

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles Goldberg and Leon Goldberg, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from R-6 to an R-1 zone, for the following reasons:

The property largely surrounding the tract is so zoned: and for the health, convenience and general welfare of the people living in the area.

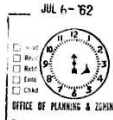
See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for commercial enterprises.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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: Charles Goldberg Legal Owner
Address: Cockeysville, Maryland
Petitioner's Attorney: Charles A. Hendry
Protestant's Attorney: Thomas W. Hahn
Address: Towson, Md., Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of July, 1962, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of October, 1962, at 10:00 o'clock A.M.



(NOTICE)

RE: PETITION FOR RECLASSIFICATION
From "R-6" Zone to a "R-1" Zone -
S. S. Jarrettsville Pike 644.74
W. of Paper Mill Road, 10th Dist.,
Charles Goldberg & Leon Goldberg,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5667

The petitioners in the above matter seek reclassification of property on the south side of Jarrettsville Pike 644.74 feet west of Paper Mill Road, from an "R-6" Zone to a "R-1" Zone.

From the facts presented at the hearing there has been sufficient change in the area to warrant the rezoning, in part, of two parcels hereinafter described:

PARCEL NO. 1 BEGINNING for the same in the center of Sweet Air Road at a point distant 1082.10 feet South 24 degrees 16 minutes East from a point in the center line of Jarrettsville Pike, thence running South 24 degrees 16 minutes East 136.91 feet to a point; thence South 43 degrees 44 minutes West 351.90 feet to a point; thence running North westerly 260 feet, more or less, to a point; thence North 56 degrees 19 minutes East a distance of 400 feet to the place of beginning.

Being part of said tract of land which by deed dated Feb. 10, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2644, folio 383, etc. was conveyed by Kathryn R. Purcell, Unmarried, to Abraham Goldberg, et al.

PARCEL NO. 2 BEGINNING for the same in the center of Jarrettsville Pike at a point distant 644.74 feet; thence South 24 degrees 00 minutes West from a point in the Paper Mill Road, said point of beginning being in the fifth or South 24 degrees 00 minutes West 1295.02 foot line of that tract of land which by deed dated February 10, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2644, folio 383, etc. was conveyed by Kathryn R. Purcell, Unmarried, to Abraham Goldberg, et al. said point being also distant 644.72 feet from the beginning of said line; thence binding in the center of said Jarrettsville Pike and on a part of said fifth line South 24 degrees 00 minutes West 350 feet to a point, thence leaving the center of said road South 60 degrees 00 minutes East 650 feet to a point; thence North 24 degrees 16 minutes East 136.91 feet to a point; thence North 56 degrees 19 minutes East 400 feet to a point in the center of Sweet Air Road North 24 degrees 16 minutes East 400 feet west 300 feet;

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 EAST JOFFA
TOWSON - 4, MARYLAND - VALLEY 3-8820
ABRAHAM GOLDBERG, ET AL
ZONING DESCRIPTION

BEGINNING for the same in the center of Jarrettsville Road at a point distant 644.74 feet, South 24 degrees 00 minutes West from a point in the Paper Mill Road said point of beginning being in the fifth or South 24 degrees 00 minutes West 1295.02 foot line of that tract of land which by deed dated February 10, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2644 folio 383 etc. was conveyed by Kathryn R. Purcell, Unmarried to Abraham Goldberg, et al said point being also distant 644.72 feet from the beginning of said line, thence binding in the center of said Jarrettsville Road and on a part of said fifth line South 24 degrees 00 minutes West 650.28 feet to the end of said line, thence leaving the center of said road and binding on a part of the first line of said deed South 60 degrees 00 minutes East 115.11 feet to the end of the fourth line of that tract of land which by deed dated October 13, 1950 and recorded among the 1st Records of Baltimore County in Liber T.B.S. No. 1903 folio 284 etc., was conveyed by Abraham Goldberg and 4 to to Transcontinental Gas Pipe Line Corporation thence leaving the first line of said firstly described deed and running with and binding on the fourth, third, and second lines of said secondly described deed reversely the three following courses and distances North 39 degrees 00 minutes East 300.00 feet, South 60 degrees 00 minutes East 300.00 feet and South 30 degrees 00 minutes West 300.00 feet to intersect the first line of the firstly described deed thence running with and binding on a part of the first and second lines of said firstly described deed the two following courses and distances South 60 degrees 00 minutes East 465.51 feet to the end of said first line and North 43 degrees 44 minutes East 200.00 feet to the end of the first line of that tract of land which by deed dated March 4, 1947 and recorded among the

thence leaving said road and said third line and running South 65 degrees 29 minutes West 313.55 feet; thence North 66 degrees 00 minutes West 285 feet to the place of beginning.

Being part of that tract of land which by deed dated February 10, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2644, folio 383, etc. was conveyed by Kathryn R. Purcell, Unmarried, to Abraham Goldberg, et al.

It is this 3rd day of January, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the above described property or area be and the same is hereby reclassified from an "R-6" Zone to a "R-1" Zone, from and after the date of this Order, subject, to approval of the site plan by the State Roads Commission, Division of Land Development and the Office of Planning and Zoning.

Joseph D. Thompson
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rapp, Zoning Commissioner Date: October 5, 1962
FROM: Mr. George E. Gavrells, Deputy Director
SUBJECT: #5667, R-6 to R-1, Southside of Jarrettsville Pike 644.74 feet West of Paper Mill Road. Being property of Charles Goldberg.
10th District
REMARKS: Wednesday, October 17, 1962 (10:00 A.M.)

- The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-1 zoning. It has the following advisory comments to make with respect to pertinent planning factors:
- The location of the subject property at a node of commercial activity and circulation indicates, from a planning viewpoint, the appropriateness of commercial zoning here. Little new commercial zoning has been created in the up County areas to meet the needs for retail shopping. The coincidence between location and apparent need for shopping facilities is a happy one.
 - The Planning staff, however, feels that the petition as presented requests the too large an area be reclassified. The Planning staff believes that the southerly portion of the tract - particularly the frontage along Jarrettsville Pike should be retained in residential zoning and that parking be permitted by means of a use permit. This would assure proper screening and buffering between commercial activities and the adjoining residential area. It would also set up appropriate stopping points for commercial zoning and would prevent the spread of ribbon commercial development.

CGS:bms



CERTIFICATE OF PUBLICATION

TOWSON, MD. 27th Sept. 1962.
THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 02 successive weeks before the 17th day of October, 1962, the first publication appearing on the 27th day of Sept., 1962.

THE COUNTY NEWS WEEK
W. J. Haysa
Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 27, 1962.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 02 successive weeks before the 17th day of October, 1962, the first publication appearing on the 27th day of Sept., 1962.

THE JEFFERSONIAN
Edward H. Haysa
Manager

Cost of Advertisement, \$.

CERTIFICATE OF POSTING
TOWSON DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10 Date of Posting: 9-26-62
Posted for: Charles Goldberg and Leon Goldberg
Petitioner: Charles Goldberg and Leon Goldberg
Location of property: Southside of Jarrettsville Pike 644.74 feet West of Paper Mill Road, etc. 10th Dist.
Location of Sign: 444 Paper Mill Road, etc. 10th Dist.
Remarks: Residentially zoned property, 5.80 acre, Jarrettsville Pike, etc. 10th Dist.
Posted by: Joseph D. Thompson Date of return: 9-27-62

TELEPHONE VALLEY 3-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 12904
DATED 9/14/62
To: Leon, Aba & Charles Goldberg
Cockeysville, Md.
BIL-2 Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01682
QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Reclassification to your property
50.00
7-962 7123 * * * 111- 5000
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 14215
DATED 9/27/62
To: Charles A. Hendry, Esq.
Charles A. Hendry & Son
Towson, Md.
Invoice No. 14215
Advertising and printing of property for Charles Goldberg
40.00
40.00
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

JOSEPH D. THOMPSON, P.E. & L.S.

CIVIL ENGINEERS & LAND SURVEYORS

1150

101 SHELL BUILDING • 200 EAST JOPPA ROAD
TOWSON • 4 • MARYLAND • VALLEY 3 • 8820

-2-

Land Records of Baltimore County in Liber J.W.B. No. 1549 folio 39 etc. was conveyed by Abraham Goldberg and wife to Joseph C. Gotomski and wife thence leaving the second line of the firstly described deed and running with and binding on the second and third lines of the lastly described deed the two following courses and distances North 46 degrees 16 minutes West 100.00 feet and North 43 degrees 44 minutes East 351.90 feet to a point in Paper Mill Road and to intersect the third line of the firstly described deed thence running with and binding in the bed of said Paper Mill Road and on a part of said third line North 24 degrees 16 minutes West 196.91 feet, thence leaving said Road and said third line and running South 56 degrees 19 minutes West 400.00 feet, North 24 degrees 16 minutes West 140.00 feet and North 56 degrees 19 minutes East 400.00 feet to a point in the bed of said Paper Mill Road and to intersect the third line of the firstly described deed, thence running with and binding in the bed of said Road and on a part of said third line North 24 degrees 16 minutes West 300.00 feet, thence leaving said Road and said third line and running South 65 degrees 29 minutes West 313.55 feet and North 66 degrees 00 minutes West 285.00 feet to the place of beginning.

CONTAINING 12.2866 acres of land more or less.

BEING part of that tract of land which by deed dated February 10, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2644 folio 383 etc. was conveyed by Kathryn R. Purcell, Unmarried to Abraham Goldberg, et al.



Joseph D. Thompson, P.E. & L.S. No. 1150

5-22-62

ZONED R-6

SVILLE

ZONED BL

ROAD

DEG.

ZONED BL

ZONED BL

ZONED BL

SWEET

#2235

ZONED R-6

AIR

SUPER MARKET
35,700 sq. ft.

PARCEL
②

PARCEL PICK UP

STORE
3,000 sq. ft.

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3,000 sq. ft.

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ROAD



MICROFILMED

#2235

AIR

ROAD

JARRETTSVILLE

ZONED R-6

ZONED BL

ZONED BL

ZONED R-6

PARCEL ②

PARCEL ①

#5667
MAP #10
RECORD PRINT

PLAT OF
PROPERTY OF
ABRAHAM GOLDBERG
10th ELECT DIST. BALTO CO. MD.
SCALE 1"=50' JULY 3, 1952

TOTAL FLOOR AREA 117,000"
PARKING SPACES REQUIRED 635
PARKING SPACES AVAILABLE 755

PRESENT ZONING R-6
PROPOSED ZONING B-1
12,000 ACRES



JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
101 Shell Bldg. 200 E. Joppa
TOWSON, MD.

