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County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

April 1, 1974

Arnold Fleischmann, Esquire
7th Floor, Sun Life Building
Baltimore, Maryland 21201

Re: Zoning File No. 70-134-R
Thomas C. and Julia S. Jensen, Petitioners

Dear Mr. Fleischmann:

As Attorney of Record for the Appellant in the above referenced case, you are hereby advised that said case on the Board of Appeals' Docket is considered moot. This decision is based on an opinion, dated November 10, 1971, which the Board has received from the Baltimore County Solicitor, R. Bruce Alderman, wherein he stated that any zoning cases pending before the Board on the date the new (zoning) maps were adopted are moot.

Therefore, unless you present written objection or an amended appeal, where applicable, to the Board no later than thirty days of the date hereof, an official dismissal order on the Board's own motion will follow.

Very truly yours,

Walter A. Katter, Jr.
Walter A. Katter, Jr., Chairman

cc: Myron L. Wolfson, Esquire
James H. Cook, Esquire
Thomas D. Washburne, Esquire
Mr. Frederic H. Wels
Mr. John Stewart Norton, Jr.

MYRON L. WOLFSON
ATTORNEY AT LAW
2201 ARLINGTON BUILDING
234 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
727-2402

May 13, 1970

William S. Baldwin, Chairman
County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: File No. 70-134-R-Thomas B. Jensen,
et ux

Dear Mr. Baldwin:

This is to advise you that the Appeal in the above matter is being handled by Mr. Arnold Fleischmann who is attorney for the Petitioner and who will represent the Petitioner, Thomas C. Jensen, before the Board of Appeals.

I represent the Reverend Jensen generally but I will call no witnesses or experts as this is being handled by Mr. Fleischmann.

Very truly yours,

Myron L. Wolfson
Myron L. Wolfson

MLW/fo

P.S. Please note my address.

May 14, 1974

Arnold Fleischmann, Esquire
7th Floor, Sun Life Building
Baltimore, Md. 21201

Re: Zoning File No. 70-134-R
Thomas C. and Julia S. Jensen

Dear Mr. Fleischmann:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eusebio, Adm. Secretary

Encl.

cc: Myron L. Wolfson, Esquire
James H. Cook, Esquire
Thomas D. Washburne, Esquire
Mr. Frederic H. Wels
Mr. John Stewart Norton, Jr.
Mr. S. E. Dittmann
Mr. W. D. Freeman
Mr. R. W. Wamsley
Board of Education

RE: PETITION FOR RECLASSIFICATION OF
SW/corner of Craddock Lane and
Greenspring Valley Road - 3rd
District
Thomas C. Jensen, et ux -
Petitioners
BALTIMORE COUNTY
ZONING COMMISSIONER
OF

NOTICE OF APPEAL TO THE COUNTY BOARD OF APPEALS

Please enter an Appeal in the above captioned case to the County Board of Appeals from the decision of the Zoning Commissioner dated April 17, 1970.

Arnold Fleischmann
ARNOLD FLEISCHMANN
Attorney for Petitioners, Thomas
C. Jensen, et ux

CERTIFICATE OF MAILING

I HEREBY CERTIFY that a copy of the foregoing Notice was mailed this 15th day of April, 1970 to: James H. Cook, Esq., Loyola Federal Building, 22 West Pennsylvania Avenue, Towson, Maryland 21204 and Thomas D. Washburne, Esq., 1630 Maryland National Bank Building, Baltimore, Maryland 21202.

Arnold Fleischmann
ARNOLD FLEISCHMANN

April 17, 1970

Arnold Fleischmann, Esquire
200 First National Bank Building
Towson, Maryland 21204

RE: Petition for Reclassification
SW/corner of Craddock Lane and
Greenspring Valley Road - 3rd
District
Thomas C. Jensen, et ux -
Petitioners
NO. 70-134-R (Item No. 104)

Dear Mr. Fleischmann:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

EDH/eri

Enclosures:

cc: Myron L. Wolfson, Esquire
2200 Arlington Federal Building
201 North Charles Street
Baltimore, Maryland 21201

Thomas D. Washburne, Esquire
1630 Maryland National Bank
Building
Baltimore, Maryland 21202

James H. Cook, Esquire
Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

OBER, GRIMES & SHRIVER
ATTORNEYS AT LAW
1500 MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MARYLAND 21202

January 14, 1970

Mr. Edward D. Hardesty
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition #70-134-R, Reclassification from
R-40 to R.A. and R-20 Zoning, Southwest
corner of Craddock Lane and Greenspring Valley.
Thomas C. Jensen, Petitioner

Dear Mr. Hardesty:

Please enter the appearance of the undersigned on behalf of McDonough School, Incorporated, a protestant in the above captioned case.

Very truly yours,

Thomas D. Washburne
Thomas D. Washburne

TDM/ar

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning
Commissioner
FROM: Mr. George E. Govella, Director of
Planning
SUBJECT: Petition #70-134-R, Reclassification from R-40 to R.A. and R-20 Zoning
Southwest corner of Craddock Lane and Greenspring Valley, Thomas C.
Jensen, Petitioner.
3rd District
HEARING: Thursday, January 15, 1970 (11:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to R.A. and R-20 zoning. The Planning staff voices no objection relative to reclassification of that portion of the property opposite R-20 zoning along Craddock Lane to R-20 zoning. The balance of the area along Green Spring Valley Road and Craddock Lane should retain the R-40 zoning. Inasmuch as the apartment area is proposed to be related access-wise to those proposed to be developed in the adjoining Queen Anne Village development, we voice no objection to the concept of apartment development or zoning here. We express grave concern regarding the timeliness of the proposal noting that no school or road improvements are programmed in the very near future to offset present deficiencies in those systems.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 104 - ZAC - December 2, 1969
Property Owner: Thomas C. Jensen, et ux
Craddock Lane & Green Spring Valley Road
Recl. to R-20 & R.A.

Date: December 11, 1969

As presently zoned, the subject site will generate 220 trips per day. As proposed, the site will generate 1900 trips per day.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

GEG:bms



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
To: Zoning Commissioner
Date: December 11, 1969

FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #104

December 2, 1969
Thomas C. Jensen, et ux
S.W. Cor. of Craddock Lane &
Green Spring Valley Rd.

We have reviewed the subject plan along with the plan for Queen Anne Village Apartments and feel that there are no site planning factors requiring comment.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OFFICE: OFFICE BLDG.
111 N. Calver Ave.
Towson, Maryland 21204

DATE: December 9, 1969

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF HEALTH

DEPARTMENT OF FIRE

DEPARTMENT OF PLANNING

DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF ZONING

DEPARTMENT OF ZONING

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DEPARTMENT OF ZONING

RE: Type of Hearings Reclassification
from an R-40 zone to an RA, and R-20 zone
Locations: S.W. Cor. of Craddock Lane &
Green Spring Valley Rd.
Petitioner: Thomas C. Jensen, et ux
Consent: Meeting of December 2, 1969
Item 104 3rd District

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 improved with a large house and several out buildings. The property to the south, as well as to the east, is the proposed Queen Anne Village Apartment project. The property to the east is vacant land which is zoned R-20. Craddock Lane is not improved as far as concrete curb and gutter are concerned in this location.

BOARD OF EDUCATION:

The following table will indicate what this office estimates the elementary student yield will be for this area as presently zoned and as proposed:

Present Zoning	Acres	B.U.'s	Factor	Students
R 40	22.38	18	.539* (Gen. Area)	10
Proposed Zoning				
RA (Gard.)	13.90	222	.28* (Enchanted Hills Apts.)	62
R20	8.48	14	.66 (R10 Factor used - No previous R20 for area)	9
			Totals:	79

*Note: Factors are from a Feb. 1967 study of the area.

Arnold Fleischmann, Esq.,
200 First National Bank Building
Towson, Maryland 21204
Item 104 Page 2

December 10, 1969

BOARD OF EDUCATION (Continued)

The three (3) schools servicing this area with their capacities, enrollments, and overloads are:

Capacity	Enroll.	30 Enroll.	Overload
Dwight Mills Elem.	720	718	- 2
Pikesville Jr. High	1235	1260	+ 25
Pikesville Sr. High	1310	1295	- 15

BUILDING ENGINEERS' OFFICE:

No comment until plans are submitted.

FIRE DEPARTMENT:

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

HEALTH DEPARTMENT:

Public water and sewers are proposed.

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.

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

BUREAU OF ENGINEERING:

Highway:

Craddock Lane is an existing road which will be improved in the future as a 50-foot closed section with flexible pavement on a 70-foot right-of-way. Highway right-of-way realignment and widening, and highway improvements will be required in connection with any subsequent grading or building permit applications, or with the review of any final subdivision plat submitted for this property.

All interior roads, including the proposed entrance road, are to be private roads. They are to be a minimum of 30 feet wide, and the full responsibility of the Developer for construction and maintenance.

Arnold Fleischmann, Esq.,
200 First National Bank Building
Towson, Maryland 21204
Item 104 Page 3

December 10, 1969

BUREAU OF ENGINEERING (Continued)

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the submitted plans. However, since drainage 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 nuisance or damage to adjacent properties, especially by the concentration of surface water. Correction of any problem which may result, due to future grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Controls:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem. Sedimentation of streets and public holdings downstream of the property, a grading problem, therefore, necessary for all grading, including the striping of the soil.

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

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available following construction of a required sewage pumping station and force main in the vicinity of the Craddock Lane and Valley Road intersection.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS

OLIVER L. MYERS, Chairman

Enc.

PROJECT PLANNING DIVISION: We have reviewed the subject plan along with the plan for Queen Anne Village Apartments and feel there are no site planning factors requiring comment.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John Rose,
Attention: Mr. O. L. Myers
FROM: Everett Reed, Plans Review
SUBJECT: #104 Thomas C. Jensen, et ux
S.W. Cor. of Craddock Lane & Green Spring Valley Road
District 3

NO COMMENT UNTIL PLANS ARE SUBMITTED.

Everett Reed, Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Rose, Zoning Commissioner
Attn: Mr. Myers
Date: 12/11/69
FROM: Inspector John Willey
Fire Department
SUBJECT: Property Owner Thomas C. Jensen, et ux

Location: SW corner of Craddock Lane and Greenspring Valley Road

Item #104 Zoning Agenda December 2, 1969

District: 3

Owner shall be required to comply with all fire department requirements for apartments when construction plans are submitted for approval.

Inspector John Willey

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Oliver L. Myers
Date: December 2, 1969
FROM: William M. Greenwalt
SUBJECT: Item 104 Zoning Advisory Committee Meeting, December 2, 1969

Health Department Comments:

104. Property Owner: Thomas C. Jensen, et ux
Location: S.W. Cor. of Craddock Lane & Green Spring Valley Rd.
District: 3rd
Present Zoning: R-40
Proposed Zoning: Recl. to R-20 & R.A.
No. Acres: 13.90 ± 22.38 ±

Public water and sewers are proposed.

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.

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

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

WMS/cn

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING

Dec. 2, 1969

Petitioner: THOMAS C. JENSEN, ET UX

Location: S.W. COR. CRADDOCK LANE & GREEN SPRING VALLEY RD.

District: 3

Present Zoning: R-40

Proposed Zoning: Recl. to R-20 & R.A.

No. of Acres: 13.90 ± 22.38 ±

Comments: THE FOLLOWING TABLE WILL INDICATE WHAT THIS OFFICE ESTIMATES THE ELEMENTARY STUDENT YIELD WILL BE FOR THIS AREA AS PRESENTLY ZONED & AS PROPOSED:

Present Zoning	Acres	B.U.'s	Factor	Students
R 40	22.38	18	.539* (General Area)	10
Proposed Zoning				
RA (Gard.)	13.90	222	.28* (Enchanted Hills Apts.)	62
R20	8.48	14	.66 (R10 Factor used - No previous R20 for area)	9
			Totals:	79

* NOTE: FACTORS ARE FROM A FEB. 1967 STUDY OF THE AREA

THE THREE (3) SCHOOLS SERVICING THIS AREA WITH THEIR CAPACITIES, ENROLLMENTS, & OVERLOADS ARE:

Capacity	Enroll.	30 Enroll.	Overload
Dwight Mills Elem.	720	718	- 2
Pikesville Jr. High	1235	1260	+ 25
Pikesville Sr. High	1310	1295	- 15

104. Property Owner: Thomas C. Jensen, et ux
(1969-1970) Location: S/W cor. of Craddock Lane & Green Spring Valley Rd.

District: 3rd
Present Zoning: R-40
Proposed Zoning: Reel. to R-20 & R.A.
No. Acres: 13.9±; 8.16±; 22.38±

Highways:

Craddock Lane is an existing road which will be improved in the future as a 50-foot closed section with flexible pavement on a 7½-foot right-of-way. Highway right-of-way realignment and widening, and highway improvements will be required in connection with any subsequent grading or building permit applications, or with the review of any final subdivision plat submitted for this property.

All interior roads, including the proposed entrance road, are to be private roads. They are to be a minimum of 30 feet wide, and the full responsibility of the Developer for construction and maintenance.

Storm Drainage:

No provisions for accommodating storm water or drainage have been indicated on the submitted plan; however, storm drainage 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 water. 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, damaging private and 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.

Water:

Public water supply is available to serve this property.

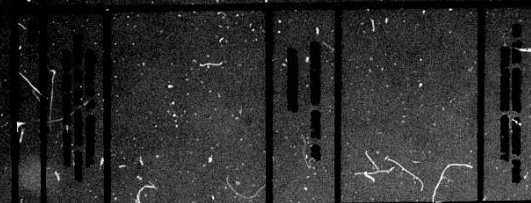
104. Property Owner: Thomas C. Jensen, et ux
(1969-1970)
Page 2

Sanitary Sewer:

Public sanitary sewerage can be made available following construction of a required sewage pumping station and force main in the vicinity of the Craddock Lane and Valley Road intersection.

PUR:aw

P-ME Key Sheet
38 & 39 NW 25 & 26 Position Sheet
NW 10 G Topo
67 & 68 Tax



AGREEMENT

THIS AGREEMENT made and entered into this 28th day of January, 1966, by and between DAVID S. BROWN and SARA BROWN, his wife, JULIAN KERMISH and IRENE B. KERMISH, his wife, MYER J. COHEN and RUTH COHEN, his wife, and HARRY O. WALLER and ANNA S. WALLER, his wife, doing business as VALLEY FARMS, LTD., HOWARD S. BROWN, Mortgagee, parties of the first part, GREENSPRING and WORTHINGTON VALLEY PLANNING COUNCIL, INC., a Maryland Corporation (hereinafter called the "Council"), JACOB BLAUSTEIN and HILDA K. BLAUSTEIN, his wife, MORTON K. BLAUSTEIN, DON M. BROTMAN and PHYLLIS B. BROTMAN, his wife, THOMAS D. WASHBURN and KATHARINE M. WASHBURN, his wife, EDMUND P. SCARLETT and RUTH FRANCES R. SCARLETT, his wife, and HERBERT A. WAGNER and ELIZABETH M. WAGNER, his wife, parties of the second part.

WHEREAS, by Deed dated October 23, 1962, and recorded among the Land Records of Baltimore County in Liber WJR 4063, Folio 468, Thomas Craddock Jensen and Julia B. Jensen, his wife, granted and conveyed to David S. Brown, Julian Kermish, Myer J. Cohen and Harry O. Waller as tenants in common 60.690 acres of land which lie more or less at the northeast intersection of Craddock Lane and Reisterstown Road;

WHEREAS, by Deed dated October 23, 1962, and recorded among the Land Records of Baltimore County in Liber WJR 4063, Folio 478, Thomas Craddock Jensen and Julia B. Jensen, his wife, granted and conveyed to David S. Brown, Julian Kermish, Myer J. Cohen and Harry O. Waller as tenants in common 42.766 acres of land which lie more or less south east of Craddock Lane and north from Valley Road;

WHEREAS, by two Mortgages both dated October 23, 1962, and recorded among the Land Records of Baltimore County in Liber WJR 4063, Folio 472 and 482, the aforesaid individual purchasers mortgaged the 40.890 and the 42.766 acre tracts respectively to Thomas Craddock Jensen, both of which said mortgages are now held by Howard S. Brown.

WHEREAS, Myer J. Cohen conveyed his interest in the aforesaid two tracts to Loretta E. Gutberlet by Deed dated February 24, 1964, and recorded among the Land Records of Baltimore County in Liber RRG 4268, Folio 457, and Loretta E. Gutberlet conveyed back this interest to Myer J. Cohen and wife as tenants by the entireties by Deed of same date and recorded among the Land Records of Baltimore County in Liber RRG 4268, Folio 461;

WHEREAS, the aforesaid individuals D/B/A Valley Farms, Ltd., are desirous of developing these two tracts of

land which would require the existing zoning of said tracts be amended and which require that certain changes be made in the zoning laws, rules and regulations pertaining to the tracts;

WHEREAS, the aforesaid individuals D/B/A Valley Farms, Ltd., have undertaken certain rezoning proceedings in Baltimore County and that these proceedings are presently before the Circuit Court of Baltimore County;

WHEREAS, Howard S. Brown, Mortgagee as aforesaid, specifically joins in this Agreement for the purpose of consenting to the covenants, restrictions and conditions set forth herein and consents that any right he may have as Mortgagee, or his heirs and assigns or any purchaser at foreclosure in any foreclosure proceedings will be subordinate to this Agreement. It is agreed by the Mortgagee that this consent shall be binding upon him, his heirs and assigns as well as any purchaser, his, her, or its heirs and assigns, at any foreclosure sale;

WHEREAS, the Council is comprised of many residents and property owners of the area joined together for the purpose of implementing and protecting its "Plan for the Valleys" and thereby furthering the proper use and amenity of the area encompassed by the Plan, which includes the two tracts owned by Valley Farms, Ltd., within the overall Baltimore County land use and zoning plans.

WHEREAS, Jacob Blaustein and Hilda K. Blaustein are the owners of the property known as Alto Dale immediately adjoining said tracts to the South; Don M. Brotmann and Phyllis Brotmann are owners of the property on McDonogh Lane adjoining said property to the West; Morton K. Blaustein is one of the tenants in common owning the property adjacent to the 60/tract to the Southwest; and Thomas D. Washburne and Katharine M. Washburne, Edmund P. Scarlett and Ruth Frances R. Scarlett and Herbert A. Wagner and Elizabeth M. Wagner are all owners of property located within the immediate vicinity of the two tracts owned by Valley Farms, Ltd.

WHEREAS, the individuals comprising Valley Farms, Ltd., desire to secure the dismissal of the appeal in the Circuit Court by the Council and the aforesaid property owners and to have certain changes in the zoning laws, rules and regulations pertaining to the aforesaid tracts become final and effective;

WHEREAS, the Council and property owners desire to place certain restrictions upon the development of the tracts;

WHEREAS, the individuals comprising Valley Farms, Ltd., are willing to place such restrictions upon the development of the tracts provided the Council and the other parties to this Agreement dismiss the appeal now pending in the Circuit Court of Baltimore County;

WHEREAS, in order to make the covenants, restrictions and conditions contained in this Agreement binding and in full force and effect on the tracts of land consisting of 103.65 acres hereinbefore referred to and upon the present and future owners and occupants thereof, the parties have entered into this Agreement to the end and intent that the parties of the first part, their successors, heirs and assigns, will hold, utilize and hereafter convey or foreclose said property subject to the said covenants, restrictions and conditions contained herein.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH, that in consideration of the mutual agreements, covenants, restrictions and conditions herein contained and the sum of Five Dollars (\$5.00) paid by each party to the other and for other good and valuable consideration, the receipt of which is hereby mutually acknowledged, the parties hereby agree to enter into these presents and to have the same recorded among the Land records of Baltimore County, and that the covenants, restrictions and conditions shall run with and be binding upon the said 103.65 acre tract and upon present and all future owners thereof and shall inure to the benefit of each of the parties hereto respectively, their successors, heirs and assigns as well as any purchaser at foreclosure, his, her or its heirs and assigns, as follows:

**THE PARTIES OF THE FIRST PART ON BEHALF OF THEMSELVES
AND THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:**

I. Density

A. The number of dwelling units on the 60.890 acre tract at the Northeast corner of Craddock Lane and Reisterstown Road shall not exceed 795 residential units.

B. The number of individual, single-family residences shall not exceed four upon that 5 acre portion of the 42 acre tract described as follows:

BEGINNING for the same at a point in the center line of Craddock Lane, at the distance of 50 feet, more or less, as measured southerly along said center line from its intersection with the center line of Green Spring Valley Road, said point of beginning being at the beginning of the last or S. 85° 02' E. - 569.09 foot line of the first parcel of land described in the deed from Loretta E. Guterlet to Myer J. Cohen and wife, dated February 24, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4268, Page 461, and running thence binding on said last line, and running for a part of said line in Green Spring Valley Road, (1) S. 85° 02' 00" E. - 569.09 feet to the beginning of said first parcel, thence leaving said Green Spring Valley Road and binding on the first line of said first parcel, (2) S. 00° 30' 00" W. - 535.13 feet, thence along the westerly prolongation of the second and third lines of said first parcel, (3) N. 80° 15' 00" W. - 430 feet, more or less, to a point in the center line of said Craddock Lane and in the twenty-first or N. 19° 55' 40" W. - 153.64 foot line of the aforementioned first parcel, thence binding on a part thereof, (4) N. 19° 55' 40" W. - 130 feet, more or less, to the end of said twenty-first line, thence still binding on the outlines of said first parcel and on the center line of said Craddock Lane, the five following courses and distances: (5) N. 12° 12' 00" W. - 80.00 feet, (6) N. 06° 37' 00" W. - 73.08 feet, (7) N. 16° 07' 00" W. - 76.89 feet, (8)

- 6 -

N. 19° 49' 00" W. - 102.05 feet, and (9) N. 09° 13' 00" W. - 69.40 feet to the place of beginning.

There may be also constructed on this last mentioned tract a pumping station not more than 15 feet high with a base no larger than 37 feet by 30 feet, and said pumping station shall be screened with suitable shrubbery.

C. The number of individual, single-family residences upon the tract located on the Southeast side of Craddock Lane containing approximately 37 acres (excluding the 5 acre portion referred to in B above) shall not exceed seventy-four.

2. Setbacks

A. There shall be a setback area (as defined in paragraph D below) running approximately parallel to Valley Road described as follows:

BEGINNING for the same at the pipe heretofore set at the end of the thirteenth or S. 84° 47' E. - 390.41 foot line of the land, which by deed dated October 23, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 4063, Page 468 was conveyed by Thomas Craddock Jensen and wife to David S. Brown and others, said point of beginning being distant 410 feet, more or less, as measured westerly along the easterly prolongation of said line from its intersection with the center line of Craddock Lane, said point of intersection being distant 50 feet, more or less, as measured southerly along said center line from its intersection with the center line of Green Spring Valley Road, and running thence, binding on a part of the fourteenth line of said land, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) S. 00° 02' 55" E. - 300.42 feet, thence by lines parallel with and 300.00 feet southerly from the aforesaid thirteenth line and the twelfth line of said land the

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two following courses and distances: (2) S. 86° 56' 45" W. - 375.26 feet, and (3) S. 87° 05' 10" W. - 639.54 feet to a point in the eleventh or N. 06° 34' E. - 316.04 foot line of the land herein referred to, thence binding on a part of said eleventh line, (4) N. 01° 43' 00" W. - 300.07 feet to the concrete monument heretofore set at the end of said eleventh line, thence binding on the twelfth line of said land, (5) N. 87° 05' 10" E. - 632.90 feet to the stone heretofore set at the end of said twelfth line, and thence, binding on the aforementioned thirteenth line, (6) N. 86° 56' 45" E. - 390.65 feet to the place of beginning.

Containing 7.0191 acres of land.

B. There shall be a setback area 150 feet deep measuring westerly from the center line of Craddock Lane as now existing described as follows:

BEGINNING for the same at a point in the center line of Craddock Lane, at the end of the sixteenth or S. 81° 42' 30" E. - 600.00 foot line of the land conveyed by Thomas Craddock Jensen and wife to David S. Brown and others by deed dated October 23, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 4063, Page 468, said beginning point being located S. 89° 55' 20" E. - 33.94 feet from a pipe heretofore set in said sixteenth line, said point of beginning being also distant 1670 feet, more or less, as measured southerly along said center line of Craddock Lane from its intersection with the center line of Green Spring Valley Road, and running thence, binding on said center line of Craddock Lane and binding also on the seventeenth, eighteenth, nineteenth and twentieth lines of said land, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the four following courses and distances: (1) S. 05° 48' 20" E. - 175.65 feet, (2) S. 10° 33' 40" E. - 99.99 feet, (3) S. 17° 30' 40" E. - 113.88 feet, and (4) S. 14° 18' 00" E. - 89.77 feet to the beginning of said land, thence binding on a part of the first line of said land, which first line is in Craddock Lane, (5) S. 05° 58' 15" W. - 766.86 feet to the end of the third line of the

- 8 -

1.0993 acre parcel conveyed by David S. Brown, et al to Loyola Federal Savings and Loan Association by mortgage dated December 28, 1964, and recorded among the aforesaid Land Records in Liber R.R.G. 4407, Page 304, thence binding reversely on said third line, and continuing the same course, in all, (6) N. 42° 41' 15" W. - 179.81 feet, thence along lines approximately parallel with Craddock Lane and 150 feet, more or less, west of the center line thereof, (7) N. 05° 58' 15" E. - 517.38 feet, and (8) N. 02° 44' 45" W. - 104.97 feet, thence by lines parallel with the fourth, third, second and first lines of this description and the center line of said Craddock Lane, and distant 150.00 feet easterly therefrom the four following courses and distances: (9) N. 14° 18' 00" W. - 58.75 feet, (10) S. 17° 30' 40" W. - 118.78 feet, (11) N. 16° 11' 40" W. - 115.33 feet, and (12) N. 05° 48' 20" W. - 176.56 feet to a point in the aforementioned sixteenth line of said land, and thence, binding on a part thereof, and passing over the pipe herein mentioned, (13) S. 89° 55' 20" E. - 150.78 feet to the place of beginning.

Containing 3.8404 acres of land.

C. There shall be a setback area measured at right angles from the property line fronting along Reisterstown Road described as follows:

BEGINNING for the same at a point on the northeast side of Reisterstown Road, as laid out sixty-six feet wide, and in the second or N. 34° 23' W. - 765.01 foot line of the land conveyed by Thomas Craddock Jensen and wife to David S. Brown and others by deed dated October 23, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 4093, Page 468, at the distance of 733.86 feet, as measured along said northeast side of Reisterstown Road and said second line from the beginning thereof, and running road and on a part of said second line, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the five following courses and distances: (1) N. 42° 41' 15" W. - 11.26 feet, the end of the second line, thence still binding on said northeast side of Reisterstown Road and on the outlines of the land herein referred to the five following courses and distances: (2) N. 43° 22' 43" W. - 270.25 feet, (3) N. 42° 19' 43" W. - 388.03 feet (4) N. 44° 51' 03" W. - 466.61 feet,

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(5) N. 45° 23' 23" W. - 1385.44 feet, and (6) N. 47° 08' 23" W. - 15.56 feet, thence leaving said Reisterstown Road and the seventh line of said land and running for a new line of division, (7) N. 44° 36' 37" E. - 100.48 feet, thence for new lines of division parallel with the fifth, fourth, third, second and first lines of this description are 100 feet northeasterly therefrom the five following courses and distances: (8) S. 45° 23' 23" E. - 1401.46 feet, (9) S. 44° 51' 03" E. - 167.34 feet, (10) S. 44° 19' 43" E. - 389.31 feet, (11) S. 43° 22' 43" E. - 271.48 feet, and (12) S. 42° 41' 15" E. - 31.89 feet, and thence for another new line of division, (13) S. 47° 18' 45" W. - 100.00 feet to the place of beginning.

Containing 5.1868 acres of land.

The below-described area shall be excluded from this setback and there shall be permitted to be restored by the parties of the first part, and used for an antique shop or wool shop, (including incidental office use); provided that there shall be no additional entrances from the Reisterstown Road, other than those provided for in paragraph 4 hereof and further provided that a parking area of no more than fifteen (15) spaces be permitted in this area immediately adjacent to and in the rear of said building:

BEGINNING for the same at a point on the northeast side of Reisterstown Road, as laid out sixty-six feet wide, and in the sixth or N. 37° 04' 40" W. - 1385.19 foot line of the land conveyed by Thomas Craddock Jensen and wife to David S. Brown and others by deed dated October 23, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 4063, Page 468, at the distance of 785.00 feet, as measured along said northeast side of Reisterstown Road and said sixth line from the beginning thereof, said beginning point being also distant 2396 feet, more or less, as measured northeasterly along said northeast side of Reisterstown Road from its intersection with the center line of Craddock Lane, and running thence, binding on said northeast side of Reisterstown Road and on a part of said sixth line, and referring the courses of this description to the Grid Meridian established in the Baltimore County

- 10 -

Metropolitan District, (1) N. 45° 23' 23" W. - 145.75 feet, thence leaving said Reisterstown Road and running for new lines of division the three following courses and distances: (2) N. 44° 36' 37" E. - 100.00 feet, (3) S. 45° 23' 23" E. - 145.75 feet, and (4) S. 44° 36' 37" W. - 100.00 feet to the place of beginning.

Containing 0.3346 of an acre of land.

D. The setback areas described above shall be areas landscaped with grass, trees, shrubbery and other planting with extreme care being taken to preserve all healthy trees and shrubs. That portion of the setback area immediately adjacent to the west side of Craddock Lane as widened shall contain evergreen trees planted in a staggered pattern on ten foot centers for a depth of thirty-five feet. These setback areas may contain gardens and walkways and access roads as hereinafter set forth. There shall be in these setback areas no buildings or other structures (other than the ancient building already specified), no parking areas (other than that already specified for the ancient building), no swimming pool or drives or roadways, tennis or golf courts, swimming pool or other recreation or service facilities. All property lines referred to are those existing as of the date of this Agreement.

3. Commercial

A. No commercial uses of any type will be permitted on the property except in the southwesternmost 3.7220 acre corner of the property described as follows:

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BEGINNING for the same at a point on the northeast side of Reisterstown Road, as laid out sixty-six feet wide, at the end of the first or S. 14° 16' 30" E. - 1022.73 foot line of the land conveyed by Thomas Craddock Jensen and wife to David S. Brown and others by deed dated October 23, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 4063, Page 468, and running thence, binding on said northeast side of Reisterstown Road and on a part of the second line of said land, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) N. 42° 41' 15" W. - 653.86 feet thence leaving said Reisterstown Road and running for new lines of division the five following courses and distances: (2) N. 47° 18' 45" E. - 207.50 feet, (3) northeasterly, by a curve to the left with the radius of 1040.00 feet, the distance of 255.28 feet, which arc is subtended by an angle bearing N. 40° 16' 50" E. - 254.64 feet, (4) S. 42° 41' 15" E. - 100.31 feet, (5) S. 05° 58' 15" W. - 357.26 feet, and (6) S. 42° 41' 15" E. - 14.87 feet to the end of the second line of the 1.0993 acre parcel described in the mortgage from David S. Brown, et al to Loyola Federal Savings and Loan Association, dated December 28, 1964, and recorded among the aforesaid Land Records in Liber R.R.G. 4407, Page 304, thence binding on said last mentioned line, (7) S. 42° 41' 15" E. - 164.94 feet to a point in the first line of the land first herein referred to, and thence binding on a part thereof and on the last line of said 1.0993 acre parcel, and on a line in Craddock Lane, (8) S. 05° 58' 15" W. - 255.73 feet to the place of beginning.

Containing 3.7220 acres of land.

Commercial uses not to exceed, forty-four thousand square feet of retail selling space appropriate to the area may be included. No more than three buildings having a maximum height of twenty-five (25) feet shall be erected within this area and no sign or advertisement of said commercial facilities shall be extended from the buildings. There shall be no parking of vehicles utilizing the buildings in this area except within the area itself.

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4. Entrances

There shall be no vehicular exits or entrances to the property from Valley Road. There shall be more than four vehicular entrances or exits to the 60.89 acre tract from Reisterstown Road. There may be two vehicular entrances or exits from the presently existing or relocated Craddock Lane, including the one presently constructed. It is further agreed that if any County or State authority refuses to grant the necessary approval for construction of vehicular entrances or exits because of the restrictive provisions of this paragraph, the parties in good faith will negotiate to modify this paragraph to comply with the demands of said authority in order to arrive at the next best solution in view of the intention of the parties to so restrict the flow of vehicular traffic.

5. Lighting

Any lights which may be installed on the premises shall be of such type, so shielded and so situated that they do not cause glare offensive to neighbors.

6. Architecture

The Parties of the first part hereby consent to consult with the Council and either Jacob Blaustein or Morton K. Blaustein regarding the architecture and landscaping plans and in good faith to give the utmost consideration and reasonable effect to the recommendations of the Council and either Jacob Blaustein or Morton K. Blaustein concerning the

- 13 -

outward appearance of the buildings and the landscaping towards developing both tracts in a dignified manner compatible with the neighborhood.

7. Mortgagee's Consent to Subordination

Howard S. Brown, Mortgagee named in the aforesaid mortgage dated October 18, 1962, hereby joins in this Agreement for the purpose of covenanting, agreeing and consenting that all the terms and provisions of said mortgage shall be subject to and subordinated to the covenants, restrictions and conditions contained herein.

8. Cost of Recording and Other Expenses

The recording of this instrument and all of the foregoing covenants, restrictions and conditions and the expenses of the title work and survey in connection herewith shall be at the sole cost and expense of the individuals D/B/A Valley Farms, Ltd., without any contribution on the part of the parties of the second part whatsoever.

9. Restrictive Covenants

The parties of the first part hereby agree that these covenants, restrictions and conditions shall run with and be binding upon the land and shall inure to the benefit of and shall be jointly and severally enforceable by Greenspring Worthington Valley Planning Council, Inc., its successors and assigns, the other parties of the second part hereto, their

heirs and assigns, the owners of the properties located in the vicinity of said tracts, their heirs, successors, and assigns, for a period of twenty years from the date of recording hereof. The restrictions set forth in this Agreement may be voided or modified by mutual agreement between the individuals D/B/A Valley Farms, Ltd., their heirs, successors and assigns, and all of the parties of the second part, their heirs, successors or assigns.

THE PARTIES OF THE SECOND PART AGREE AS FOLLOWS:

1. That an Appeal presently filed before the Circuit Court of Baltimore County pertaining to said tracts shall be dismissed with prejudice and the order of dismissal signed by all counsel of record for the Appellants in the proceeding now pending will be turned over subsequent to execution of this Agreement and prior to recording thereof.

2. This Agreement or any provision hereof may be terminated, altered or amended by a subsequent Agreement signed by the owners of the 60.89 acre or 42.766 acre tract and all of the parties of the second part, their heirs, successors and assigns.

3. In the event the Greenspring Worthington Valley Planning Council shall cease to exist, the rights, obligations and duties conferred upon the Council by this Agreement shall automatically pass to the individual parties hereto, their heirs and assigns. For purposes of this Agreement, the Council

shall be deemed to have ceased to exist when it shall have undergone a formal dissolution or when it shall have held no meetings for a period of twenty-four months.

This Agreement contains the entire understanding of the parties and each of the parties hereto warrants that it has carefully read and understands this Agreement and is cognizant of the terms hereof and has had ample time to have been fully advised by counsel of their own choosing of their respective rights and obligations with respect to all matters involved in this Agreement.

All the agreements, covenants, restrictions and conditions contained in this instrument shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto, as well as all subordinate and successor mortgagees and any purchaser at foreclosure under any mortgage or deed of trust, and all persons claiming by or through them or any of them, shall run with the land and be binding upon the property hereinafter described.

The failure to enforce any of the covenants, restrictions and conditions herein contained, in any instance, shall in no event constitute a waiver or estoppel of the right to enforce the same or any other covenant, restriction or condition in event of another violation occurring prior or subsequent thereto. Moreover, in the event any one or more of the covenants, restrictions and conditions herein contained should for

any reason be declared invalid, the remaining covenants, restrictions and conditions shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have affixed their hands and seals as of January 28, 1966.

WITNESS:

David S. Brown
David S. Brown
Said Brown
Said Brown
Julian Kermish
Julian Kermish
Irone B. Kermish
Irone B. Kermish
Hyde J. Cohen
Hyde J. Cohen
Ruth Cohen
Ruth Cohen
Harry O. Waller
Harry O. Waller

M. Chute
Anna S. Waller
Anna S. Waller
Howard S. Brown
Howard S. Brown
Mortgagee
ATTEST:
Greenspring and Worthington Valley Planning Council, Inc.
By *John L. Spielman, Jr.*
John L. Spielman, Jr.
PRESIDENT
WITNESS:
Calvin Bond
Calvin Bond
Calvin Bond
Calvin Bond
Calvin Bond
Calvin Bond
Calvin Bond
Calvin Bond
Don M. Brotman
Don M. Brotman

Phyllis B. Brotman
Phyllis B. Brotman
Thomas D. Washburne
Thomas D. Washburne
Katherine M. Washburne
Katherine M. Washburne
Edmund P. Scarlett
Edmund P. Scarlett
Ruth Frances M. Scarlett
Ruth Frances M. Scarlett
Herbert A. Wagner
Herbert A. Wagner
Elizabeth M. Wagner
Elizabeth M. Wagner

STATE OF MARYLAND }
OF BALTIMORE } SS:

I HEREBY CERTIFY, that on this 28th day of January 1966, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DAVID S. BROWN and ANNA S. BROWN, his wife, and made oath in due form of law that the matters and facts set forth herein are true to the best of their knowledge, information and belief.

Subscribed and sworn to before me on the day and year first above written.

My Commission Expires:

July 1, 1967

STATE OF MARYLAND }
OF BALTIMORE } SS:

I HEREBY CERTIFY, that on this 28th day of January 1966, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared JULIAN KERMISH and IRONE B. KERMISH, his wife, and made oath in due form of law that the matters and facts set forth herein are true to the best of their knowledge, information and belief.

Subscribed and sworn to before me on the day and year first above written.

My Commission Expires:

July 1, 1967

STATE OF MARYLAND }
OF BALTIMORE } SS:

I HEREBY CERTIFY, that on this 28th day of January 1966, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared MYER J. COHEN and RUTH COHEN, his wife, and made oath in due form of law that the matters and facts set forth herein are true to the best of their knowledge, information and belief.

Subscribed and sworn to before me on the day and year first above written.

My Commission Expires:

STATE OF MARYLAND }
OF BALTIMORE } SS:

I HEREBY CERTIFY, that on this 28th day of January 1966, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared HARRY O. WALLER and ANNA S. WALLER, his wife, and made oath in due form of law that the matters and facts set forth herein are true to the best of their knowledge, information and belief.

Subscribed and sworn to before me on the day and year first above written.

My Commission Expires: 7/1/67

TELEPHONE
823-3000
EXT. 187

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE

No. 71308

DATE July 6, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY

Zoning Office,
110 County Office Bldg.,
Towson, Md. 21204

TO: Arnold Fleishman, Esq.,
Sun Life Building
Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 01-622	QUANTITY	DESCRIPTION	TOTAL AMOUNT
		Cost of posting proposed Thomas C. Jensen for appeal hearing No. 70-134-R	\$10.00
		2 signs	\$10.00

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

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE

No. 69398

DATE April 17, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY

Zoning Office
119 County Office Bldg.,
Towson, Md. 21204

TO: Arnold Fleishman, Esq.,
Sun Life Building
Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 02-622	QUANTITY	DESCRIPTION	TOTAL AMOUNT
		Cost of appeal - Property of Thomas C. Jensen No. 70-134-R	\$70.00

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

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE

No. 67111

DATE Sept. 22, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Baltimore County

TO: Arnold Fleishman, Esq.,
Sun 472 Madison Ave.
Baltimore, Md. 21203

REPORT TO ACCOUNT NO. 01-622	QUANTITY	DESCRIPTION	TOTAL AMOUNT
		Petition for Reclassification for Thomas C. Jensen #70-134-R	\$50.00

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

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE

No. 67133

DATE Jan. 14, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Baltimore County

TO: Thomas C. Jensen & Associates
Sun Life Building - Harbor Center
Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 01-622	QUANTITY	DESCRIPTION	TOTAL AMOUNT
		Advertising and posting of property for Thomas Jensen #70-134-R	\$50.00

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

Arnold Fleishman, Esq.,
280 First National Bank Building
Towson, Maryland 21204

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

2nd day of December, 1969.

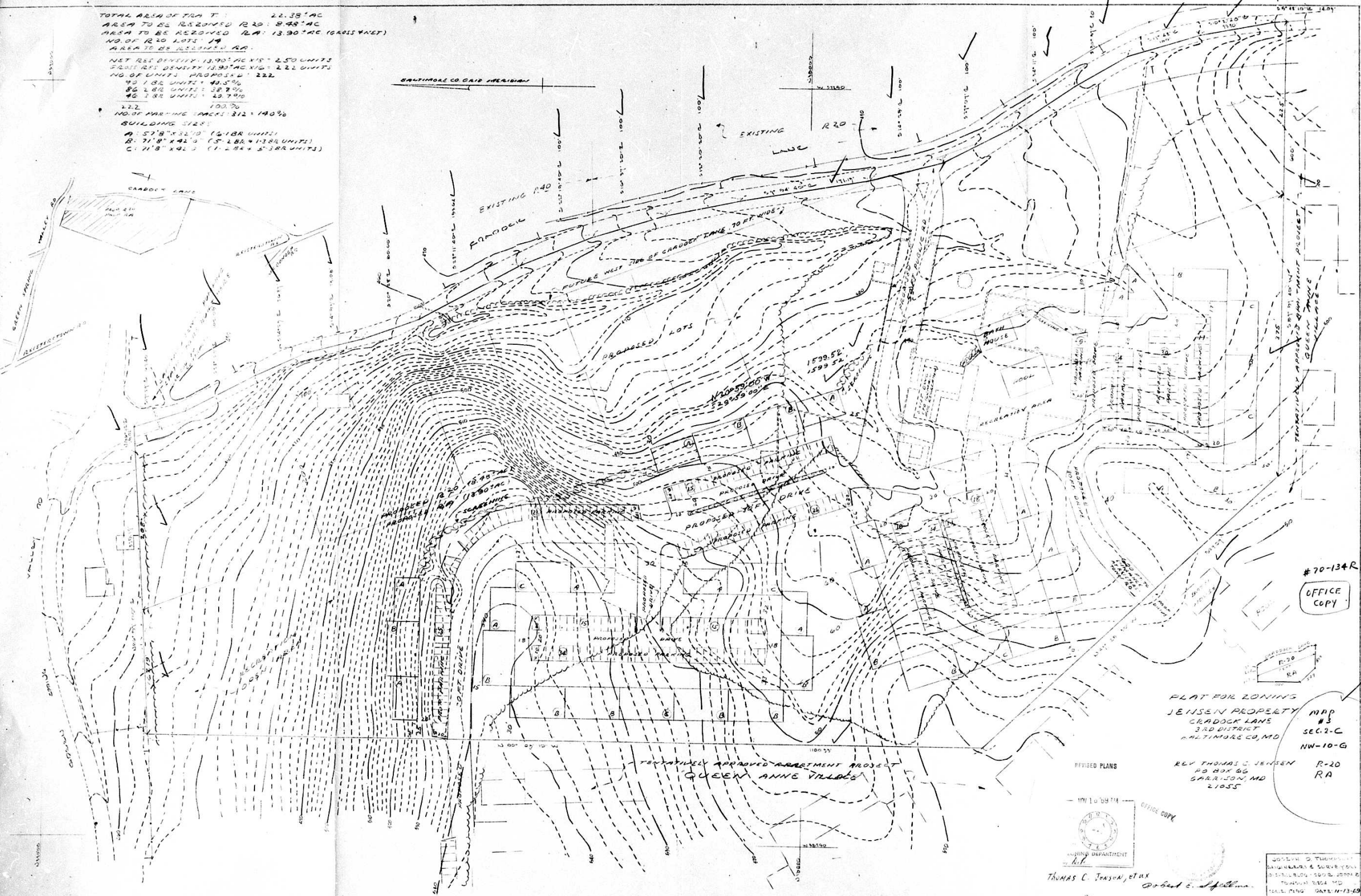
John G. Rose
John G. Rose,
Zoning Commissioner

Petitioner: Thomas C. Jensen, et al

Petitioner's Attorney: Arnold Fleishman

Reviewed by: *Charles L. Myers*
Chairman of
Advisory Committee

TOTAL AREA OF TRACT 22.38 AC
 AREA TO BE REZONED R-20: 8.48 AC
 AREA TO BE REZONED R-40: 13.90 AC (GROSS NET)
 NO. OF R-20 LOTS: 19
 AREA TO BE REZONED R-40:
 NET RES DENSITY: 13.90 AC X 15' = 250 UNITS
 GROSS RES DENSITY: 13.90 AC X 16' = 222 UNITS
 NO. OF UNITS PROPOSED: 222
 45 1 BR UNITS: 40.5%
 86 2 BR UNITS: 38.7%
 46 3 BR UNITS: 20.7%
 222
 NO. OF PARKING SPACES: 312 (140%)
 BUILDING TYPES:
 A: 57'8" X 32'10" (161 BR UNITS)
 B: 71'8" X 42'0" (51 BR UNITS)
 C: 71'8" X 42'0" (11 BR UNITS)



#70-134R
 OFFICE COPY

PLAT FOR ZONING
 JENSEN PROPERTY
 CRADDOCK LANE
 3RD DISTRICT
 BALTIMORE CO, MD
 REV THOMAS C. JENSEN
 PO BOX 66
 GARRISON, MD
 21055



THOMAS C. JENSEN, ETUX
 Robert C. Spillman

JOSEPH D. THOMAS
 BALTIMORE & ANNE ARBOR
 1000 N. E. ST. BALTIMORE, MD
 TEL: 778-1100 DATE: 11-13-69

