

Md. 21204, Tel. 301 823-0900

he same at a point in the center line of Cockeys Mill Road at the

DESCRIPTION

79.8 ACRE PARCE.

PART OF PROPERTY OF ELIZABETH NORRIS HARVEY AND OTHERS

NORTH SIDE OF COCKEYS MILL ROAD

WEST OF REISTERSTOWN ROAD

FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

This Description is for "R-A" Zoning

PARCEL "A"

distance of 2320 feet, more or less, as measured westerly along said center line of Cockeys

Mill Read from its intersection with the west side of Reisterstown Road, said beginning point

being at the end of the thirty-third or 5 78° 27° 30" E 254.48 foot line of the land

described in the deed from Bessie Norris Harvey to Elizabeth Norris Harvey and others, dated

January 16, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.

3946, page 444, running thence binding on the outlines of said land three courses: (1) N/13*

33' E - 19.4 feet. (2) N 15° 56' 30" E - 200 feet. and (3) S 71° 21' 30" E 90 feet. more

or less, thence along the west Right of Way Line of Through Highway of Relocated Maryland

Route 30, as shown on State Roads Commission of Maryland Plats 36829, 36831 and 36832.

(4) northerly and northeasterly 2750 feet, more or less, thence binding on a part of the sixty-sixth line of the land herein referred to, (5) N 46° 57' 30" W 190 feet, more or less.

thence along the southeast side of Nor'westor Drive, (6) N 43 ° 02' 30"/E 275 Yest, thence

along the center line of Westminster Road, (7) N 46° 57' 30" W 50 cet, thence along the northwest side of said Nor'westor Drive, (8) S 43" 02' 30" W 275 feet, and (9) RE: PETITION FOR RECLASSIFICATION : REFORE THE N/S of Cockeys Mill Road, 2320 and 4290 W of Reisterstown Road - 4th : ZONING COMMISSIONER Joshua G. Harvey, III. et al -NO. 71-171-R (Item No. 343) BALTIMORE COUNTY

The Petitioners having withdrawn their Petition, the same is hereby DISMISSED without prejudice.

January 6, 1971

10 Harris DATE

MCA DOD

feet, thence along the seventy-first line of said land and continuing to bind on the outlines thereof eight courses: (19/ N 62* 55' 30" W 181 feet, 11) S 24* 55' 30" W 789.5 feet. (12) S 88° 12° W 300 Net. (13)/S 18° 43° W 417.6 Net. (14) N 80° 21° 30° W 1604.85° (eet. (15) S 07° 16° 30° W 561 Net. (16) N 82° 26° 30° W 183.4 Net. and (17) N 60° 07° W 325 feet, more or less, thence along the northeast line of the sixty-six foot right of way of the Consolidated Gas Electric Light and Power Company, (18) \$ 23 * 50 * 30 * E 780 feet. more or less, thence binding on the twentieth, twenty-first and twenty-second lines of the land herein eferred to, two courses: (19) S 84* 40' 30" E 150 feet, and (29) S 23* 50' 30" E 679.3 left, thence by lines in Gockeys Mill Road, three courses (21) S 83° 34° E 162.7 feet, (22) S 59° 09° E 396 feet. (23) S 61° 32° 30° E 158.4 feet, thence binding on the twenty-sixth through the twenty-ninth lines of said and three courses: (24) N 21° 23' 30" E 193.05 feet, (25) S 73* 56' E 415.9 feet, and (26) S 12* 47' W 270.6 leet, thence again by lines in Cockeys Mill Road, two courses: (27) S 61° 06° 30" E 189.75 feet, and (28) S 78° 27° 30" E 367.1 feet to the place of beginning.

Containing 79.8 acres of land, more or less.

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DBL - D.I

DESCRIPTION

MILES & STOCKBRIDGE

10 LIGHT STREET BALTINGRE, MARYLAND 21202

Mr. Edward D. Hardesty Baltimore County Zoning Commissioner 111 W. Chesapeake Avenue Towson, Maryland 21204

December 30, 1970

Re: Application No. 71-171R
Joshua G. Harvey, 111, et al
Cockeysville Road 3500' west
of Reisterstown Road
Petition to rezone for apartments

Very truly yours

Attorney for Owners

When this case was called for hearing on Monday morning, November 23rd, I stated that the owners desired to withdraw their Petition, as the necessary engineering to had not been completed and it appeared impractical to allow a continuance. This will confirm that withdrawal.

C NACTORAL BARTON, JR

AREA CODE 301

24 ACRE PARCEL PART OF PROPERTY OF ELIZABETH NORRIS HARVEY AND OTHERS, NORTH SIDE OF COCKEYS MILL ROAD, WEST OF REISTERSTOWN ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for "R-10" Zoning PARCEL "B"

Beginning for the same at a point in the center line of Cockeys Mill Road, at the distance of 4290 feet, more or less, as measured westerly along said center line of Cockeys Mill Road from its intersection with the west side of Reisterstown Road, said point being on the southwest side of the Consolidated Gas Elect .. Light and Power Company right of way, running thence in or near the center line of Gockeys Mill Road (1) N 83" 34' W - 185 feet, more or less. (2) N 81" 21' W 231 feet, and (3) N 68" 48' W 660 feet, thence binding on the westerly and northerly outlines of the Harvey Tract nine courses. (4) N 01° 17' 30" W 16. 3 feet (5) N 18",03' 30" E 540.6 feet. (6) N 65" 58' 30" W 75.5 feet. (7) N 18" 03' 30" E 86 feet. (8) N 63" 03' 30" W 1301. 3 feet. (9) N 24" 56' 30" E 132 feet. (10) S 66" 06' E '90 feet, (11) N 01" 01' W 266. 8 feet, and (12) S 69" 07' E 530 feet, more or less, to the southwest side of the Consolidated Gas Electric Light and Power Company right of way, thence binding thereon (13) S 23" 50 18 E 1490 feet, more or less to the place of beginning.

J.O. #65108

TELEPHONE BALT MORE COUNTY, MARY AND M. 75365 OFFICE OF FINANCE COURT HOUSE TI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

	OFFICE OF THE AND	75427 *•• ?• 197
10	theors, Allen & Standaridge Light Breat Light Breat Library, No. 21282	(y
	ACCOUNT NO 81-622 RETURN THIS POSTION WITH YOUR RE-RITTANCE	\$119.00
PURMITTY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
11 11	Aborticing and putting of property for Judius & Marchy, III	119.00
119,00,000		

BRIEF IN SUPPORT OF PETITION OF JOSHUA G. HARVEY, III, AND NICHOLAS D.N. HARVEY FOR ZONING RECLASSIFICATION

The property which lies to the north of Cockeys Mill Road and west of the proposed Northwest Expressway consists of two parcels warked "A" and "B" on the accompanying Plat -Parcel A lying immediately to the west of the Northwest Expressway and containing approximately 79 acres and Parcel B lying to the west of Parcel A and containing approximately 24 acres. The owners also own the land lying mately 55 acres and which is the subject of a pending petition for zoning reclassification to permit the construction of a Regional Shopping Center and related uses

The character and condition of both Parcels A and B will be substantially changed by the proposed Northwest Expressway and these changes plus the growth in the Reisterstown area show a need for a change in the zoning classification to permit the development of the property for higher density uses, as indicated on the accompanying Plat.

> Attorney for Petit, oners 10 Light Street 727 6464 Baltimore, Maryland 21202

Job Order No. 55108

April 15, 1970

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RE: Type of Hearing: Reclassification

location: S/S of Meatminster Road, 3500' N of Reisterstown Road

BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERS BUREAU OF

HEALTH DEPARTMENT PROTECT PLANNING PLALDING DEPARTMENT SOARD OF EDUCATION ZONING ADMINISTRATIO

MEMPERS

Petitioner: Joshua J. Harvey, III, Micholas D. N. Harvey Domnittee Reeting of June 2, 1970 District b

Daniel S. Loomard, Esquire 10 Hight Street Baltimore, Maryland 21202

The Zoning Advisory Consistee his reviewed the plans submitted with the above referenced posttion and has made an on site field impaction of the property. The following convents are a result of this review and

The subject property is presently an unipproved tract of land subject property as a farmed area, with the surrounding properties on all sides basically the same in character. Ockeys Will knod, Chatsworth Avanue, and Reisterstam Road are not improved as far as concrete outb and gatter are concerned.

ueneral:

This property is traversed by rights-of-ways of both the Susqueharma Transmission Company and the Ballimore Gas and Electric Company. Bovelopment of this property as it effects these rights-of-ways will communder the jurisdiction of these Companies.

A rajor portion of the subject property is located outside of the limits of the Baltimore County Netropolitam District and is not proposed to be included in the Baltimore County Paster Mater and Dewer Flan 1970-1980.

Daniel 3. Leogard, Esquire Item 313 ZONING ADMINISTRATION:

OLM: JD

This office is withholding a hearing date until such time as the comments by the State Rouis Commission and the Health Department are complied with and revised plans are received.

Very truly yours.

Mestminster Road and the proposed Relateratown Bypass are State Roads; therefore, all improvements, intersections and entrances on these rotals will be subject to State Roads Commission requirements.

Daniel B. Leonard, Esquire Item 343

Another Proposed State Road, the Northwest Expressing, may trovered a portion of this property. The Potitioner's engineer should investigate the proposed alignment of the Northwest Expressing in this area.

Chataworth Road is an existing road which is proposed for relocation in a northerly direction to the into the Releteratorm Dynase. Flammed improvements consist of a 50 foot cheed readway within as 50 foot right-of-way.

Cockers Mill Road is an existing racedom read which is processed for a relocation in a southerly direction at its intersection with the Relaterstrom Repass. Planned improvements consist of a 10 feet closed readomy within a 60 feet the Mind-Stage.

The intersection locations of Chatmarth Avenus and Ocinions Mill Road with the Relateration Ryses have not been firmly established as of this date. The patitioner's engineer chould contact the Paryland State Roads Corrission for additional Internation concerning these intersections.

Due to the magnitude of the subject property, and since sufficient information Due to the ragaritude or the subject property, and sames definition to detail an regard to the overall development of this cone also not presently income to the property income to the property income to the property of the

All entrance locations to the proposed apartments will be subject to the approval of the Department of Traffic Engineering, the Poffice of Flandin, and Zoring and/or the Maryland State Roads Cornision.

To provisions for accommodating storm water or drainings have been indicated on the subject plan; however, a storm drainings study and drainings facilities and/or essentials will be required in connection with the proposed development of this

The petitioner must provide necessary drainage facilities (temporary or The patitioner must provide measury draftings facilities (temporary or premarent) of prevent oracling any minimace or draings to adjacent proporties, especially by the concentration of surface unters. Derrection of any problem which may result, due to improper grading or improper intalliation of draftings facilities, would be the full responsibility of the patitioner.

Westminster Road, the forthwest Expressway and the Reisterstown Hypaus are State Roads. Therefore, drainage requirements as they affect these roads cora under the jurisdiction of the Karyloni State Roads Cornission.

Daniel E. Leonard, Esquire Item 3h3

Sediment Control:

Development of this property through scripping, grading and stabilization could result in a sediment pollution problem, decaying private and public holdings domestican of the property. A grading portic is, therefore, pressure for all grading, including the stripping of top soil.

Grading stadies and sediment control drawings will be necessary to be reviewed and agreewed price to the recording of any record that or the Assumme of any grading or building provides.

Fibble cantisty assering can be made available to some this property by construction of mostly severa, purpling stations and force raths in accordance with the severage city for this property. The flow rape Study - Harvey and Eusevald Fractal was similated by the positioner's sughter and an rowed by all times that the property in 1956. The facilities encoposed in this study were administrated and the property of the severage study will be registed density for this property. Therefore, a sanitary assering study will be registed in conjunction with the proposed development of this property to assertable if referencements and/or supplicements of the proposed accordance for the proposed development. As the boundary of the property is asserted in the registed the provide adequate service for the proposed accordance that the bolter of the Sanitary Seers Design Section Sec

Public enter supply can be made available to serve this property via privaty water main systems from the extanton public vater main in destainator Road and/or from extensions of the public mains in Unstaueth Avenue and Donkyz Will Road witch will be required with any subsequent development of this site.

Sufficient information in regard to water dentrie, including fire protection requirements, is not indicated on the subject plan. The patitioner's engineer should further investigate this matter.

The subject plan infinates a processed highway designated as "Northwestern Expressive". This is a minimum, this beyond highway will be known as the Relateration Types, pulsated North 30.

The property will be affected by the Authorstonn Expressing at the test of the transmission lines. The property commen laws been previously actized of the effects. The plan murk be reduced to indicate the slight of they for the Expressway prior to a hearing date being assigned.

Daniel B. Leonard, Esquire Item 3h3

The plan indicates a street interveting with the Reisterstoum Press at a point other than that which is determined by the State Rends Cornisaton. This residue despreadmately LOC farther to the north. The ratter should be resolved between the Cornisaton, the County Plancing Cifico, and the developer

- h -

The mite has insufficient frontage on Westminster Road for an engrance to serve an apartment development of the size proposed. The returns into the entrance must have a minimum relius of 20% and that be centeined entirely within the pro-orty. The entrance cannot be considered until such time as addition 1

The owner shall be required to comply to all applicable requireents of the 101 Life Safety Odds, 1967 edition, and the Pire Prevention Orde when construction plans are submitted for approval.

The subject petition is requesting a change from RhO to RA & R10 of

near future, cannot be expected to handle this increased trip density.

The Franklin Elementury School services this area and with a capacity of 720 has an excellent of 665 (as of Sept. 17). A new school to be located west of the NANER, and morth of Bond Avenue in programmed for 1973 opening.

The area as currently somed could yield approximately 42 students, while a renoming to RA & RIO could produce as much as 391 students

SALTINORS COUNTY OFFICE OF PLANKING AND ZONING Your Petition has been received and accepted for filing this

0 7/-172-2 CERTIFICATE OF POSTER IMENT OF BALTMORE COUNTY Posted for BE CLASSIFICATION FROM R-10 TO R.L. Petitioner: Souther B. Harwey Location of property. N/2, RT. Calk E. S. M. W. C. J. 33 20 17. 4. 4280. W. O. F. PEBLUSTOWN M. Section of Sect NOTHERER Rd. SECT. T- W. OF NOLEF Rd. Protect by Alaska Mark Dark Date of return Mills 13-220

SIGNS

Any access to the State Wighway will be subject to State Roads Tormission approval and permit.

Fire hydrants for the proposed site are required and shall be in accordance

BUILDING ENGINEER'S CHUICZ:

Petitioner to comply with all applicable requirements of Bultimore County Building code and regulations when plans are submitted.

10% acres. This change will increase the trip density from 1,000 to 10,000 trips per day.

The present road system as well as the future road system in the

DEPARTMENT OF HEALTH:

A revised plan must be submitted shouling how this property is to be served by public sewer prior to a hearing data being assigned.

ultimately.

ORIGINAL

OPHICE O

O. THE LINES

RANDALLSTOWN, MD. 21133 November 9 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimors County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in daltimore County, Maryland, once a week for one XXXX GORGE weekly before the 9th day of 100% 19 70 that is to say, the same was inserted in the issuef of November 5, 1970.

STROMBERG PUBLICATIONS, Inc.

By Neth Morgan

MOCLAMORICATION

CONTINUE From Ball in R.A. and A. A. and A.

up Office Statistics, 111 W. Cheschole Arvens, Primes, Bayrian
The Sening Commissioner
The Sening Co

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CERTIFICATE OF PUBLICATION

TOWSON, MD. November 5. 19.70

THE JEFFERSONIAN,

Cost of Advertisement, \$_____

Marager.







