ETITION FOR ZONING RE-CLASSIFICATION	689	it appearing that by reason of _location, the change in the character of the ar	20_ADC
AND/OR SPECIAL EXCEPTION	1.90	the size of treet making it impractical for other uses,	
ZONING COMMISSIONER OF BALTIMORE COUNTY:		Vs	
of which is described in the description	(the above Reclassification should be had;	NAMES OF THE PERSONS
tition (1) that the zoning according according according to an	A		
A zone; for the following reasons:	121/62	AND THE RESERVE OF THE PARTY OF	
A support 1986.			
The property is best suited for apartment use.		IT IS ORDERED by the Zoning Commissioner of Baltimore Courty this	
		day of January, 196.3., that the herein described property or area shou	ld be and
See Attached Description	i W	the same is hereby reclassified; from a "Be6" and "Be10" zone eto a an "R-A"	
266 744444		zone, xuntura i fiperini ilimentari formatti i	CORRECTS
		and the second of the second of	the
for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore		Zoning.	
for a Special Exception, under the sam coming to use the herein described property, for		Zoning Commissioner of Baltimore	County
The model of		Pursuant to the advertisement, posting of property and public hearing on the abo	ve petition
operty is to be posted and advertised as prescribed by Zoning teguarious, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, or further agree to and are to be bound by the zoning		and it appearing that by reason of	
or we, agree to pay expenses of above re-classification and/or special incomposition of the points of this petition, and further agree to and are to be bound by the zoning, etc., upon filing of this petition, and further agree to and are to be bound by the zoning law for Baltimore ions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore		and it appearing that by reason over	
ions and restrictions of Baltimore	- II I		
trans Milakel	0	L.	
Bruenty J. Hesse	P		
drey L. Hesse Contract parameter	×/s	the above re-classification should NOT BE HAD, and/or the Special Exception should	NOT BE
2010 Cedar Circle Road. Baltimore County, Md.	9.	GRANTED.	
Ballimore County, Maryland	B100	IT IS ORDERED by the Zoning Commissioner of Baltimore County, this	
Feitioner's Altorney Protestant's Altorney	ocmsbury	of, 196, that the above re-classification be and the same	
		DENIED and that the above described property or area be and the same is hereby conti	nued as and
	y :	to recasin azone; and/or the Special Exception for	v DENIED.
73-5-6596 RDERED By The Zoning Commissioner of Bultimore County, this 31st day August 196. ² that the subject matter of this petition be advertised, a	s {	be and the same is hereb	*
August 196. that the subject matter of this peculion is the subject matter of the peculion through the difference of the peculion through the Both the matter of the peculion through the peculion thr			
Saltimore County, that projectly a reason to County Office Building in Towson, Baitimor	1 10	Zoning Commissioner of Baltimo	re County
missioner of Baltimore County in November 01, 196 2, at 2100 o'cloc	· 1	*	
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Zoning Gamissioner of Baltimore County.	7		
Zoning Commissioner of Baltimore County	3 00 17		
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BALTIMORE COUNTY, MARYL ND	No. 15326	BALTIM RE COUNTY, MARY ND	. 14119
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Division of Collection and Receipts COURT HOUSE	DATE11/21/62		(TE-) >
TOWSON 4, MARYLAND		COURT HOUSE TOWSON 4, MARYLAND	
co: Westerlee Duildere, Inc. 2010 Ceder Circle Drive Bultimore County	eent of	To: Bernard J. Medairy, Jr. Esq. BILLEGoning Department of 20k Courtland Ave. Baltisone County	44
Selto. 25, Md.		Towson b, Md.	
01622	\$115.00	No. Control Control	\$50.00
NTTY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for Erment J. Hosse, et al	115.00 -	Petition for reclassification for Ernest Hesse	. 50.00
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		this -	170
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#5289

MAP

August 29 1962

SEC.2-A PEGINNING for the same at a point on the West side of Bloomsbury Aven wide, as laid out and shown on the Baltimore County Right of Way Plat for Meller Southwest Right of way line of the Catonsville Short Line Railroad as laid out and shown on a plat propared by S. J. Martenet & Co., Surveyors and Civil Engineers, dated 1923. said place of beginning also being in the last line of the land which by deed dated January 12, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1970 folio 498 was compared by Housey R. Braumay and wife to Prenois R. Mitchell and wife theres leaving said place of beginning and running and binding on said West side of Bloomsbury Avenue the two following courses and distances, vis: referring all courses to the true meridian as established by the Beltimore County Metropolitan District, by a curve to the right in a Southerly direction with a radius of 725.0 feet for a distance of 89.23 feet the arc of which is subtended by a chord bearing South 03 degrees 28 minutes 12 seconds West 89.17 feet to the end of said curve and thence South 06 degrees 59 minutes 43 seconds West 194.81 feet to intersect the third line of the aforementioned deed, thence leaving said West side of Bloomsbury Avenue and running and binding on a park of said third line, as now surveyed North 89 degrees 30 minutes 24 seconds Hest 149.52 feet, thence leaving said third line and running and binding on the outline of a parcel of ground to be conveyed to the Baltimore County Commissioners the three following courses and distances, viz: North CO degrees 29 minutes 36 seconds East 11.00 feet, North 89 degrees 30 minutes 24 second: West 40.00 feet and South 00 degrees 29 minutes 36 seconds West 11.00 feet to intersect said third line, thence binding on a part thereof North 89 degrees 30 minutes

Description of Rollinghill Apartments Property

out and shown on the aforementioned right of way plat, thence running and binding on said Northeast side of Mellor Avenue North 49 degrees 25 minutes 17 seconds Wast 34.05 feet, thence leaving said North east side of Mellor Avenue and running and binding on a part of the fourth line of the aforementioned deed North 13 degrees 27 minutes 24 seconds West 8.16 feet to the end of said fourth line, thence rurning and binding on the fifth and part of the sixth line of the aforementioned deed, as now surveyed, the two following courses and distances, viz: North 41 degrees 49 minutes 36 seconds East 32.47 feet and North 16 degrees 19 minutes 23 seconds Nest 418.97 feet to the East side of said Heller Avenue, thence running and binding on said East side of Mellor Avenue the two following courses and distances viz: North 04 degrees 39 minutes 48 seconds East 1.23 feet to a point of curve thence by a curve to the left in a Northerly direction with a radius of 747.01 feet for a distance of 259.36 feet the arc of which is subtended by a chord bearing North 05 degrees 17 minutes 00 seconds West 258.06 feet to intersect the seventh line of the aforementioned deed, themce leaving said East side of Meller Avenue and running and binding on a part of said seventh line, as now surveyed, South 83 degrees 04 minutes 23 seconds East 6.12 feet to the end thereof and to intersect the Southwest right of way line of said Catensville Short Line Railroad, thence running and binding on the last line of the aferementioned deed and on the Southwest right of way line of said Catenaville Short Line Railroad the fourteen following courses and distances, viz: as now surveyed, South 20 degrees 54 minutes 24 seconds East 13.03 feet, South 25 degrees 39 minutes 28 seconds East 53.24 feet, South 28 degrees 08 mir utes 55 seconds East 53.19 feet, South 39 degrees 21 minutes 06 seconds East 53.37 feet, South 42 degrees 13 minutes 09 seconds East 52.83 feet, South 32 degrees 14 minutes 51 seconds East 53.16 feet, South 37 degrees 54 minutes 27 seconds East 53.44 feet, South 41 degrees 44 minutes 36 seconds East 53.88 feet, South 43 degrees 18 minutes 23 seconds East

BALTIMORE COUNTY, MARYLAND

24 seconds West 19.07 feet to the North east side of Hellor Avenue, 50 feet wide, as laid

INTER-OFFICE CORRESPONDENCE

MAP TO. Mr. John G. Rose, Zoning Commissioner Date. October 25, 1962 FROM Mr. George E. Gavrelis, Deputy Director SEC. 2-A

#5689

RA

SUBJECT #5685. R-6 and R-10 to R-A. West side of Blocasbury Avenue and South side of Wellor Avenue. Being property of Ernest Hesse.

1st District

Wednesday, November 7, 1962 (2:00 P.M.) HEARING:

The staff of the Office of Planning and Zoning has reviewed the subject patition for reclassification and has the following advisory comments to make with respect to pertinent planning factors:

- Examination of land use and soning data indicates that the subject properly falls within a selighborhood which definitely is characterized as boing a single faulty selighborhood, No soning changes have occurred in the vicinal area with land the sillightest bearing with respect to validating apartment.
- The subject property is located on collectors streets. The pattern of circulation and proximity to existing connervial uses is such that, from a planning viewpoint apartments are inappropriate at this time.
- 3. The subject property is in close proximity to the Catomaville Urban Honeval area. It is possible that plans for Urban Honeval projects after a cure or future realization of land use factor which could justify apartment zoning here. Such action should smalt the approval of final plans within the Urban Honeval area.



Description of Rollinghill Apartments Property Continued:

58 minutes 48 seconds ast 26.26 feet, South 53 degrees 20 minutes 59 seconds East 54.78 feet, South 61 degrees 59 minutes 42 seconds East 17.55 feet and South 67 degrees 16 minutes 39 seconds East 19.11 feet to the place of beginning.

54.72 feet, South 47 degrees 44 minutes 32 seconds East 25.55 feet, South 54 degrees

Containing 2.92 acres of land, more or less.

ADDENDUM to Description of Rollinghill Apartments Property dated September 29, 1962.

"Said place of beginning also being situate 410 feet, more or less Northerly measured along the West side of Blecksbury Avenue from its intersection with the Northeast side of Hellor Avenue

CERTIFICATE OF POSTING

0

#5689 Towson, Maryland Date of Posting 10-17-62 Posted for an R-let R-10 to an A-Azane ioner: Enriet J. Herry, it al.; you of property. H. G. Blazenskurz art. + S/S. millon art. Cerumy 2011 another sign 1 25 ft Santis of the Bulson on the Wisof Bloomsbury anend! Posted by May & Sturmen Date of return 10-18-62

SEC.2-A

MAPAI

#5889 map #1

#5689

THE HERALD - ARGUS Cotomville, Md.

19 62.

111 W. Chesspeake Avenue, Towson, Maryland.

E COUNTIAN, a group of in Baltimore County, Mary-5 TO CERIFY, that the annexed advertisement 5 Rose, Zoning Commissioner of Baltimore Goun ty THIS IS 1 John G.

s inserted in THE BALTIMORE Cs ee weekly nowspapers published in d, once a week for One Week 22nd day of October. same was inserted in the issue: of October 19, 1962. land, once a week for the 22nd day of the same was inserted in th was i

last line of the land shich by deed dated January 12. 1931 and recorded storage the 1931 and recorded storage the 1931 and recorded storage the County in Liner G. i.e. 1932 and recorded storage the County in Liner G. i.e. 1932 and recorded storage to Promote M. Mitchell 1932 placed Engineering and recorded storage and the contract of Michael Storage and Michael Storage and Michael Storage and the County of the County o 111 N. Chemprake Avenue, American, Marphate Common, Marphate Common, Marphate Company, and the Common of the Commo

Editor and Manager

Paul J. Morgan

THE BALTIMORE COUNTIAN

Bloomborty, Avenue and Practice and Middle Hars, we new mark the state of the state

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CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Nov. 1

THIS IS TO CERTIFY. That the annexed advertisement was sublished in THE TIMES, a weekly newspaper printed and published in Baltimare County, Md. once in each of one sucessive weeks before the 7th

,19 62 , the first publication day of November day of October 19 62.

John M. Martin
Manager.
John M. Martin

Cost of Advertisement \$ 51.00 Purchase order- \$ 377 Requisition no. M 3881

