

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HERMAN H. BAYLUS, et al., legal owners, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-5.5 zone to an M.L. zone; for the following reasons:

For correction of an error in drafting of the applicable zoning map.

See attached description

and the same is hereby submitted to the Zoning Commission for its consideration and action.

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

Contract purchaser: Nora K. Anderson
Address: 400 Loyola Federal Bldg., 22 W. Pennsylvania Ave., Towson, Maryland 21204

Protestant's Attorney: Christian M. Kahl, Esq., 400 Loyola Federal Bldg., 22 W. Pennsylvania Ave., Towson, Maryland 21204

Ordered By The Zoning Commissioner of Baltimore County, this 15th day of April, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September, 1975 at 2:00 o'clock P.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HERMAN H. BAYLUS, ET AL., legal owners, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from undistricted to a I.M. district; for the following reasons:

For correction of an error in drafting of the applicable zoning map.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-districting 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.

Contract purchaser: Nora K. Anderson
Address: 400 Loyola Federal Bldg., 22 W. Pennsylvania Ave., Towson, Maryland 21204

Protestant's Attorney: Christian M. Kahl, Esq., 400 Loyola Federal Bldg., 22 W. Pennsylvania Ave., Towson, Maryland 21204

Ordered By The Zoning Commissioner of Baltimore County, this 15th day of April, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September, 1975 at 2:00 o'clock P.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 13, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. HOGANS, JR.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Christian M. Kahl, Esq.
400 Loyola Federal Building
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 9 - Zoning Cycle 9
Herman H. Baylus - Petitioner

Dear Mr. Kahl:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Ridewood-Lutherville Drive, 20 feet west of Green Spring Drive, and is presently unimproved.

This petition has been reviewed previously by this Committee with comments dated November 29, 1974, to that effect. At that time the site plan submitted did not adequately reflect the proposed development contemplated by the petitioner, and the petition was not accepted for filing.

Additional plans have been received by this office indicating proposed development to the north of this property, however, there still is no

Christian M. Kahl, Esq.
Item 9 - Zoning Cycle 9
April 30, 1975

indication as to what use the subject parcel of land will be put. The plans must be revised to indicate the aforementioned use.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 2, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1975 and October 15, 1975 will be forwarded to you well in advance of the date and time.

Very truly yours,

Franklin T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

ETH:JD

Enclosure

cc: George William Stephens, Jr.
& Associates, Inc.
P.O. Box 6828
Towson, Md. 21204

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH H. DIVER, P. E. CHIEF

May 12, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #9 - Cycle #9 (April - October 1975)
Property Owner: Herman H. Baylus
W/S of Ridewood - Lutherville Dr., 20' W. of Greenspring Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L. - IM
District: 8th No. of Acres: 1.016

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The submitted plan should be revised to indicate that this property, comprising Lots 10 thru 19, Block "A", Talbott Manor is shown on the plat thereof, recorded in Plat Book C.H.S. 13, Folios 70 and 71, rather than Folios 71 and 72. The existing 12-inch public water main through this site must be shown (See Drawing #63-0410, File 3), together with the existing 20-foot wide drainage and utility easement (See RW 63-098-3).

Highways:

Greenspring Drive, an existing County road north of this site, is proposed to be constructed through this property as a 48-foot closed section roadway on a 70-foot right-of-way, see highway construction drawing for Job Order 5-280-4. Further information may be obtained from the Baltimore County Bureau of Engineering; the submitted plan must be revised accordingly.

Ridewood - Lutherville Drive, adjacent to this property, an unimproved 40-foot right-of-way shown on the aforesaid recorded plat of Talbott Manor, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Item #9 - Cycle #9 (April - October 1975)
Property Owner: Herman H. Baylus
Page 2
May 12, 1975

Highways: (Cont'd)

Highway improvements, together with highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading, building, or other permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Design Standards.

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.

Drainage studies, storm water management drawings 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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

There is an existing 12-inch public water main traversing this property, see Drawing #63-0410, File 3.

It appears that additional fire hydrant protection may be required in the vicinity.

Sanitary Sewer:

There are existing public sanitary sewers in Ridewood - Lutherville Drive, Drawings #55-0280 and #55-0856, File 1; in Notre Dame Avenue, Drawing #69-0026,

Zening Commissioner of Baltimore Count

Zoning Commissioner of Baltimore County

S-SE Key Sheet
49 NW 3 Pos. Sheet
NW 13 A Topo
60 Tax Map

Reviewer: H. Thomas Kelly Noted and Approved: Paul H. Reincke
 Planning Group Deputy Chief
 Special Inspection Division Fire Prevention Bureau

CRM/bza

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. WUERFF

cc: G. Reier (BLD. 710-71 & Project 5039 C.L.A.M.P. Site)
C. Warfield " " " " " " "
J. Trenner
W. Munche?**EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 29, 1974

Christian M. Kahl, Esq.
400 Loyola Federal Bldg.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Herman H. Baylus, et al -
Petitioner

Dear Mr. Kahl:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Riderwood-Lutherville Drive opposite Green Spring Drive, in the 8th Election District of Baltimore County, and is presently unimproved. Various residential uses about the property to the south, east and west, and various manufacturing uses exist north of the site along Green Spring Drive.

The petitioner is requesting a Reclassification from the existing DR 5.5 zone to an M.L. zone. This Committee is withholding approval of the of the subject application until such time as the

Christian M. Kahl, Esq.
Re: Reclassification Petition
November 29, 1974

Page 2

plans are revised to reflect the proposed development.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

973-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Herman H. Baylus

Location: N/S of Riderwood-Lutherville Dr. 20 ft. W of Green Spring Dr.

Item No. Zoning Agenda Cycle #9 - October 29, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. P. Kelly* Noted and Approved: *Paul H. Reinisch*
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



November 29, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Zoning Cycle IX

Property Owner: Herman H. Baylus
Location: N/S of Riderwood-Lutherville Dr. 20 ft. W. of Green Spring Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.-I.M.
No. of Acres: 1.018
District: 8th

The site plan must be revised to show all existing and proposed uses as required by the Zoning Commissioners Rules of Practice and Procedure, Appendix I of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3311 ZONING 494-3311

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY HEALTH AND COUNTY HEALTH OFFICER

October 31, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Zoning Reclassification, Cycle #9,
October 29, 1974, are as follows:

Property Owner: Herman H. Baylus
Location: N/S of Riderwood-Lutherville Dr.
20 ft. W of Green Spring Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: ML - IM
No. of Acres: 1.018
District: 8th

Metropolitan water and sewer must be extended to site.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore approval may be withheld for this connection.

Water Resources Administration Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Page 2
Zoning Reclassification
Cycle #9
October 29, 1974

Parking Management Comments: The parking facilities to be constructed on this site are subject to review and approval under the Federal Environmental Protection Agency's Management of Parking Supply Regulations. Specified information regarding the proposed facilities must be submitted to the appropriate regional reviewing authority. Contact the Baltimore County Division of Air Pollution for additional information concerning the submittal of an application for approval.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

FHVB/acp

CC--W.L. Phillips
L.A. Schuppert

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 23, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: October 29, 1974

Re: Item Cycle #9

Property Owner: Herman H. Baylus

Location: N/S of Riderwood-Lutherville Dr. 20 ft. W. of Green Spring Drive.

Present Zoning: D.R. 5.5

Proposed Zoning: ML - IM

District: 8th

No. Acres: 1.018

Dear Mr. DiNenna:

No adverse effect on student population.

WNP/ml

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

M. EMELIE PARKS, PRESIDENT
EUGENE C. WEISS, VICE PRESIDENT
WES. ROBERT A. GERNY

MARCUS M. BOTSAKIS
JOSEPH N. MCGOWAN
ALVIN LORICK

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.C.
MR. RICHARD A. WULFEL

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

November 20, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #89 (1974-1975)
Property Owner: Southern States Cooperative, Inc.
N/ES of Beaver Dam Rd. at McCormick Rd.
Existing Zoning: ML - IM
Proposed Zoning: Special Exception for wireless transmitting and receiving structure 200' in height.
No. of Acres: 36 sq. ft. District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #89 (1974-1975).

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

FND:EAM:FR:es

V-SE Key Sheet
67 NW 8 Pos. Sheet
NW 17 B Topo
L2 Tax Map

ANNE KAY KRAMER
ATTORNEY AT LAW
STEVENSON, MARYLAND 21153
1201 484-2005

Walter A. Reiter, Jr., Chairman
County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Herman A. Baylus, Et Al
Case No. 76-44-R

Dear Mr. Reiter:

Please enter my appearance as Counsel for
Protestants in the above titled case.

Sincerely yours,

Anne Kay Kramer
Anne Kay Kramer

AKK/d
cc: L. G. Noetzel, Jr.

Lutherville Community Association

P.O. Box 6
Lutherville, Maryland 21093
MAY 19, 1976

S. ERIC DI NENNA
ZONING COMMISSIONER
COUNTY OFFICE BLDG.
TOWSON, MD. 21204

DEAR SIR:

RE: NO. 76-44-R (Item No. 9)
PETITIONS FOR RECLASSIFICATION
AND DISTRICTING
N/S OF RIDERWOOD-LUTHERVILLE DRIVE,
20ft. WEST OF GREENSPRING DRIVE
8th ELECTION DISTRICT
HERMAN H. BAYLUS, ET AL - PETITIONERS

By action adopted at our May 4th meeting, the Lutherville Community Association hereby files for an appeal to your order dated April 21, 1976, granting reclassification of the Petitioner's property as requested. This appeal is filed on behalf of the following aggrieved parties:-

Mr. & Mrs. George Bushman - 522 Riderwood-Lutherville Drive
Mr. & Mrs. John Young - 520 Riderwood-Lutherville Drive
Mr. & Mrs. Wm. Stevens - 518 Riderwood-Lutherville Drive
Mr. & Mrs. Ronald Reuter - 910 Morris Avenue

Please find attached check for \$75.00 to cover the cost of filing this appeal and posting the captioned property.

Respectfully yours,

L. G. Noetzel, Jr.
L. G. NOETZEL, JR., ZONING CHAIRMAN
FOR THE LUTHERVILLE COMMUNITY ASSO.

cc: MR. & MRS. G. BUSHMAN
MR. & MRS. J. YOUNG
MR. & MRS. W. STEVENS
MR. & MRS. R. REUTER
MR. HARRY LEONARD, TREAS., L.C.A.
MR. RALPH WELCH, PRES., L.C.A.
MR. CHRISTIAN M. KAHL, ESQ. (ATTY FOR PETITIONER)



April 21, 1976

Christian M. Kahl, Esquire
Suite 400, Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Reclassification
and Districting
N/S of Riderwood-Lutherville
Drive, 20' W of Green Spring
Drive - 8th Election District
Herman H. Baylus, et al -
Petitioners
NO. 76-44-R (Item No. 9)

Dear Mr. Kahl:

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

Very truly yours,

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mr. Louis G. Noetzel, Jr.
1608 Green Spring Drive
Lutherville, Maryland 21093

John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING
from D.R. 5.5 to M.L. : COMMISSIONER OF
PETITION FOR REDISTRICTING FROM :
UNDISTRICTED TO I.M. DISTRICT : BALTIMORE COUNTY
HERMAN H. BAYLUS, ET AL : Case No. 76-44-R

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

CHARLES L. KUNTZ, JR.
Deputy People's Counsel

JOHN W. HESSIAN, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-1211

I HEREBY CERTIFY That a copy of the foregoing order was mailed this _____ day of September, 1975 to Christian M. Kahl, Esq., 22 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.



John W. Hession, III

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to M.L., and : COUNTY BOARD OF APPEALS
Undistricted to I.M. District :
N/S of Riderwood-Lutherville Drive : OF
20' W. of Green Spring Drive : BALTIMORE COUNTY
8th District :
Herman H. Baylus, et al : No. 76-44-R
Petitioners :

ORDER OF DISMISSAL

Petition of Herman H. Baylus, et al for reclassification from D.R. 5.5 to M.L., and Undistricted to I.M. District, on property located on the north side of Riderwood-Lutherville Drive, 20 feet west of Green Spring Drive, in the 8th Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above entitled matter that this Board considers said case to be moot (copy of said letter is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named appeal.

IT IS HEREBY ORDERED, this 26th day of January, 1977, that said petition be and the same is declared moot, and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

Robert L. Gilland
Robert L. Gilland

Herbert A. Davis
Herbert A. Davis

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

December 22, 1976

Christian M. Kahl, Esq.
Suite 400 Loyola Federal Bldg.
Towson, Maryland 21204

Re: Case No. 76-44-R
Herman H. Baylus, et al

Dear Mr. Kahl:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Solicitor's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps (i.e. 10/14/76) is moot.

Therefore, unless you present written objection and/or an amended appeal, where applicable, to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

cc: Mr. Louis G. Noetzel, Jr.
Lutherville Comm. Association
John W. Hession, III, Esq.

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

January 17, 1975

The Honorable Gary Huddles, Chairman
County Council of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Huddles:

At its regular meeting on Thursday, January 16, 1975, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, unanimously approved a motion to certify to the County Council that early action is manifestly required in the public interest on the petition of Herman H. Baylus for a change from D. R. 5.5 to M. L. - I. M. zoning on a portion of the property located at the end of Greenspring Drive, with additional frontage on Riderwood-Lutherville Drive.

The subject tract, the front portion of Lots 10 through 19 in the Talbot Manor Subdivision, and the remainder of the property were zoned M. L. by the Court of Appeals in May of 1970 (Zoning Petition No. 67-221-R). During the preparation and processing of the comprehensive zoning maps, the zoning of this property was identified as an issue by the Planning Board; the Log of Issues, adopted by the Board on November 11, 1970, identified this property as Issue No. 311, noting M. L. zoning as per the Court of Appeals decision. However, the M. L. zoning was not reflected on the maps, an apparent drafting error.

Copies of correspondence in this matter are enclosed; further information will be provided on request. Notification to the Zoning Commissioner of the Council's action is necessary so that timely actions can be taken by him in accordance therewith.

Sincerely,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board
WDF:JGH:mr

Attachments
cc: The Honorable John V. Murphy
The Honorable Clarence E. Ritter
The Honorable Eugene Kibbe, Jr.
The Honorable Norman Lauenstein
The Honorable Eugene Gallagher
The Honorable John W. O'Rourke
Mr. S. Eric DiNenna
Mr. Thomas Toporovich
Christian M. Kahl, Esq. (22 W. Pennsylvania Ave., Towson, Maryland 21204)
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3511 ZONING 484-3351

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1974, Legislative Day No. 19

RESOLUTION NO. 23-74

Mr. Harry J. Bartenfelder, Councilman

By the County Council, November 4, 1974

WHEREAS, F. Christian Anderson, a county employee in the Bureau of Land Acquisition, is a partner in the partnership, Trading as "Timonium Industrial Estates", and

WHEREAS, said partnership owns certain real property, being Lots Nos. 10 through 19, Section AA, Plat of Talbot Manor, and

WHEREAS, said property has previously been zoned M. L. and

WHEREAS, due to an error in the adoption of the Comprehensive Zoning Map for said area, it will be necessary to petition for a zoning reclassification in order to correct said error, and

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter, F. Christian Anderson, has by this resolution made a full public disclosure of all pertinent facts to the respective members of the County Council of Baltimore County.

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that, based solely on the foregoing facts, the interest of F. Christian Anderson, does not violate the public interest.



November 26, 1974

Mr. Christian M. Kahl,
22 West Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Kahl:

The Baltimore County Planning Board has considered your request to exempt from cycle-zoning procedures the petition by your client, Herman H. Baylus, et al., to reclassify a portion of his property from the D.R. 5.5 to the M.L. zoning classification.

It is the opinion of the Planning Board, affirmed by formal motion, that this request does not meet the criteria established under the provisions of Section 22-22(i) of the Baltimore County Code 1968, as amended.

Sincerely,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF:FS

cc: Mr. S. Eric Dinenna, Zoning Commissioner



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 201 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 378311 ZONING 36861

File

LAW OFFICES
CHRISTIAN M. KAHL
20 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 16, 1974

TELEPHONE
823-3686

Mr. William B. Fromm, Secretary
Baltimore County Planning Board
301 Jefferson Building
Towson, Maryland 21204

Re: Property of Herman H. Baylus, et al. Petition for
Reclassification from D.R. 5.5 to M.L. to correct
drafting error. Eighth Election District of Baltimore
County

Dear Mr. Fromm:

This office is in receipt of your letter of November 26, 1974, informing me that action by the Planning Board was taken denying my request by letter of October 16, 1974, that this matter be considered by the office of the Zoning Commissioner, out of cycle.

I am at a loss as to how to explain the action of the Planning Board to my clients, and can only believe that there is some misunderstanding in this matter. This Petition is filed not because of alleged error in comprehensive zoning, but rather because of a drafting error when the detail maps were drawn. It is my understanding there is precedent for consideration of requests for correction of drafting errors out of cycle, and the action of the Board in this case is inconsistent with these precedents.

Accordingly, I respectfully request that this matter be placed again on the agenda of the Planning Board for reconsideration, and that if at all possible I be given an opportunity to appear personally to explain the position of the Petitioners in this matter and to clarify the nature of our request.

I look forward to your early reply.

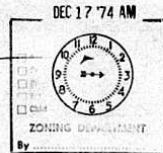
Yours very truly,

Christian M. Kahl
CHRISTIAN M. KAHL

CMK:sh

CC: Mr. Charles B. Heyman, Chairman
Baltimore County Planning Board

S. Eric Dinenna, Esq., Zoning Commissioner
Mr. James E. Dyer, Deputy Zoning Commissioner



ORDER RECEIVED FOR FILING

DATE *Dec 21 1974*
BY *Eric Dinenna*

RE: PETITIONS FOR RECLASSIFICATION AND DISTRICTING
N/S of Riderwood-Lutherville Drive, 20' W of Green Spring Drive - 8th Election District
Herman H. Baylus, et al -
Petitioners
NO. 76-44-R (Item No. 9)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Petitions filed by Herman H. Baylus, et al, for a Reclassification from a D.R. 5.5 Zone to an M.L. Zone and, additionally, Districting from Undistricted to an I.M. District. The subject property is located on the north side of Riderwood-Lutherville Drive, 20 feet west of Green Spring Drive, in the Eighth Election District of Baltimore County, and contains 1.018 acres of land, more or less.

Let it be noted that, although People's Counsel entered his appearance, he did not attend the hearing.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the D.R. 5.5 classification of the subject property is in error and the requested M.L. zoning should be granted. Further, as the prerequisites of Section 259.2.C. of the Baltimore County Zoning Regulations have been met and the health, safety, and general welfare of the community not being adversely affected, the Districting should also be had.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 1976, that the herein described property or area should be and the same is hereby reclassified from a D.R. 5.5 Zone to an M.L. Zone and the Districting from Undistricted to an I.M. District, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

S. Eric Dinenna
Zoning Commissioner of
Baltimore County

HERMAN H. BAYLUS, individually
and t/a Timonium Industrial Estates

F. CHRISTIAN ANDERSEN
and
NORA K. ANDERSEN

Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM TO ACCOMPANY PETITION FOR RE-CLASSIFICATION

The property which is the subject of this Petition consists of Lots Nos. 10 through 19, Section AA, as shown on the plat of Talbot Manor recorded in Plat Book C.H.K. No. 13, Folios 71 and 72, which property is located in the 8th Election District of Baltimore County.

The subject property together with several other lots which are not included in this Petition was included in a prior Petition for Zoning Re-classification and for variances in Case No. 67-221-R4, filed in April of 1967. The case was originally heard by the then Deputy Zoning Commissioner, Edward D. Hardesty, who granted the requested re-classification from R-6 zoning to M.L. zoning, as well as the variances which were then requested. Commissioner Hardesty's Order was appealed to the Board of Appeals of Baltimore County, which affirmed it. The Board's decision was subsequently affirmed by the Circuit Court for Baltimore County.

Ultimately, the case came on for hearing before the Court of Appeals of Maryland. In an Opinion filed May 11, 1970, Judge Finan, speaking for the Court, affirmed the Opinion of Judge Maguire of the Circuit Court for Baltimore County in part, and reversed in part. The net and final result of the appeal process was to allow re-classification of Lots 10 through 19 (the subject property of this current Petition), from R-6 to M.L., although the requested variances were denied by the Court of Appeals.

Quite recently, an inquiry with the Office of Planning & Zoning revealed

-2-

that the line dividing the M.L. zone from adjacent D.R. 5.5 zoning to the south in the area of the subject property, had been skewed in such a manner as to erroneously and improperly exclude a substantial portion of the subject property from the M.L. classification and indicate that its proper classification was in fact D.R. 5.5. In this connection, reference is made to a letter from the Zoning Commissioner, Mr. S. Eric Dinenna, dated July 2, 1974, and directed to Mr. Christian H. Kahl, who had initiated the inquiry.

Inasmuch as it was the clear and unambiguous decision of the Court of Appeals of Maryland, the final authority in the matter, that the requested re-classification from R-6 to M.L. as to Lots 10 through 19 of Section AA of Talbot Manor, should be granted, the present location indicated on the zoning maps of the line dividing the M.L. zone from the D.R. 5.5 zone to the south is erroneously located and should obviously be relocated by appropriate action of the Zoning Commissioner to include the entire area of the subject lots, and it is for this reason that the Petition in this matter has been filed. It should be noted that no variances, special exceptions, or any other zoning actions are requested herewith and the sole reason for the filing of this Petition is to correct what is patently a drafting error in the preparation of the zoning map currently in effect.

Christian M. Kahl
Christian M. Kahl
400 Loyola Federal Bldg.
22 W. Pennsylvania Ave.
Towson, Maryland 21204
823-3686
Attorney for Petitioners

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6628, TOWSON, MD. 21204

August 26, 1974

Description to Accompany
Zoning Petition - Reclassification
From D.R. 5.3 to M-L-1H
1.018 Acres more or less

Beginning for the same on the north side of Riderwood - Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood - Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.



PETITION FOR RECLASSIFICATION AND DISTRICTING

ZONING FROM D.R. 5.5 TO M.L. 1.018 ACRES MORE OR LESS

LOCATION: North side of Riderwood-Lutherville Drive, 20 feet west of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

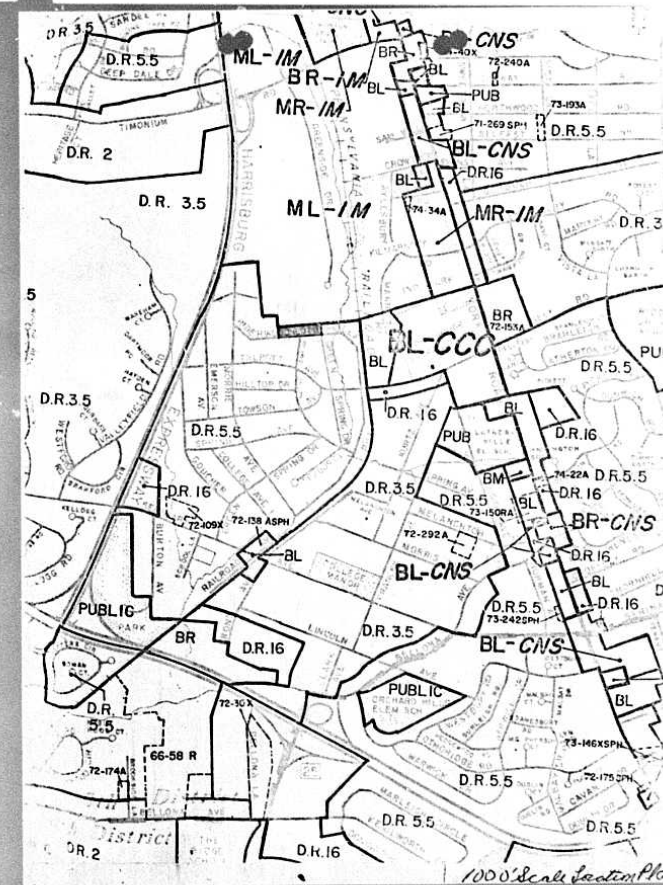
Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

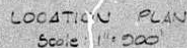
Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.

Containing 1.018 acres of land more or less.

Beginning for the same on the north side of Riderwood-Lutherville Drive, 40 feet wide, at a point distant 20 feet more or less easterly from the extension northerly of the west side of Green Spring Drive, 40 feet wide, as shown on a plat of Talbot Manor, said plat being filed among the Plat Records of Baltimore County in Plat Book C.H.K. 13 folios 71 and 72, said point of beginning being also the southeast corner of Lot #10 in Block AA as shown on said plat and running thence binding on the north side of said Riderwood-Lutherville Drive (1) S 75° 37' 38" W 300.00 feet, thence leaving said Drive and binding on the west side of Lot #19 on said Plat (2) N 14° 22' 02" W 140.00 feet, thence binding on part of the rear of said Lot #19 (3) N 75° 37' 38" E 27.54 feet to intersect the zoning line between the D.R. 5.5 and M-L-1H zones, thence binding on said zoning line the two following courses viz: (4) S 11° 18' 36" E 34.21 feet and (5) N 80° 27' 13" E 475.97 feet to intersect the east side of the above mentioned Lot #10, thence binding on part of the east side of said Lot #10 (6) S 14° 22' 02" E 65.84 feet to the place of beginning.





- (1) ANY FUTURE CONSTRUCTION WILL BE IN COMPLIANCE WITH SECTION 255.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS WHEREAS THE AREA REGULATIONS WILL APPLY WITHIN 100 FEET OF A RESIDENTIAL ZONE BOUNDARY.
- (2) ACCESS WILL BE TO GREEN SPRING DRIVE AND NOT ON RIDERWOOD - LUTHERVILLE DRIVE.
- (3) SEWER AND WATER IN GREEN SPRING DRIVE TO BE USED.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



MICROFILMED

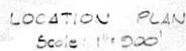
PLAT TO ACCOMPANY ZONING PETITION
FOR
RECLASSIFICATION FROM EXISTING DR5.5 ZONE
TO
ML-IM ZONE

1.018 ACRE PARCEL

GREEN SPRING DRIVE & RIDERWOOD - LUTHERVILLE DRIVE

BALTO CO., MD.
SCALE: 1" = 50'

ELECT. DIST. N28
AUGUST 27, 1974



- (1) ANY FUTURE CONSTRUCTION WILL BE IN COMPLIANCE WITH SECTION 255.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS WHEREAS THE AREA REGULATIONS WILL APPLY WITHIN 100 FEET OF A RESIDENTIAL ZONE BOUNDARY.
- (2) ACCESS WILL BE TO GREEN SPRING DRIVE AND NOT ON RIDGEWOOD - LUTHERVILLE DRIVE.
- (3) SEWER AND WATER IN GREEN SPRING DRIVE TO BE USED.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
FOR
RECLASSIFICATION FROM EXISTING DR5.5 ZONE
TO
ML - IM ZONE

1.018 ACRE PARCEL

GREEN SPRING DRIVE & RIDERWOOD - LUTHERVILLE DRIVE

BALTO CO., MD
SCALE: 1"=50'

ELECT. DIST. N28
AUGUST 27, 1974