130-R

OPINION

This case concerns a tract of approximately seventy-six acres, which is presently zoned R-10 and which is also presently vacant land, being part of a previously platted substantially larger area known as "Kings Park".

The original plans for Kings Park provided for approximately one quarter acre lots and for a total of 810 choice home sites. The total area consisted of 367 acres, almost all of which has been developed except the property remaining, which is the subject of this case. Testimony presented on behalf of the Petitioner indicates that the major reason for asking for rezoning to R.A., R.G. and R-10 is economic. The developer wants approximately 46 acres of R.A. (apartment zoning), approximately 12 acres of R.G. (group house zoning), and approximately 18 acres to remain as R-10 as development for individual homes.

There are two large tracts of R.A. zoning presently contiguous to the subject property, or very nearby, which were rezoned by petition granted by the Zoning Commissioner a number of years ago, upon which nothing has been built to date. The zoning map was adopted in November, 1962 and there apparently have been no important changes in the immediate vicinity since that time, other than the construction of homes by the Petitioner, National Birchwood Corporation, which incidentally is a highly reputable developer and builder on a nationwide basis. They have been in the Baltimore-Washington area since 1963 and have ten subdivisions, comprising more than twenty-six hundred individual homes. Apparently the increase in the cost of construction and the difficulty with financing in the last two years has caused them to reconsider their plans for this tract, and they now wish to build apartments and town houses in the area rather than the type of homes constructed to date. The Vice President of the Company, who manages

National Birchwood Corp. - No. 70-130-R

2.

operations in this area, testified to this effect and stated that their surveys indicated a great need for rental units, and that in his opinion the highest and best use, based on economic criteria, would be as shown on the proposed plat (Petitioner's Exhibit No. 1). On cross-examination he stated that there was no physical reason for not using the property as R-10, but felt that the petition presented a more reasonable use of the land under all economic conditions.

Engineers testifying for the Petitioner stated that there would be no problem whatever with the construction of R-10 homes on this tract, and that sewer and water facilities would be available and adequate for either type of development.

There was a vast disagreement between the traffic engineers called by the parties. Mr. William E. Corgill, a qualified traffic engineer, testified that he had made a study of the area to predict traffic increases in the next five years, and based on his facts it was his opinion that no congestion would result as a result of the projected four year construction program of the Petitioner. This opinion was the subject of complete disagreement as presented in the testimony of Mr. C. Richard Moore, a traffic engineer for Baltimore County, and Mr. Joseph Huang, a qualified civil engineer and traffic expert, who testified as to the capacity of the nearby main roads, particularly Liberty Road; and expressed the opinion that if the present projected plans were carried out, and especially if the adjoining properties were developed for apartment use as they are already zoned, in their opinion there would be severe and serious congestion caused by such development and the accompanying population increase. Mr. George Gavelis, the Director of Planning for Baltimore County, stated that his staff was voicing "extreme and decided opposition to the proposed reclassification" because of traffic generation, increase in school yield, and that it was not in accordance with comprehensive plans of the Planning Staff, and would be against the general welfare of the community. He also pointed out that in fact none of the nearby tracts zoned for apartment purposes have been utilized to any great extent.

A number of residents of the neighborhood testified generally to the same

National Birchwood Corp. - No. 70-130-R

3.

effect as the expert witnesses quoted above, and in addition thereto felt that they had been taken in by the developer through statements made to them and advertising published by the developer at the time they purchased their homes. See Protestants' Exhibits A and D, both of which state as follows:

"The Village of KINGS PARK was created to be an integral part of the beautiful, gently rolling countryside of Old Liberty Road. Here, a perfect 367 choice home sites provide spacious 1/4 acre estates for just \$10 choice home sites. This village will always be just that... A Village! Country living with all the city conveniences and utilities, including pure water from the nearby Liberty Dam, sanitary sewers, storm drainage, wide-paved roads, gas, and electricity."

And -

"The Village of KINGS PARK has been created as an integral part of the beautiful, gently rolling countryside of Old Liberty Road. Here, a perfect 367 choice home sites provide spacious 1/4 acre estates for just \$10 choice home sites. This village will always be just that... inside the home, and out!"

"This Village will always be... a Village! Country living with all city conveniences and utilities, including pure water from nearby Liberty Dam, sanitary sewers, storm drainage, gas and electricity and wide paved roads."

The County Board of Appeals, of course, has no jurisdiction in Equity, but if it did, we have the distinct impression that the above quoted advertisements, when used as an inducement for the sale of homes, might raise a question of the principle of Estoppel, and it is our opinion that to grant this petition would amount to an approval of what might be characterized as a course of conduct not exactly in good faith. Under all the circumstances, the Board feels impelled to deny the reclassification petitioned for, thereby affirming the decision of the Zoning Commissioner below.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 23rd day of March, 1971, by the County Board of Appeals ORDERED, that the reclassification

MCA

MATY. CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Crompton Bridge Rd., Baltimore, Md. 21204. Tel. 771-623-0900

DESCRIPTION

75.6915 ACRE PARCEL, "KINGS POINT", SOUTHWEST OF LIBERTY ROAD, SOUTHEAST OF MARIOTTVILLE ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "R-A" ZONING

Beginning for the same at a point on the northeast side of Marriottsville Road, seventy feet wide, as shown on Plat 2, Section 9, "Kings Point", at the distance of 300.84 feet, as measured southeasterly along the northeast side of said road from its intersection with the southeast side of Templar Road, fifty feet wide, as shown on said plat, running thence binding on the southeast outline of the land shown on said plat, (1) N 55° 06' 00" E 52.50 feet, and (2) N 20° 54' 00" E 220.00 feet, thence binding on the southeast outline of the land shown on Plat 1, Section 9, "Kings Point", seven courses: (3) N 08° 12' 00" E 92.50 feet, (4) N 47° 18' 00" E 256.84 feet, (5) N 37° 34' 00" E 162.34 feet, (6) N 52° 30' 00" E 253.23 feet, (7) N 46° 00' 00" E 170.87 feet, (3) by a line across Live Oak Road, eighty feet wide, as shown on said plat, N 75° 02' 10" E 81.95 feet, and (9) N 87° 33' 30" E 150.00 feet, thence to and along the outlines of the land described in the deed from Cypress Estates, Inc. to The Drew Company, dated September 18, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3303, page

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

28 CANTONMENT STREET
BAL. MD. 21216
832-6343

HARRY S. SWARTZWELDER, JR.
ATTORNEY AT LAW
341 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
737-4228

February 17, 1970



ZONING COMMISSIONER
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
NE/S of Marriottsville Road, 300.83'
SW of Templar Road - 2nd District
The National Birchwood Corporation - Petitioner
No. 70-130-R (Item No. 70)

Dear Sir:

Please enter an Appeal on behalf of the Petitioner in the above captioned matter to the County Board of Appeals from the Order of the Zoning Commissioner dated February 10, 1970.

Very truly yours,
Harry S. Swartzwelder, Jr.
HARRY S. SWARTZWELDER, JR.

HSS/bc

cc: Robert G. Verderame, Esquire
John O. Seiland, Esquire

MCA

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239, three courses, (10) S 02° 26' 30" E 2629.82 feet, (11) S 66° 43' 40" W 264.00 feet, and (12) S 80° 45' 00" W 2085.66 feet, thence along the east line of the right of way of the Consolidated Gas, Electric Light and Power Company of Baltimore, sixty-six feet wide, (13) N 02° 50' 00" E 1097.95 feet, thence along the southernmost outline of the land shown on the plat of Section Six, "Kings Point", five courses: (14) N 62° 50' 00" E 131.83 feet, (15) N 76° 55' 00" E 225.58 feet, (16) S 56° 57' 00" E 24.98 feet, (17) S 56° 18' 00" E 140.40 feet, and (18) N 33° 42' 00" E 99.78 feet, thence again binding on the south and southeast outline of the plat first herein mentioned five courses: (19) S 85° 03' 00" E 135.00 feet, (20) N 78° 36' 00" E 129.98 feet, (21) N 45° 36' 00" E 247.04 feet, (22) S 55° 06' 00" E 189.69 feet, and (23) by a line across said Marriottsville Road, N 55° 06' 00" E 74.15 feet to the place of beginning.

Containing 75.6915 acres of land.

HGW:mpj

J.O. #57110

June 23, 1969



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

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

a Special Exception for a should be granted
IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1967, that the herein described property or area should be and the same is hereby reclassified, from a zone to a zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood,

the above reclassification should NOT BE HAD, and no Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of February, 1967, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued to remain a R-10 zone, and no Special Exception should be granted.

ORDER RECEIVED FOR FILING

DATE

BY

Edward S. Hardesty
Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward O. Hardesty, Deputy Zoning Commissioner
FROM: Mr. George S. Goyell, Director of Planning
SUBJECT: Petition 770-130-R. Reclassification from R-10 to R-A Zone. Northeast side of Harriottsville Rd. 300.83' Southwest of Templar Road. The National Birchwood Corp., Petitioners.

2nd District

HEARING: Monday, January 12, 1970 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-A zoning.

We voice our extreme and decided opposition to the proposed reclassification. We note that development under the requested apartment zoning would materially increase school yields and classroom demands in the area. We note also that the traffic generated by apartment zoning would almost triple that derived under present zoning. We note also that the subject property is not well back from Liberty Road. Although the subject property abuts partially on land zoned for apartment development, no such development has occurred there. In fact, none of the nearby tracts zoned for apartment purposes have been utilized to any great extent.

In the opinion of the Planning staff creation of apartment zoning here would not be in accordance with comprehensive plans for the development of the area. In fact, apartment zoning here would completely disavow the land use relationships established in previous subdivision plans. Undue demands on public facilities or roads would result. Creation of additional apartment zoning here would be contrary to the general welfare of the locality involved.

GEG:bms



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
TO: Zoning Commissioner
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item 770 (Revised Comments)

October 7, 1969
The National Birchwood Corp.
E/S Harriottsville Road
300.84' So. of NE corner
Templar Rd. & Harriottsville Rd.

The "Revised Plan" dated November 17, 1969 is acceptable to this Office for zoning purposes. The plan provides for the extension of Live Oak Road to Harriottsville Road. It must be pointed out however that Baltimore County, in all probability will give that Live Oak Road be extended beyond Harriottsville Road in a southerly direction to the petitioner's property line. This Office will study the area to the South of this property to determine the appropriate alignment of Live Oak Road and where it should terminate at the property line.

George H. Pryor, Jr.
Planner III

December 9, 1969

Harry S. Swartzwelder, Jr., Esq.
341 St. Paul Place
Baltimore, Maryland 21202

RE: Type of Hearings Reclassification from an R-10 zone to an R-A zone. Location: E/S of Harriottsville Rd., 300.84' So. of NE Cor. of Templar Rd. & Harriottsville Rd. Petitioners: The National Birchwood Corp. Committee Meeting of October 7, 1969 2nd District Item 70

Dear Sir:

The following is addendum to our Zoning Advisory Committee comments of October 20th, 1969 under the above referenced subject.

"Bureau of Engineering has indicated that the subject petition can be approved for a hearing date. All other aspects of their comments dated October 20th, 1969 will remain valid."

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 20, 1969

Harry S. Swartzwelder, Jr., Esq.
341 St. Paul Place
Baltimore, Maryland 21202

RE: Type of Hearings Reclassification from an R-10 zone to an R-A zone. Location: E/S of Harriottsville Rd., 300.84' So. of NE Cor. of Templar Rd. & Harriottsville Rd. Petitioners: The National Birchwood Corp. Committee Meeting of October 7, 1969 2nd District Item 70

Dear Sir:

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

The subject property is presently wooded, rolling hills. Some of the area is vacant with out buildings on it. The surrounding property is developed with new dwellings and old subdivisions. The homes are in the vicinity of 5 to 15 years of age, in good repair.

BUREAU OF ENGINEERING

Highways

The subject site was previously included in property shown on the preliminary plan for the subdivision of Kings Point. The preliminary plan has been tentatively approved, in part, by Baltimore County and various final plans have been recorded which have established the alignment of several streets that were proposed to provide access through this site and to other adjacent properties. These streets were primarily Harriottsville Road, Live Oak Road and Ploverline Road.

The subject zoning plan has only provided for the extension of Harriottsville Road and we are generally in accord with the proposed alignment, right-of-way width and pavement section shown on the plan. However, the plan must be revised to provide for the extension of Live Oak Road as a public road to extend through the southernmost outline of the property.

Due to the advent of the proposed Metropolitan Boulevard, Live Oak Road has been minimized somewhat; however, it shall remain as a collector - thoroughfare type street. Therefore,

Harry S. Swartzwelder, Jr., Esq.
341 St. Paul Place
Baltimore, Maryland 21202
Item 70 Page 2

October 21, 1969

Live Oak Road will be constructed as a 40-foot wide closed section with flexible type pavement on a 70-foot right-of-way from its present terminus to the intersection with Harriottsville Road. The alignment should generally follow that of the presently proposed 30-foot private road.

From Harriottsville Road southerly, Live Oak Road will be constructed as a 40-foot wide closed section with flexible type pavement on a 60-foot right-of-way. The alignment in this area shall consist of a horizontal curve which will cross the southernmost outline of the property in a nearly true southerly direction.

Ploverline Road, as shown on the recorded plat of Kings Point, Section 2, Plat 2, has not been indicated on the subject zoning plan. Although it will not be necessary to extend Ploverline Road through this site, some provision must be afforded to provide a satisfactory terminus on the westernmost side of the proposed drainage easement. The subject plan should be revised accordingly.

All entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study and facilities will be required in connection with any subsequent grading or building permit applications.

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

Sediment Control

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem to other public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Harry S. Swartzwelder, Jr., Esq.
341 St. Paul Place
Baltimore, Maryland 21202
Item 70 Page 3

October 21, 1969

Sanitary Sewers

Public sanitary sewerage for the subject site was originally planned to be accommodated by the construction of the Kings Point Sewage Pumping Station. However, with the greatly increased population density that is proposed in conjunction with construction of apartment type dwellings on the subject property, a sanitary sewerage study must be prepared to determine the method of providing sanitary sewers.

Therefore, the Developer must have his engineer prepare a sewerage study, including cost estimates, to determine the extent of improvements, etc., required to provide the subject site with adequate sewerage facilities. The Developer would be fully responsible for all additional costs required to provide any additional sewerage facilities. The zoning hearing should be withheld pending acceptance of a recommended sewerage system to serve this site.

Water

Public water supply is available to serve this property by extension of the existing water mains in Harriottsville Road and Live Oak Road, as shown on the subject plan.

PROJECT PLANNING DIVISION

The plan must be revised to show Live Oak Rd. carried through to the South Property Line. We will withhold further comments until the revised plans are submitted.

BUREAU OF TRAFFIC ENGINEERING

The subject site as zoned R-10 should generate 3,000 trips a day. However, as R-A, the site will generate 5,400 trips a day. This increased trip density is undesirable since apartment zoning already in this area is expected to overload Liberty Road, and Metropolitan Boulevard is not expected to be constructed for some time.

BOARD OF EDUCATION

As presently zoned, this area of 75,691.5 acres would ultimately yield approximately 115 students. If the area were to be zoned for apartments, the yield could ultimately be 180 pupils.

PLANS REVIEW DIVISION

No comment until plans are submitted to this office.

Harry S. Swartzwelder, Jr., Esq.
341 St. Paul Place
Baltimore, Maryland 21202
Item 70 Page 4

October 21, 1969

FIRE DEPARTMENT

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 11-3 when construction plans are submitted for approval.

HEALTH DEPARTMENT

Public water and sewers are available to the site.

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

Public Swimming Pool Comments: Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and bathroom must be submitted to the Baltimore County Department of Health for review and approval.

ZONING ADMINISTRATION DIVISION

Due to the comments by the Bureau of Engineering, Project Planning Division, revised plans must be submitted to this office in accordance with those comments prior to a hearing date being assigned. The setbacks as indicated on the petitioner's site plan for the proposed apartment buildings are not in accord with the Baltimore County Zoning Regulations. This also should be corrected on revised plans prior to the hearing date being assigned.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

December 7, 1969

Harry S. Swartzlander, Jr., Esq.
341 St. Paul Place
Baltimore, Maryland 21202

RE: Type of Hearings Reclassification
From an R-10 zone to an R-4 zone
Location: E/S of Harriottville Rd.,
300.04' So. of NE Cor. of
Temple Rd. & Harriottville Rd.
Petitioners: The National Birchwood Corp.
Committee Meeting of October 7, 1969
2nd District
Item 70

User 5191

In the previous comments sent you under date
of November 20th, 1969, we indicated that the subject
petition was being scheduled for a hearing. However,
it has come to our attention that the revised plans
do not reflect Project Planning Division comments of
October 20th. We cannot set this for a hearing until
these comments are complied with in regard to Live Oak
Road.

Very truly yours,

OLIVER L. MYERS, Chairman

CW130

cc: Richard Williams - Project Planning Division

Harry S. Swartzlander, Jr., Esq.
341 St. Paul Place
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

1969 day of December 1969.

Petitioner: The National Birchwood Corp.

Petitioner's Attorney: Harry S. Swartzlander, Jr., Esq.

Chairman of the
Advisory Committee

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Harry S. Swartzlander, Jr., Esq.
341 St. Paul Place
Baltimore, Md. 21202

No. 69359

DATE: 3/30/70

BILLED BY:

Office of Zoning
19 County Office Bldg.
Towson, Md. 21204

QUANTITY	REPORT TO ACCOUNT NO. 01-622	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT \$70.00
1	Cost of posting property of the National Birchwood Corp. for appeal hearing No. 70-130-R	3 of gas	\$15.00

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: MARCH 7, 1970
Posted for: [Signature]
Petitioner: [Signature]
Location of property: [Signature]
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: MARCH 13, 1970
70-130-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: DEC. 27, 1967
Posted for: [Signature]
Petitioner: [Signature]
Location of property: [Signature]
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: JAN. 9, 1970
70-130-R

PETITION FOR RECLASSIFICATION
[Text regarding zoning petition for R-10 to R-4 zone, including location, date, and details of the petition.]

CERTIFICATE OF PUBLICATION

Pikeville, Md. Dec. 24, 19 69

THIS IS TO CERTIFY, that the annexed advertise-
ment was published in THE NORTHWEST STAR, a
weekly newspaper printed and published in Pike-
ville, Baltimore County, Maryland, once in each
of -- one time before the 12th
day of January, 19 70
the first publication appearing on the 25
day of December, 19 69.

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement, \$ 14.25

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1969

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
of 2 successive weeks before the
day of January, 19 the first publication
appearing on the day of
1969.

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION
[Text regarding zoning petition for R-10 to R-4 zone, including location, date, and details of the petition.]

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1969

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
of 2 successive weeks before the 12th
day of January, 1970, the first publication
appearing on the 25th day of December,
1969.

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$

QUANTITY	REPORT TO ACCOUNT NO. 01-622	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT \$70.00
1	Advertising and posting of property No. 70-130-R		\$70.00

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

QUANTITY	REPORT TO ACCOUNT NO. 01-622	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT \$70.00
1	Advertising and posting of property No. 70-130-R		\$70.00

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

