

STEPHEN E. COLLIS
DIRECTOR

March 29, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III - 1982, Meeting of March 16, 1982
Item No. 7
Property Owner: Dellcrest Realty Company
Location: E/S York Road 219.38' N. from centerline of
Halesworth Road
Existing Zoning: D.R. 5.5 and M.L.-CS-2
Proposed Zoning: M.L.
Acreage: Parcel "1" - 7.119, Parcel "2" - 5.767
District: 8th

Dear Mr. Hackett:

The proposed zoning change from D.R. 5.5 and M.L.-CS-2 to M.L. is not expected to cause a major increase in traffic generation.

Sincerely,

Michael S. Flanigan
Engineering Associate II

MSF/r1j

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

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #7, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Dellcrest Realty Company
Location: E/S York Road 219.38' N. from centerline of Halesworth Road
Existing Zoning: D.R. 5.5 and M.L.-CS-2
Proposed Zoning: M.L.
Acreage: Parcel "1" - 7.119, Parcel "2" - 5.767
District: 8th

The buildings on both parcels are served by metropolitan water and separate sewage disposal systems, both of which appear to be functioning properly.

Further development of either site including building additions or alterations that will involve significant increases in the potential sewage flow will necessitate the extension of public sewer to serve the sites.

The Zoning Plan, as submitted, does not contain sufficient information; therefore the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

PAUL H. RENCKE
CHIEF

April 6, 1982

Mr. William Hackett
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dellcrest Realty Company

Location: E/S York Road 219.38' N. from centerline of Halesworth Road

Item No.: 7 Zoning Agenda: Meeting of March 16, 1982

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 operation.

(X) 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 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED: [Signature] 4/7/82
Planning Group
Special Inspection Division

Noted and
Approved: [Signature]
Fire Prevention Bureau

JK /mb/

TED ZALESKI, JR.
DIRECTOR

April 19, 1982

Mr. William Hackett
Board of Appeals

RE: Reclassification Petitions
Cycle III - 1982
Meeting of March 16, 1982

Dear Mr. Hackett:

I have no comment at this time for the following item numbers.

Item No. 3
Item No. 5
Item No. 7
Item No. 8
Item No. 10
Item No. 11
Item No. 12
Item No. 14
Item No. 16
Item No. 17
Item No. 18
Item No. 19

CEB:es

Charles E. Burnham
Plans Review Chief

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/82

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #111

RE: Item No. 7
Property Owner: Dellcrest Realty Company
Location: E/S York Road 219.38' N. from centerline of Halesworth Road
Present Zoning: D.R. 5.5 and M.L.-CS-2
Proposed Zoning: M.L.

School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Would only result in the loss of a few pupils.

Student Yield With:	Existing Zoning	And	Proposed Zoning
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Elementary

Junior High

Senior High

Very truly yours,
[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

HYDROGRAPHY
TOPOGRAPHY
GEODESY

LEO W. RADER
REGISTERED SURVEYOR

Page No. 1 of 2

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

CL 2-2920 OR
252-2920

April 1, 1982

DESCRIPTION FOR RECLASSIFICATION PETITION DELLCREST REALTY COMPANY

All those two pieces or parcels of land situated in, and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the first parcel thereof on the easterly side of the York Road as widened and shown on State Road Right of Way Plats No. 42208 and No. 42209, said place of beginning being distant 219.38 feet measured northerly along the said easterly side of the York Road from the center of Halesworth Road, thence binding on the said easterly side of the York Road North 18 degrees 44 minutes 56 seconds West 271.11 feet and North 18 degrees 32 minutes 56 seconds West 264.09 feet; thence leaving the York Road and binding on the northerly outline of the property of Dellcrest Realty Company, North 71 degrees 09 minutes 30 seconds East 579.49 feet; thence binding on the westerly outline of the subdivision known as "Monterey" South 18 degrees 50 minutes 30 seconds East 422.00 feet and South 13 degrees 05 minutes 30 seconds East 113.77 feet; thence leaving the westerly outline of "Monterey" and binding on the southerly outline of the property of Dellcrest Realty Company, South 71 degrees 09 minutes 30 seconds West 569.87 feet to the place of beginning, as shown on the attached plat which is hereby made a part hereof.

CONTAINING 7.119 acres of land more or less.
BEGINNING for the second parcel thereof on the easterly side of the York Road as widened and shown on State Road Right of Way Plats No. 42208 and No. 42209, said place of beginning being distant 1013.34 feet measured northerly along the said easterly side of the York Road from the center of Halesworth Road, thence leaving the York Road and binding on the

Item #7
Cycle III

HYDROGRAPHY
TOPOGRAPHY
GEODESY

LEO W. RADER
REGISTERED SURVEYOR

Page No. 2 of 2

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

CL 2-2920 OR
252-2920

DESCRIPTION FOR RECLASSIFICATION PETITION DELLCREST REALTY COMPANY/Pg. 2/Apr. 1, 1982 (cont'd.)

southerly outline of the property of Dellcrest Realty Company, North 71 degrees 09 minutes 30 seconds East 408.17 feet, North 18 degrees 50 minutes 30 seconds West 31.65 feet and North 71 degrees 09 minutes 30 seconds East 150.00 feet to the westerly outline of the subdivision known as "Monterey"; thence binding on the westerly outline of "Monterey" North 18 degrees 50 minutes 30 seconds West 295.84 feet, thence binding on the northerly outline of the property of Dellcrest Realty Company, North 84 degrees 44 minutes 19 seconds West 614.52 feet; thence binding on the original easterly side of the York Road as formerly 66 feet wide South 18 degrees 12 minutes 30 seconds East 578.48 feet; thence binding on the southerly outline of the property of Dellcrest Realty Company North 71 degrees 09 minutes 30 seconds East 9.17 feet to the place of beginning, as shown on the attached plat, which is hereby made a part hereof.

CONTAINING 5.767 acres of land more or less.

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

February 24, 1983

Herbert R. O'Connor, III, Esq.
210 Allegheny Ave.
Towson, Md. 21204

Dear Mr. O'Connor:

Re: Case No. R-83-30
Dellcrest Realty Co.

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

Very truly yours,

[Signature]
Lyn Holmen, Secretary

Encl.
cc: Dellcrest Realty Co.
J. W. Hesian, Esq.
Board of Education
N. Gerber
J. Howell
W. Hammond
J. Dyer

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204
May 19, 1982
JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.
M. KING HILL, III
LAURENS MACLURE, JR.

Mrs. Edith T. Eisenhart
Administrative Secretary
Baltimore County Board of Appeals
Court House
Towson, Maryland 21204

Re: Dellcrest Realty Company
Petition for Reclassification
Item No. 7-Cycle No. III
Our File No. 1801/12324

Dear Mrs. Eisenhart:

The County Council, at the May 17, 1982 session, approved the May 6, 1982, Resolution of the Baltimore County Planning Board relating to the Dellcrest Realty Company Petition for Reclassification. The Resolution certifies that early action on this Petition would be in the public's interest.

This action was taken pursuant to Section 2-58.1(i) of the Baltimore County Code (1980 cumulative supplement). I therefore respectfully request that you schedule this matter for a hearing on the earliest available date. By copy of this letter, Nicholas V. Commodari is notified of this request. I intend to meet with him shortly so that the public notices can be advertised.

Thank you for your attention to this matter.

Very truly yours,

Herbert R. O'Connor, III

HRO/bg
cc. Mr. Nicholas V. Commodari
Mr. Samuel M. Dell

IN THE MATTER OF : BEFORE
THE APPLICATION OF : COUNTY BOARD OF APPEALS
DELLCREST REALTY COMPANY :
FOR REZONING FROM : OF
DR 5.5 and ML-CS-2 :
to ML-CS-2 ON PROPERTY : BALTIMORE COUNTY
LOCATED ON THE EAST SIDE :
OF YORK ROAD, 219.38' NORTH : No. R-83-30
FROM THE CENTER LINE OF :
HALESWORTH ROAD :
8th DISTRICT :

OPINION

This case comes before this Board on Petition for a Reclassification of a narrow portion of the Petitioner's holdings from DR 5.5 classification to ML classification so that his entire holdings will be classified ML and ML-CS-2. Petitioner's exhibit #3 clearly designates the areas in question.

Testimony and evidence presented this day produced the following history of the subject site. In 1955, the subject property was zoned ML in its entirety. Sometime in the very early 1960's, Baltimore County produced an unofficial color coded map to clarify and reflect the zoning applied in 1955. This unofficial map did not agree with the 1955 written zoning description of the subject site and did not completely identify the ML zone. In 1964, Petitioner filed for a reclassification of the area in question and this case was accorded Case No. 44-71. The then Zoning Commissioner passed an Order granting the requested zoning and according the property the requested ML zoning. In 1971, 1976 and 1980, Baltimore County drafted official zoning maps. On each of these maps the demarcation line between DR 5.5 and ML did not follow the property line but instead followed the old unofficial color coded map line even though in 1964 the Zoning Commissioner officially corrected this. This discrepancy on this demarcation line was apparently never noted by Petitioner and was never an issue on any of the three comprehensive maps adopted by Baltimore County to date. The above history is, however, well documented by Petitioner by way of exhibits presented this hearing.

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204
April 21, 1982
JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.
M. KING HILL, III
LAURENS MACLURE, JR.

Mr. William F. Kirwin, Jr., Chairman
Baltimore County Planning Board
C/o Office of Planning and Zoning
County Courts Building
Towson, Md 21204

RE: Dellcrest Realty Company
Petition for Reclassification

Dear Mr. Kirwin:

A Petition for Reclassification was filed on behalf of Dellcrest Realty Company in February with the Office of Planning and Zoning. Prior and subsequent to the filing, I have requested that this Petition be exempt from the time-consuming Cycle Schedule and I have just been advised that you are the proper person to review this request.

I enclose a copy of my Memorandum in Support of Reclassification to acquaint you fully with this matter. In short, Zoning Commissioner Rose passed an Order in 1964 which restored the balance of my client's property to ML. I believe a drafting error occurred in 1971 when the Planning staff failed to accurately relate Commissioner Rose's Order to the Comprehensive Zoning Map.

Please call or write, at your earliest convenience, to indicate your position on this matter.

Very truly yours,

Herbert R. O'Connor, III

HRO/mr
cc: Samuel M. Dell
cc: Joseph Maranto
enc.

Dellcrest Realty Company
Case No. R-83-30

At the conclusion of the comprehensive mapping process conducted every four (4) years by the Baltimore County Council, the official zoning maps are adopted by same Council. There are several public hearings conducted so that property owners may question the zoning assigned their property. This affords the Council opportunity to closely consider individual properties. At the conclusion of this process, the maps are adopted and presumed to be correct. The Board has only two options available by which it is authorized to change these maps, i.e., evidence of error or change in the area. It is unrealistic to charge the Council with minute comparisons between each property line and each zoning line on every property in Baltimore County. It should be the burden of the individual property owner to compare these maps during this process and if not in agreement, make the same an issue during the mapping process. In this case this was not done, but all the evidence indicates that a drafting error as to the location of the zoning line exists on this property and has existed since 1971. Two adjacent property owners testified in opposition to the ML zoning abutting their property, but neither denied the possibility that a drafting error did exist. For all the reasons noted heretofore, the Board is of the opinion that the 1971 comprehensive maps incorrectly located this zoning demarcation line, that this error was unintentionally repeated in 1976 and 1980, and will order the zoning demarcation line relocated to the easternmost property line of Petitioner's property as petitioned to this Board.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 24th day of February, 1983, by the County Board of Appeals, ORDERED that the requested reclassification from DR 5.5 to ML as petitioned, be and the same is GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

BALTIMORE COUNTY PLANNING BOARD
RESOLUTION
May 6, 1982

WHEREAS, Pursuant to Subsection 2-40.1 (f) of the Baltimore County Code 1978 as amended, the Baltimore County Planning Board has reviewed the request by Dellcrest Realty Company to exempt from the zoning cycle the subject reclassification petition; and

WHEREAS, The Planning Board believes that early action is required on this petition to provide for the prompt correction of an apparent drafting error; now, therefore, be it

RESOLVED, That the Baltimore County Planning hereby certifies to the County Council of Baltimore County that early action on the subject Zoning Reclassification Petition would be in the public interest.

I HEREBY CERTIFY that this resolution was duly adopted by the Baltimore County Planning Board at its meeting in Towson, Maryland, on May 6, 1982.

DATE: 5/7/82
Norman E. Gerber, Secretary
Baltimore County Planning Board

Dellcrest Realty Company
Case No. R-83-30

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
William T. Hackett, Chairman
Keith S. Franz
Leroy B. Spurrier

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204
March 1, 1983
JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.
M. KING HILL, III
LAURENS MACLURE, JR.
ROBERT A. HOFFMAN

Mr. Norman Gerber, Director
Office of Planning and Zoning
County Courts Building
Towson, Md. 21204

RE: Case No. R-83-30
Dellcrest Realty Co.

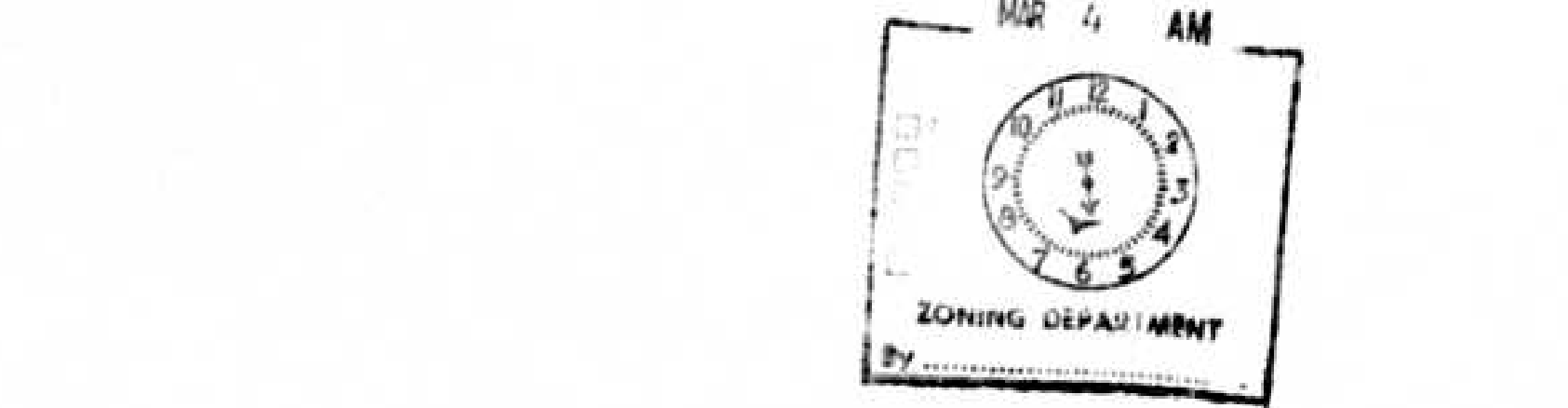
Dear Mr. Gerber:

Please find enclosed a copy of the February 24, 1983, Order of the County Board of Appeals which grants the Petition for Reclassification of Dellcrest Realty Company.

I request that you direct your staff to make appropriate changes in conformance with this Order on the proposed 1984 Zoning Map. Thank you for your attention to this matter.

Very truly yours,
Herbert R. O'Connor, III

HRO/mr
enc.



IN THE MATTER OF : BEFORE
THE APPLICATION OF : COUNTY BOARD OF APPEALS
DELLCREST REALTY COMPANY :
FOR REZONING FROM : OF
DR 5.5 and ML-CS-2 :
to ML-CS-2 ON PROPERTY : BALTIMORE COUNTY
LOCATED ON THE EAST SIDE :
OF YORK ROAD, 219.38' NORTH : No. R-83-30
FROM THE CENTER LINE OF :
HALESWORTH ROAD :
8th DISTRICT :

OPINION

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Testimony and evidence presented this day produced the following history of the subject site. In 1955, the subject property was zoned ML in its entirety. Sometime in the very early 1960's, Baltimore County produced an unofficial color coded map to clarify and reflect the zoning applied in 1955. This unofficial map did not agree with the 1955 written zoning description of the subject site and did not completely identify the ML zone. In 1964, Petitioner filed for a reclassification of the area in question and this case was accorded Case No. 64-71. The then Zoning Commissioner passed an Order granting the requested zoning and according the property the requested ML zoning. In 1971, 1976 and 1980, Baltimore County drafted official zoning maps. On each of these maps the demarcation line between DR 5.5 and ML did not follow the property line but instead followed the old unofficial color coded map line even though in 1964 the Zoning Commissioner officially corrected this. This discrepancy on this demarcation line was apparently never noted by Petitioner and was never an issue on any of the three comprehensive maps adopted by Baltimore County to date. The above history is, however, well documented by Petitioner by way of exhibits presented this hearing.

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204
October 20, 1982

Mrs. Arlene January
Baltimore County Zoning Office
County Office Building - Room 113
Towson, Md. 21204

RE: Dellcrest Realty Company
Petition for Reclassification
Case #R-83-30 - Item 7
Our File 1801/12324

Dear Mrs. January:

In accordance with our phone conversation of yesterday, I am enclosing this law firm's draft in the amount of \$193.25 to cover the advertising costs in the above matter.

Very truly yours,

Herbert R. O'Connor, III
Herbert R. O'Connor, III

HRO/mr
enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman
County Board of Appeals
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Reclassification Petition No. R-83-30
Dellcrest Realty Co. Property
Date: July 7, 1982

The subject parcels of land are the easternmost portions of non-residential uses oriented to York Road. To the east of this property are single-family dwellings on D.R. 5.5 zoned land. The petitioner is requesting a change from D.R. 5.5 to the M.L. zoning classification.

In 1964, in an effort to clarify what was perceived as a drafting error, the petitioner requested a change to M.L. zoning for the subject property; the Zoning Commissioner granted this request (Zoning Reclassification Petition No. 64-71). With the adoption of the 1971 Comprehensive Zoning Map, the zoning of the subject parcels of land was changed to D.R. 5.5. It should be noted that the zoning of the subject parcels was not identified as a specific issue before either the Planning Board or the County Council; hence, it would appear the change was unintentional. In both 1976 and 1980, the adopted comprehensive zoning map merely reaffirmed the zoning shown here on the 1971 map.

In view of the apparent drafting error cited above, it is recommended that the petitioner's request for M.L. zoning be granted.

NEG:JGH:slc

cc: John W. Hession, III
People's Counsel

Herbert R. O'Connor, III
Cook, Howard, Downes & Tracy

J.G. Howell

Norman E. Gerber
Norman E. Gerber,
Director of Planning and Zoning

RECEIVED
BALTIMORE COUNTY
COUNTY BOARD
OF APPEALS
JUL 8 11 35 AM '82

PETITION FOR RECLASSIFICATION AND RE-DISTRICTING

8th Election District
ZONING: Petition for Reclassification and Re-Districting
LOCATION: East side of York Road, 219.38 ft. North from the centerline of Halesworth Road
DATE & TIME: Wednesday, August 11, 1982 at 11:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R. 5.5 and M.L.-C.S-2
Proposed Zoning: M.L.-C.S-2

All that parcel of land in the Eighth District of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 28, 1982

Herb- O'Connor, III, Esquire
210 York Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
E/S of York Rd., 219.38 ft. N from the
centerline of Halesworth Rd.
Dellcrest Realty Company - Petitioner
Case #R-83-30 Item No. 7

Dear Mr. O'Connor:

This is to advise you that \$193.25 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 112320
DATE: 10/20/82 ACCOUNT: R-01-615-000
AMOUNT: \$193.25
RECEIVED FROM: Herbert R. O'Connor, III, Esquire
FOR: Advertising & Posting Case #R-83-30
(Dellcrest Realty Company)
C 097*****1932510 #2124
VALIDATION OR SIGNATURE OF CASHIER

Being the property of Dellcrest Realty Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 11, 1982 at 11:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

LEO W. RADER
REGISTERED SURVEYOR

Page No. 1 of 2

HYDROGRAPHY
TOPOGRAPHY
GEODESY

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

CL 2-2920 OR
252-2920

February 23, 1982

DESCRIPTION FOR RECLASSIFICATION PETITION DELLCREST REALTY COMPANY

All those two pieces or parcels of land situate, lying, and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:
BEGINNING for the first parcel thereof on the easterly side of the York Road as widened and shown on State Road Right of Way Plats No. 42208 and No. 42209, said place of beginning being distant 219.38 feet measured northerly along the said easterly side of the York Road from the center of Halesworth Road, thence binding on the said easterly side of the York Road North 18 degrees 44 minutes 56 seconds West 271.11 feet and North 18 degrees 32 minutes 56 seconds West 264.09 feet; thence leaving the York Road and binding on the northerly outline of the property of Dellcrest Realty Company, North 71 degrees 09 minutes 30 seconds East 579.49 feet; thence binding on the westerly outline of the subdivision known as "Monterey" South 18 degrees 50 minutes 30 seconds East 422.00 feet and South 13 degrees 05 minutes 30 seconds East 113.77 feet; thence leaving the westerly outline of "Monterey" and binding on the southerly outline of the property of Dellcrest Realty Company, South 71 degrees 09 minutes 30 seconds West 569.87 feet to the place of beginning, as shown on the attached plat which is hereby made a part hereof.
CONTAINING 7.119 acres of land more or less.

BEGINNING for the second parcel thereof on the easterly side of the York Road as widened and shown on State Road Right of Way Plats No. 42208 and No. 42209, said place of beginning being distant 742.23 feet measured northerly along the said easterly side of the York Road from the center of Halesworth Road, thence leaving the York Road and binding on the

old loc

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8 Date of Posting: 7/25/82
Posted for: Petition for Reclassification and Re-Districting
Petitioner: Dellcrest Realty Co.
Location of property: E/S York Rd., 219.38' N from centerline of Halesworth Rd.
Location of Signs: on easterly side of York Rd. facing York Rd.
Remarks: checked on 8/6/82
Posted by: [Signature] Date of return: 8/6/82
Number of Signs: 2

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>OT</i>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case: 64-71	Map # _____									

LEO W. RADER
REGISTERED SURVEYOR

Page No. 2 of 2

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

HYDROGRAPHY
TOPOGRAPHY
GEODESY

38 Belfast Road - Timonium, Maryland 21093

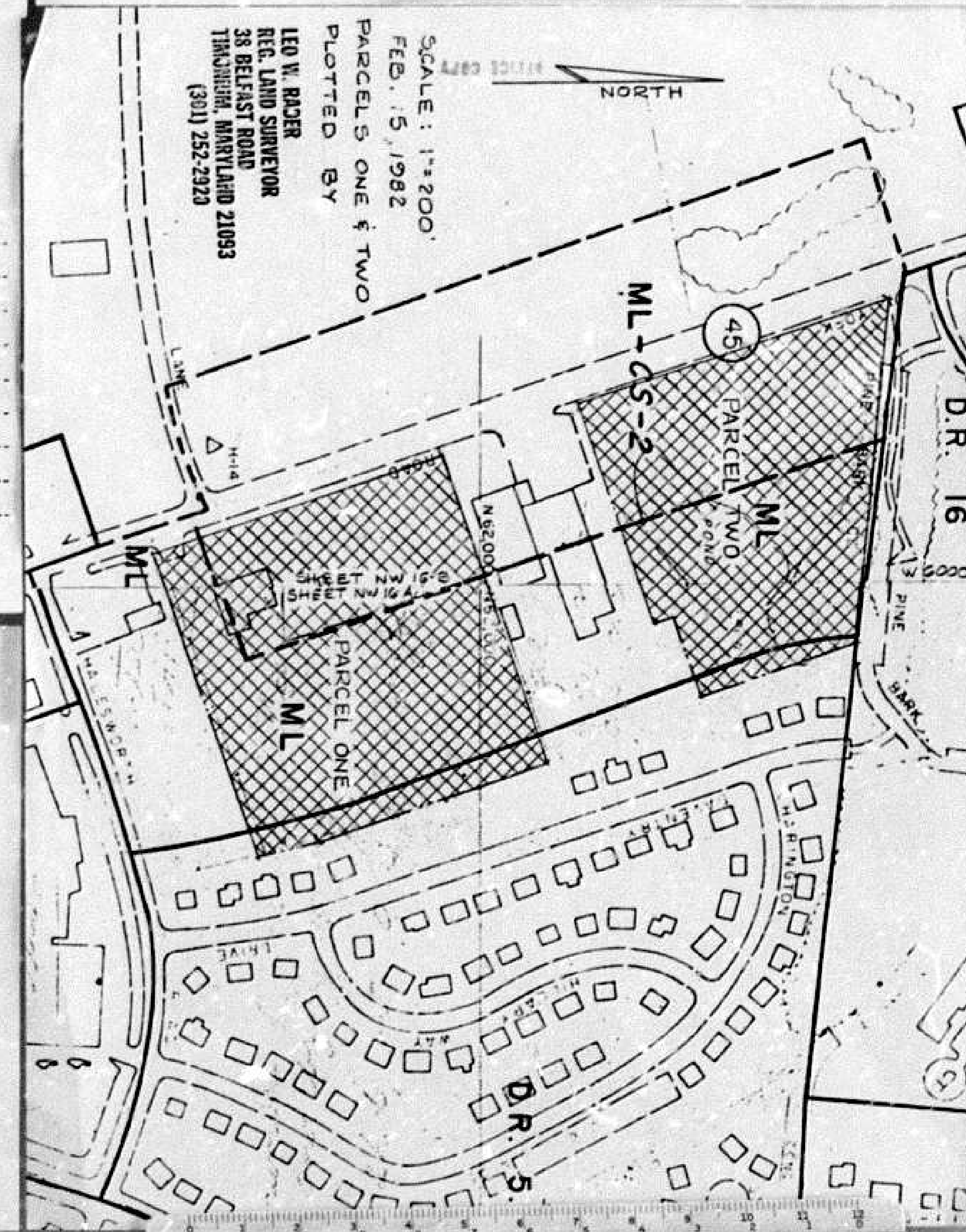
CL 2-2920 OR
252-2920

DESCRIPTION FOR RECLASSIFICATION PETITION DELLCREST REALTY COMPANY/Pg. 2/Feb. 23, 1982 (cont'd.)

southerly outline of the property of Dellcrest Realty Company, North 71 degrees 09 minutes 30 seconds East 408.17 feet, North 18 degrees 50 minutes 30 seconds West 31.65 feet and North 71 degrees 09 minutes 30 seconds East 150.00 feet to the westerly outline of the subdivision known as "Monterey"; thence binding on the westerly outline of "Monterey" North 18 degrees 50 minutes 30 seconds West 295.84 feet; thence binding on the northerly outline of the property of Dellcrest Realty Company, North 84 degrees 44 minutes 19 seconds West 614.52 feet; thence binding on the original easterly side of the York Road as formerly 66 feet wide South 18 degrees 12 minutes 30 seconds East 578.48 feet; thence binding on the southerly outline of the property of Dellcrest Realty Company North 71 degrees 09 minutes 30 seconds East 9.17 feet to the place of beginning, as shown on the attached plat, which is hereby made a part hereof.

CONTAINING 5.767 acres of land more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 104578
DATE: 2-26-82 ACCOUNT: 01-662
AMOUNT: 50.00
RECEIVED FROM: Cook, Howard, Downes & Tracy
FOR: E/S York Rd. 219.38' N from centerline of Halesworth Rd.
Dellcrest Realty Company
825 PRINCE ST. 500.00
VALIDATION OR SIGNATURE OF CASHIER



NOTES

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. GRID MERIDIAN AND COORDINATE SYSTEM AS ESTABLISHED IN THIS AREA BY MET. DIST. HUBS NOS. X-5153 (NG0231.85-W5327.99) AND X-5155 (NG0228.58-W5277.38) - AS VALUED AUG. 12, 1963.
- EXISTING ZONING BOUNDARIES SHOWN HEREON ARE FROM BALTO. CO. 1980 COMPREHENSIVE ZONING MAPS NOS. NW 16-A AND NW 16-B.

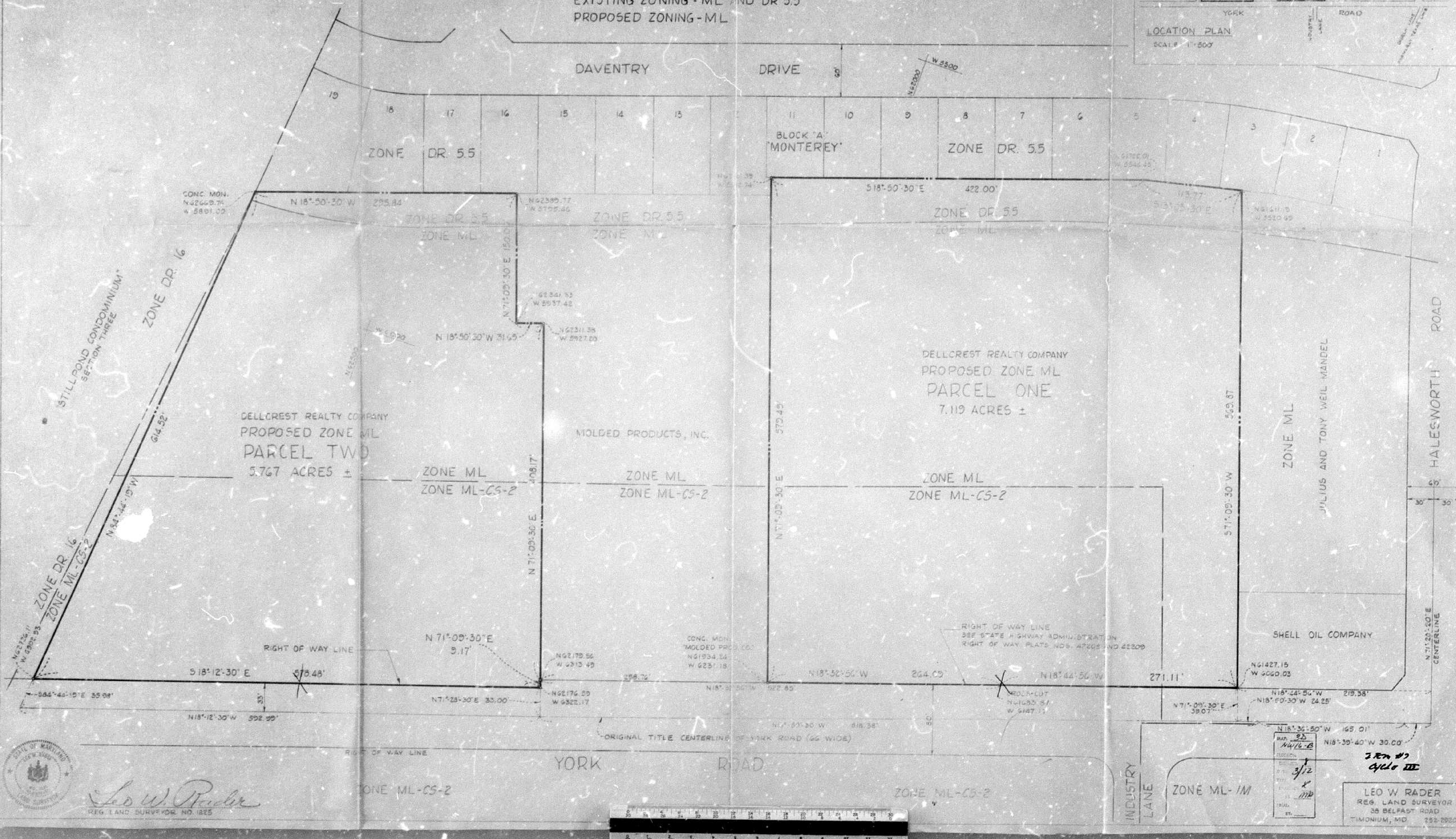
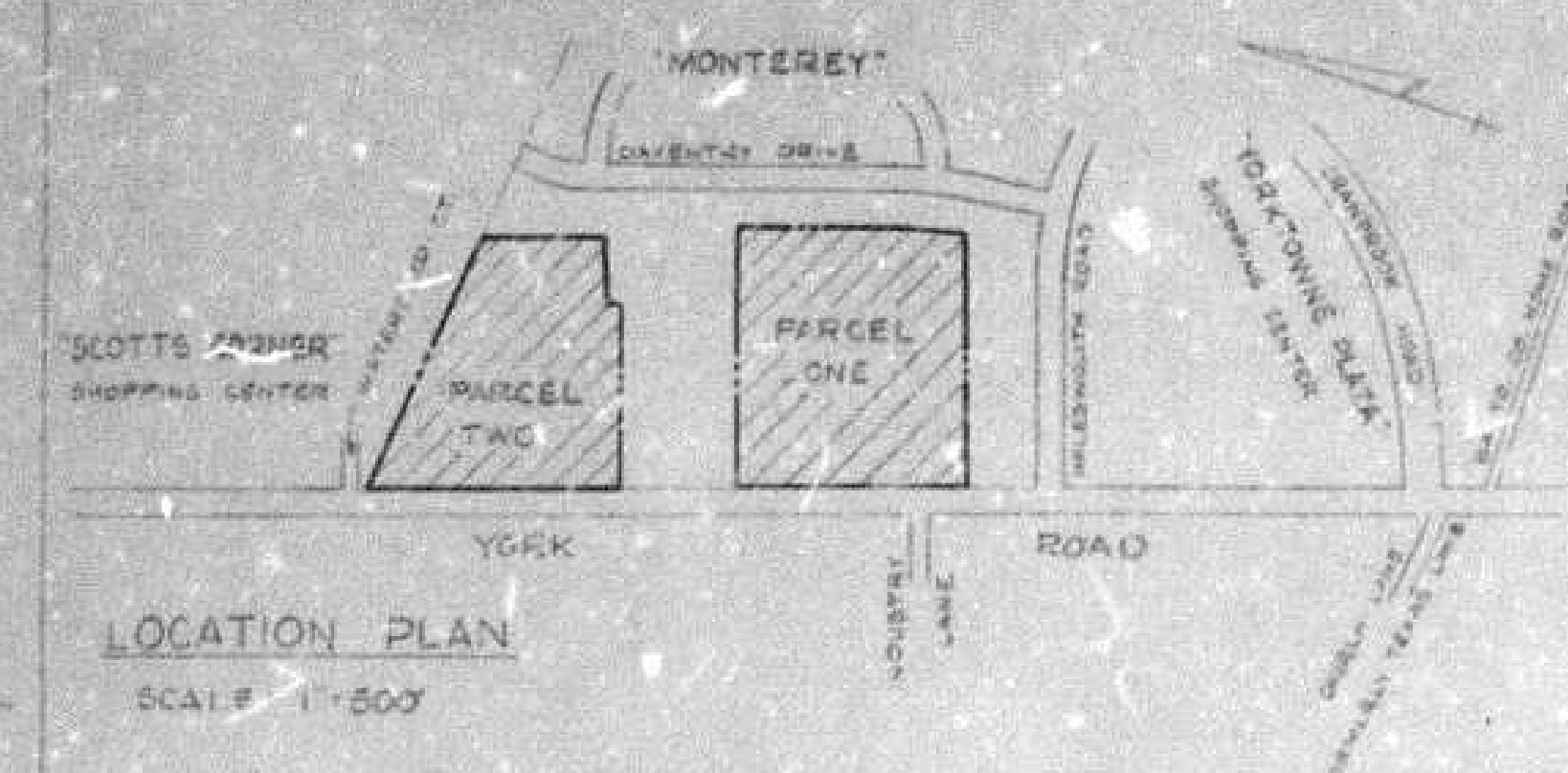
PLAT FOR RECLASSIFICATION PETITION

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

SCALE: 1"=50'

FEB. 22, 1982

EXISTING ZONING - ML AND DR 5.5
PROPOSED ZONING - ML



Leo W. Rader
REG. LAND SURVEYOR NO. 1225



MAP NO. 30
 DATE 3/12
 BY LWR
 CHECKED MJB
 TITLE 30th Cycle III
 LEO W. RADER
 REG. LAND SURVEYOR
 35 BELFAST ROAD
 TIMONUM, MD 21158

NOTES

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. GRID MERIDIAN AND COORDINATE SYSTEM AS ESTABLISHED IN THIS AREA BY MET. DIST. HUBS NOS. X-5159 (N60231.85-W5527.95) AND X-5158 (N60228.58-W5577.38) - AS VALUED AUG. 12, 1963.
- EXISTING ZONING BOUNDARIES SHOWN HEREON ARE FROM BALTO. CO. 1980 COMPREHENSIVE ZONING MAPS NOS. NW 16-A AND NW 16-B

PLAT FOR RECLASSIFICATION PETITION

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

SCALE: 1"=50'

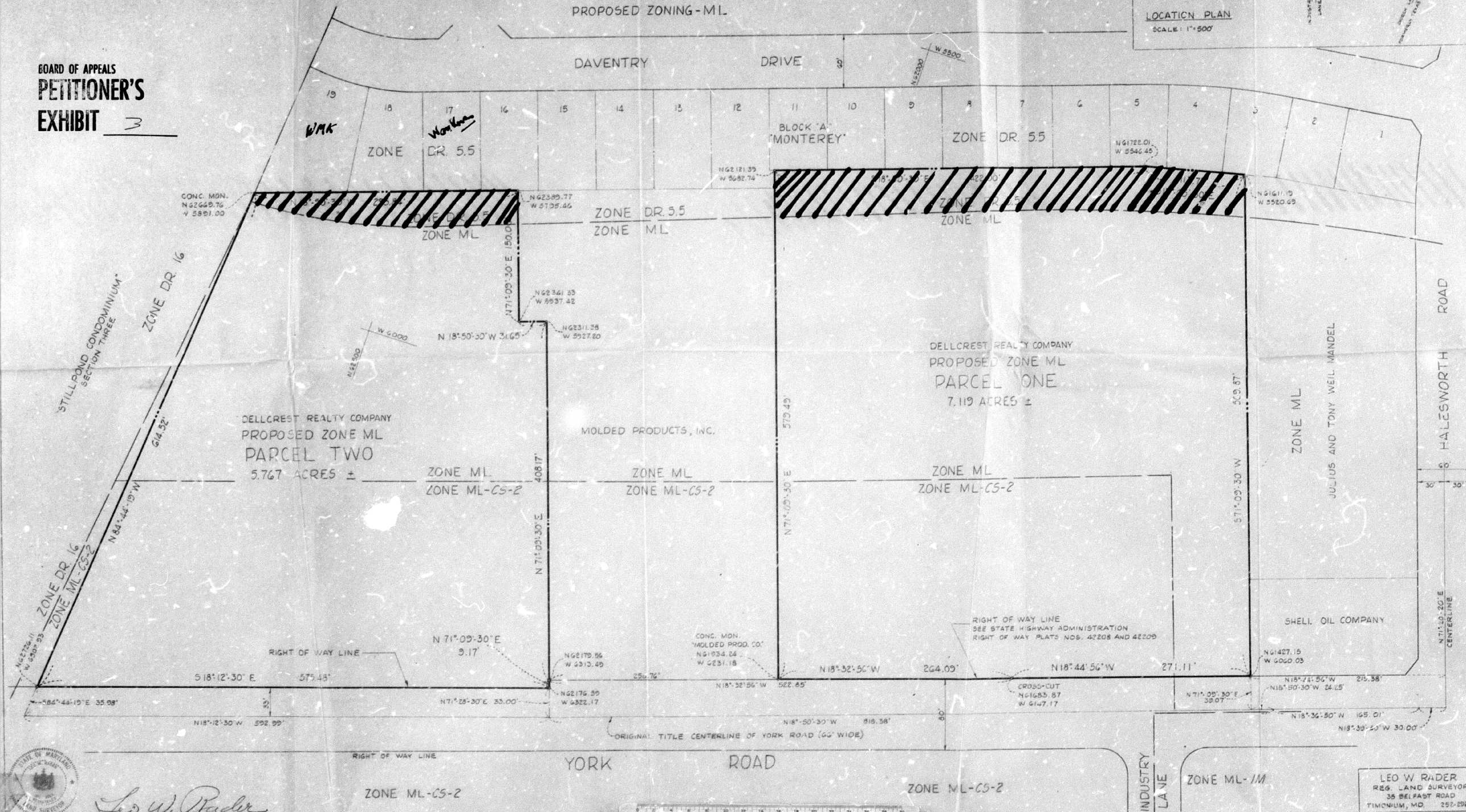
FEB. 22, 1982

EXISTING ZONING - ML AND DR 5.5

PROPOSED ZONING - ML

LOCATION PLAN
SCALE: 1"=500'

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 3



Leo W. Rader
REG. LAND SURVEYOR NO. 1885

LEO W. RADER
REG. LAND SURVEYOR
35 BELFAST ROAD
TIMONUM, MD. 207-2920

NOTES

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. GRID MERIDIAN AND COORDINATE SYSTEM AS ESTABLISHED IN THIS AREA BY MET. DIST. HUBS NOS. X-5189 (NG0231.85-W5327.99) AND X-5198 (NG0228.98-W5277.38) - AS VALUED AUG. 12, 1963.
- EXISTING ZONING BOUNDARIES SHOWN HEREON ARE FROM BALTO. CO. 1980 COMPREHENSIVE ZONING MAPS NOS. NW 16-A AND NW 16-B.

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 4

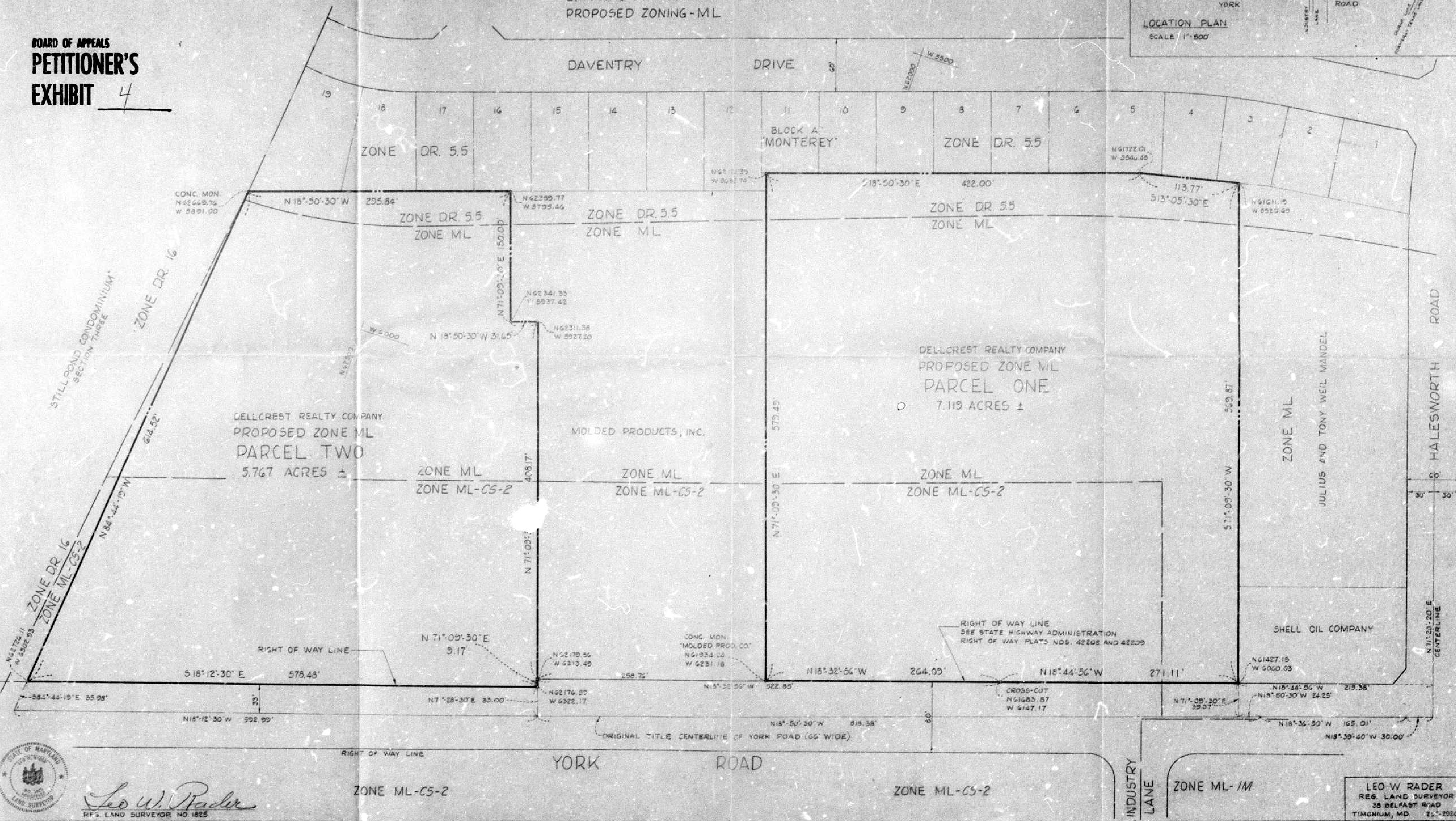
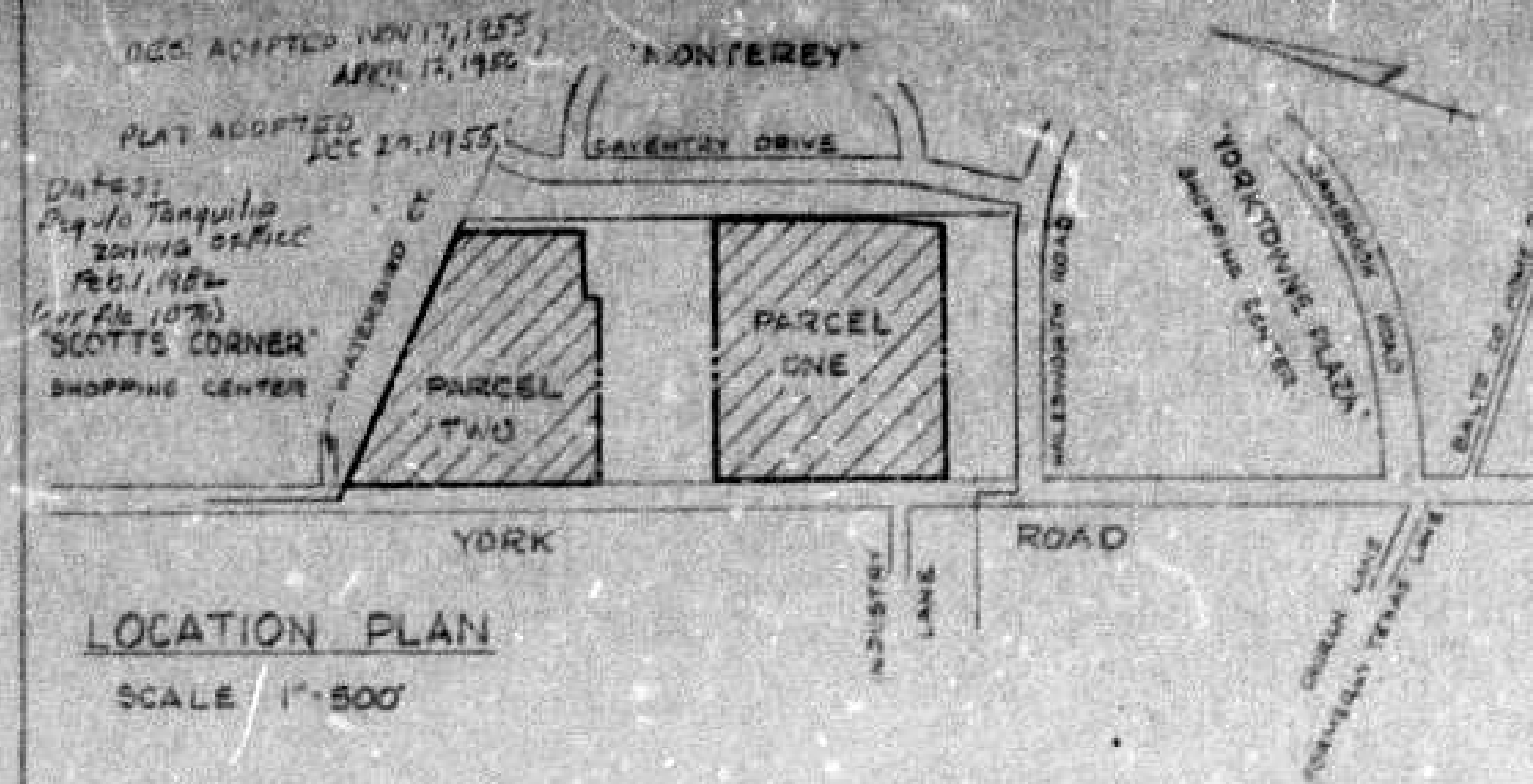
PLAT FOR
RECLASSIFICATION PETITION

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

SCALE: 1"=50'

FEB. 22, 1982

EXISTING ZONING - ML AND DR 5.5
PROPOSED ZONING - ML



Leo W. Rader
REG. LAND SURVEYOR NO. 1825

LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD. 21150