

This case settled by a decision of
9th District Land Use Map

APR 1 1955

March 30, 1955

Mr. Wilsie H. Adams
Zoning Commissioner of Baltimore County
303 Washington Avenue
Towson 4, Maryland

Re: Petition for Reclassification from an
"A" Residence Zone to a "M" Residence
Zone - Property in Rodgers Forge, Sec-
tion 14, 9th District, James Keely &
Co., Inc., Petitioners

Dear Mr. Adams:

Please enter an appeal from your Order granting
the Reclassification in the above matter, to the Board
of Zoning Appeals.

Enclosed is a check payable to the County Com-
missioners of Baltimore County in the amount of \$35.00 cov-
ering the cost of said appeal.

The property involved is Section 14, 9th District.
The applicant was James Keely and Company, Inc., and the
Order was passed and signed by Mr. Wilsie H. Adams on March 28,
1955.

Very truly yours,

Claude A. Hanley
Claude A. Hanley,
Attorney
Mary A. Clifford
Mary A. Clifford

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9th District Land Use Map

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, James Keely & Co., Inc., legal owner... of the property situate

FROM THE OFFICE OF
GEORGE WILLIAM STEWART, JR. & ASSOCIATES
ATTORNEYS
8 McCURDY AVENUE, TOWSON 4, MARYLAND

Beginning for the same at a stone now planted at the northeastern-
most corner of the land conveyed by Nora L. Keely to the Baltimore County
Board of Education by deed recorded among the Land Records of Baltimore
County in Liber T.P.S. #1848 folio 122, and running thence and binding on
part of the seventh line of a deed from Falmestock and Reaman to Charlotte
R. McIntosh by deed recorded among the Land Records of Baltimore County
in Liber W.F.C. #589 folio 361 as now surveyed North 43° 27' 46" East 300.00
feet, thence by lines of division South 2° 42' 20" West 135.00 feet, and
North 83° 30' East 390.00 feet more or less to intersect the west line of
Rodgers Forge Section #12 as shown on a plat entitled: "Section No. 12 -
Rodgers Forge", recorded among the Land Records of Baltimore County in
Plat Book G.L.S. #17 folio 56, thence binding on said west line the three
following courses and distances South 46° 46' East 82.51 feet; South 35° 02'
28" East 213.50 feet; and South 11° 24' 30" East 117.10 feet to the north-
easternmost corner of the land conveyed by Charlotte R. McIntosh to Baltimore
County Board of Education by deed recorded among the Land Records of Baltimore
County in Liber G.L.S. #2439 folio 313, and running thence and binding on
the north line of said tract of land as now surveyed North 86° 04' 03" West
880.45 feet to a point on the east line of the first hereinaftermentioned tract
of land from Keely to Board of Education, thence binding on said east line
as now surveyed North 2° 42' 20" West 384.71 feet to the place of beginning.
Part of the above described parcel of land being already zoned "M"
Residential, as shown on the plat attached hereto and made a part hereof.

herby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an "A" Residence zone to an "M" Residence zone.
Reasons for Re-Classification: Group Houses

Site and height of building: front feet; depth feet; height feet.
Front and side set backs of building from street lines: front feet; side feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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.

James Keely & Co., Inc.
James A. Keely
Legal Owner
Address 2116 York Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of
March, 1955, that the subject matter of this petition be advertised, as required
by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore
County, that property be posted, and that the public hearing herein be had in the office of the Zoning
Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the
21st day of March, 1955, at 11:00 o'clock P. M.

3/21/55
1 P.M.
Zoning Commissioner of Baltimore County
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition
and it appearing that by reason of location, being a residential area existing in
Residence Zone

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 28th day of
March, 1955, that the above described property or area should be and the same is
hereby reclassified, from and after the date of this Order, from an "A" Residence zone
to an "M" Residence zone, excluding that portion of the property which
lies in the bed of Stevenson Lane.

Charles H. Adams
Zoning Commissioner of Baltimore County

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

the above re-classification should NOT be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this day of
....., 19....., that the above petition be and the same is hereby denied and that the
above described property or area be and the same is hereby continued as and to remain a
zone.
Zoning Commissioner of Baltimore County

Approved
County Commissioners of Baltimore County
Date By
President

Department of Public Works DIVISION OF ENGINEERING

From: J. Fred Offutt March 23, 1955
To: Wilsie S. Adams
Subject: RODGERS FORGE, Section 14,
9th District

The attached print shows property of Joseph Keely
which is petitioned to change from existing "A" Residential
to "M" Residential. We are requesting that that portion of
the property which lies in the bed of Stevenson Lane not be
included in the reclassification of the property.

J. Fred Offutt
J. FRED OFFUTT
Chief Engineer
Division of Engineering

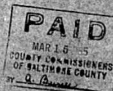
JFO:JAS:vlp
Attach.
cc: Mr. Joseph Keely
" J. Huchner

March 16, 1955

\$25.00
RECEIVED of Joseph G. Keely, the sum of Twenty Five (\$25.00)
Dollars, being a fee of petition for Re-classification, advertising and
posting property on Stevenson Lane, Baltimore County, Maryland.

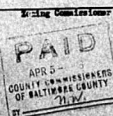
Zoning Commissioner of Baltimore County

Received
Monday, March 21, 1955
at 11:00 p.m.
Record Building
Towson, Maryland



April 5, 1955

\$35.00
RECEIVED of Claude A. Hanley, attorney for
James L. Clifford, appellant, the sum of Thirty Five
(\$35.00) Dollars, being cost or appeal to the Board of
Zoning Appeals of Baltimore County from the decision of
the Zoning Commissioner granting reclassification of
property of James Keely, Inc., Section 14, 9th District,
Rodgers Forge.



NOTICE OF ZONING PETITION
FOR RECLASSIFICATION
SIN 100-100-100

Pursuant to petition filed with the Zoning Commission of Baltimore County for change of residential classification from an "A" Residential Zone to an "R" Residential Zone of the property hereinafter described, the Zoning Commission of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room in the basement of the Backbord Building, Towson, Maryland:

on Monday, March 21, 1955

at 1:00 P.M. to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Group Houses, to wit:

All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a stone now planted at the northeasternmost corner of the land conveyed by Nora L. Kelly to the Baltimore County Board of Education by deed recorded among the Land Records of Baltimore County in Liber T.R.R. 31818 folio 122, and running thence and binding on part to the seventh line of a deed from Phemetock and Reiman to Charlotte H. McIntosh by deed recorded among the Land Records of Baltimore County in Liber W.P.R. No. 548 folio 241 as now surveyed North 83 degrees 27

minutes 46 seconds east 200.00 feet thence by line of division south 2 degrees 42 minutes 26 seconds east 125.00 feet, and north 83 degrees 29 minutes east 250.00 feet more or less to intersect the west line of Rodgers Forge Section No. 12 as shown on a plat entitled "Section No. 12 Rodgers Forge", recorded among the Land Records of Baltimore County in Plat Book G.L.R. No. 13 folio 54, thence binding on said west line the three following courses and distances south 46 degrees 46 minutes east 82.51 feet; south 25 degrees 42 minutes 28 seconds east 217.50 feet; and south 11 degrees 24 minutes 26 seconds east 117.10 feet to the northeasternmost corner of the land conveyed by Charlotte H. McIntosh to Baltimore County Board of Education by deed recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2423 folio 212, and running thence and binding on the north line of said tract of land as now surveyed north 88 degrees 24 minutes 43 seconds west 88.45 feet to a point on the east line of the first hereinmentioned tract of land from Kelly to Board of Education; thence binding on said east line as now surveyed north 2 degrees 42 minutes 26 seconds west 294.11 feet to the place of begin ing.

Part of the above described parcel of land being already zoned "R" Residential, as shown on the plat filed with the Zoning Department.

By order of Zoning Commission of Baltimore County.

March 4, 11

MAR 15 1955

CERTIFICATE OF PUBLICATION

March 11 5
TOWSON, MD. 195

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 21 day of March 1955, the first publication appearing on the 4 day of March 1955.

The UNION NEWS

Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3343

District 9th Date of Posting 3-9-55

Posted for: "A" Residence Zone to an "R" Residence Zone

Petitioner: James Kelly & Co., Inc.

Location of property: Big for the same at a stone now planted at the

M.C. Corner of the land conveyed by Nora L. Kelly to Baltimore Co. Board of Education by deed recorded among the Land Records of Baltimore County in Liber T.R.R. 31818 folio 122

Location of Signs: 135 ft. South of Stevenson Drive and 100 ft. East of Clifford's Property

Remarks:

Posted by George J. Hummel Signature

Date of return: 3-10-55

