

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
DR. HOMER LEE and JANE A. LEE, his wife, by Bowen Weissheit,
KNS we, JAMES WEISSHEIT, JR., legal owner 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 an R-2 zone to an R-1 zone;
for the erection of apartment units; See description attached.

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 apartment units.

Property is to be posted and advertised as prescribed by Zoning Regulations.
We, the undersigned, 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 of Baltimore
County.

DR. HOMER LEE
JANE A. LEE
Bowen Weissheit, Contract purchaser
Bowen Weissheit, Attorney-in-fact
Address: 32 E. 25th Street
Baltimore 18, Maryland

Baltimore 18, Maryland
J. Melville Townsend, Esq.,
J. Elmer Weissheit, Jr., Esq.,
Attorneys
Address: 101 Jefferson Building
Towson 4, Md. - VA 3-1011

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day
of October, 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 101, County Office Building in Towson, Baltimore
County, on the 11th day of November, 1962, at 2:00 o'clock
P. M.



Commissioner of Baltimore County.
Nov. 11, 1962: Petition withdrawn by counsel
(over) for petitioners.
John A. Lee
Commissioner of Baltimore County.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Bowen Weissheit, Esq.
32 E. 25th St.
Baltimore 18, Md.

DEBIT TO ACCOUNT NO. 01622
QUANTITY
Petition for Re-classification for Dr. Homer Lee
TOTAL AMOUNT \$50.00

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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
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAILLY 3-8820

DESCRIPTION
ACRE TRACT, CHARLES STREET AVENUE AND JOPPA
ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
BEGINNING for the same at the end of the eleventh or S 54 degrees East, 12.9
perches line of the land which by Deed dated August 1, 1891 and recorded among the Land Re-
cords of Baltimore County in Liber J.W.S. No. 187, Folio 235 was conveyed by John A. Worley
to George W. Abell, said point of beginning being at the beginning of the second line of the
first parcel of the land which by Deed dated September 10, 1956 and recorded among said Land
Records in Liber G.L.B. No. 3009, Folio 505 was conveyed by Harry U. Riese, Jr., and others
to The Edmondale Building Co., said point of beginning being also at the southermost corner
of the outline of Flat Two of Section Three "Orchard Hills" recorded among said Land Records
in Plat Book G.L.B. No. 23, Folio 72, and running thence, binding reversely on the outlines of
said first mentioned land and on the center of the woods road referred to in said deeds, and
shown on said plat and on Plat One of Section Three "Orchard Hills" recorded among the said
Land Records in Plat Book G.L.B. No. 23, Folio 71, said outlines being also described in said
Deed from Riese and others to The Edmondale Building Co., the ten following courses and
distances: (1) North 56 degrees 03 minutes 20 seconds West, 99.92 feet, (2) North, 62 degrees,
02 minutes 20 seconds West, 170.22 feet, (3) North 68 degrees 29 minutes 20 seconds West,
141.69 feet, (4) North 61 degrees 18 minutes 20 seconds West 253.75 feet, (5) North 56 degrees
05 minutes 20 seconds West, 99.92 feet, (6) North 66 degrees 50 minutes 20 seconds West,
141.02 feet, (7) North 60 degrees 28 minutes 20 seconds West, 321.12 feet, (8) North 46 degrees
02 minutes, 20 seconds West, 249.10 feet, (9) North 52 degrees 10 minutes 20 seconds West,
82.84 feet, and (10) North 59 degrees 07 minutes 20 seconds West, 2.87 feet to the westernmost

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: November 2, 1962
FROM: Mr. George E. Cavrellis, Deputy Director
SUBJECT: #5694, R-20 to R-1, North side of Joppa Road
opposite Meadow Ridge Road. Being property of
Dr. Homer Lee.

9th District
HEARING: Wednesday, November 14, 1962 (2:00 P.M.)
The staff of the Office of Planning and Zoning has reviewed the
subject petition for reclassification from R-20 to R-1 zoning
and has the following advisory comments to make with respect
to pertinent planning factors:

1. The subject property is situated within an immediate
neighborhood which is characterized as a larger-lot,
single family residential area within which institutional
uses occur. It is separated very distinctly from the
smaller single family lots and the apartment zoning located
to the north. The separation is provided by the northerly
slope of the Joppa Road ridge which produces differences
of topography within the subject property of 50 feet or
more with grades of 30 percent or more. The physical barrier
resulting from these slopes very definitely separates, from
a planning viewpoint, the land use potentials of the subject
property from those to the north and distinctly relates the
usage of this property with other properties which do depend
upon Joppa Road for their access. The dominant context of
land usage here is that of single family residences on larger
lots.
2. Unlike the apartment area in the southwesterly quadrant of
the Charles Street - Railway Interchange, the subject property
has no direct access or connection with a major road other
than Joppa Road. Access to Charles Street would have to be
via Meadow Ridge - a single family residential area or by
means of Greenwood Avenue - an area with larger lot single
family use potentials.

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAILLY 3-8820

corner of the plat last herein referred to, thence along an extension of the twelfth line of said
aforementioned first parcel, (11) South 14 degrees 08 minutes 40 seconds, West, 2.71 feet to
a point in the outlines of the land first herein referred to and on the center of said woods road,
as now surveyed, and binding reversely on said outlines and on the center of said woods road,
(12) North 60 degrees 43 minutes 34 seconds West, 302.43 feet, and (13) North 77 degrees 43
minutes 34 seconds West, 137.41 feet to a point on the south side of Bellona Avenue South
(also known as Kenilworth Drive), as laid out 80 feet wide, and shown on Plat No. 10607,
Contract No. B-635-74-415, revised April 13, 1955 and prepared by the State Roads Commission
of Maryland, thence binding on the south side of said Bellona Avenue South, (14) South 86 de-
grees 03 minutes 20 seconds West, 69.17 feet to the east Right-of-Way Line of Charles Street,
as shown on said last mentioned plat, thence binding on said Right-of-Way Line, as shown on
said plat and on Plats Nos. 10654, 16330 and 16329 prepared by said State Roads Commission,
the five following courses and distances, (15) South 17 degrees 33 minutes 00 seconds West,
112.23 feet, (16) South 18 degrees 25 minutes 56 seconds East, 111.80 feet, (17) South 05
degrees 54 minutes 12 seconds East 103.08 feet, (18) South 06 degrees 07 minutes 42 seconds
West, 200.12 feet, and (19) South 06 degrees 24 minutes 52 seconds West, 100.04 feet, thence
binding on the north Right-of-Way Line of Joppa Road, as shown on said plats, the five following
courses and distances: (20) South 78 degrees 46 minutes 50 seconds East, 76.63 feet, (21)
southeasterly, by a curve to the right with a radius of 1507.40 feet, the distance of 315.71 feet
(the chord of said arc being South 84 degrees 04 minutes 50 seconds East, 315.13 feet), (22)
South 62 degrees 26 minutes 10 seconds East, 107.29 feet, (23) southeasterly, by a curve to

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 10-24-62
Posted for: R-20 to R-1, North side of Joppa Road
Petitioner: Dr. Homer Lee
Location of property: 1154 Joppa Road, opposite Meadow Ridge Rd.
Location of Signs: 1154 Joppa Road, opposite Meadow Ridge Rd.
Remarks: See above.
Posted by: George E. Cavrellis
Date of return: 10-25-62

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Bowen Weissheit
32 E. 25th Street
Baltimore 18, Md.

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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
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAILLY 3-8820

the right with a radius of 1482.40 feet, the distance of 59.49 feet (the chord of said arc being
South 72 degrees 55 minutes 06 seconds East 59.49 feet), and (24) South 71 degrees 46 minutes
07 seconds East, 142.52 feet, thence still binding on said Right-of-Way Line, (25) South 18
degrees 13 minutes 53 seconds West, 48.27 feet, more or less, to a point in the center line of
Joppa Road, as proposed to be relocated and laid out 60 feet wide, thence binding on said center
line, (26) South 72 degrees 25 minutes 35 seconds East, 945.80 feet, more or less and (27)
southeasterly, by a curve to the right with a radius of 1909.86 feet, the distance of 63.03 feet,
more or less, to a point in the third or South 56 1/4 degrees, West, 17.7 perches line of the
land which by Deed dated March 5, 1890 and recorded among said Land Records in Liber J.W.S.
No. 178, Folio 595 was conveyed by Charles F. Pitt, Jr., and others to George W. Abell, thence
binding reversely on a part of said third line to the beginning thereof, and continuing the same
course reversely along the twelfth line of the land first herein mentioned, in all, (28) North 51
degrees 58 minutes 40 seconds East, 244.44 feet, more or less, to the place of beginning.

CONTAINING 16.87 acres of land, more or less.

SUBJECT to the Easement Areas shown on the State Roads Commission of Maryland
Plats referred to in this description and lying within the boundaries described.

SUBJECT also to, and together with the use, in common with others entitled thereto,
of the woods road mentioned in this description.

SUBJECT also to the proposed realignment and widening of Joppa Road.
JOSEPH D. THOMPSON
P.E. & L.S.N.O. 1150

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 26, 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., on October 26, 1962
at 1 o'clock PM on October 26, 1962 before the 11th
day of November, 19 62 the next publication
appearing on the 26th day of October
19 62.

THE JEFFERSONIAN
Frank Muth
Manager

Cost of Advertisement, \$

PETITION FOR ZONING
RECLASSIFICATION
9th District

5694

ZONING: From R-10 to R-15.
LOCATION: North side of Joppa
Road opposite Meadow Ridge
Road.

DATE & TIME: WEDNESDAY,
NOVEMBER 14, 1962 at 3:00
P.M.

PUBLIC HEARING: Room 362,
County Office Building, 111
W. Chesapeake Avenue
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing.

Concerning all that parcel of
land in the Ninth District of
Baltimore County.

BEGINNING for the same at
the end of the eleventh or S.
34 degrees East, 112 perches
line of the land which by Deed
dated August 1, 1931 and re-
corded among the Land Rec-
ords of Baltimore County,
Liber J.W.S. No. 187, Folio 23

was conveyed by John J.
Worley to George W. Abel, said
point of beginning being at
the beginning of the second
line of the first parcel of the
land which by Deed dated
September 18, 1928 and re-
corded among said Land Rec-
ords in Liber G.L.R. No. 3089,

Folio 54, was conveyed by
Harry U. Riepe, Jr. and others to
The Edmondale Building Co.,
said point of beginning being
also at the southeast corner
of the outline of Plat Two of
Berlin Three "Orchard Hills"

recorded among said Land Rec-
ords in Plat Book G.L.R. No.
23, Folio 72, and running
thence, binding reversely on
the outlines of said first men-
tioned land and on the center
of the woods road referred to
in said deeds, and shown on
said plat and on Plat One of
Section Three "Orchard Hills"

recorded among the said Land
Records in Plat Book G.L.R.
No. 23, Folio 71, said outlines
being also described in said
Deed from Riepe and others
to The Edmondale Building
Co. the ten following courses
and distances: (1) North, 64
degrees 02 minutes 20 seconds
West, 93.92 feet, (2) North, 62
degrees, 01 minutes 20 seconds
West, 174.22 feet, (3) North 48
degrees 20 minutes 20 seconds
West, 141.69 feet, (4) North
41 degrees 18 minutes 20 seconds
West, 235.15 feet, (5) North 54
degrees 05 minutes 20 seconds
West, 93.92 feet, (6) North 46
degrees 10 minutes 20 seconds
West, 141.67 feet, (7) North 60
degrees 25 minutes 20 seconds
West, 321.12 feet, (8) North 48
degrees 02 minutes, 20 seconds
West, 249.10 feet, (9) North
52 degrees 10 minutes 20 seconds
West, 22.84 feet, and (10) North
59 degrees 09 minutes 20 sec-
onds West, 2.57 feet to the
westernmost corner of the plat
last herein referred to, thence
along an extension of the
twelfth line of said afore-
mentioned first parcel, (11)

South 14 degrees 04 minutes
46 seconds, West, 2.71 feet to
a point in the outlines of the
said first herein referred to
and on the center of said
woods road, as now surveyed,
and binding reversely on said
outlines and on the center of
said woods road, (12) North 49
degrees 41 minutes 34 seconds
West, 302.41 feet, and (13)
North 77 degrees 41 minutes
24 seconds West, 127.41 feet
to a point on the south side
of Beltona Avenue South (also
known as Kenilworth Drive),
as laid out 40 feet wide, and
shown on Plat No. 10497, Con-
tract No. B-433-14-414, revised
April 13, 1945 and prepared
by the State Roads Commission
of Maryland, thence binding
on the south side of said Be-
ltona Avenue South, (14) South
84 degrees 02 minutes 20 sec-
onds West, 63.17 feet to the
east Right-of-Way Line of
Charles Street, as shown on
said last mentioned plat,
thence binding on said Right-
of-Way Line, as shown on said
plat and on Plate Nos. 10654,
14320 and 16529 prepared by
said State Roads Commission,
the five following courses and
distances, (15) South 17 de-
grees 12 minutes 00 seconds
West, 112.21 feet, (16) South
14 degrees 25 minutes 56 sec-
onds East, 111.80 feet, (17)
South 65 degrees 54 minutes
12 seconds East, 193.09 feet,
(18) South 06 degrees 07
minutes 42 seconds West, 298.12
feet, and (19) South 66 degrees
24 minutes 12 seconds West,
109.84 feet, thence binding on
the north Right-of-Way Line
of Joppa Road, as shown on
said plat, the five following
courses and distances: (20)
South 18 degrees 46 minutes
East, 74.53 ft., 40 seconds (21)
southeasterly, by a curve to the
right with a radius of 1407.40
feet, the distance of 213.71 feet
(the chord of said arc being
South 44 degrees 04 minutes
05 seconds East, 215.13 feet),
(22) South 62 degrees 16
minutes 10 seconds East, 107.29
feet, (23) southeasterly, by a
curve to the right with a
radius of 1402.40 feet, the dis-
tance of 59.49 feet (the chord
of said arc being South 12 de-
grees 45 minutes 04 seconds
East 59.49 feet), and (24) South
71 degrees 46 minutes 07 sec-
onds East, 142.52 feet, thence
still binding on said Right-of-
Way Line, (25) South 18 de-
grees 12 minutes 31 seconds
West, 48.27 feet, more or less,
to a point in the center line of
Joppa Road, as proposed to be
relocated and laid out 40 feet
wide, thence binding on said
center line, (26) South 72 de-
grees 21 minutes 15 seconds
East, 445.40 feet, more or less
and (27) southeasterly, by a
curve to the right with a radius
of 1409.84 feet, the distance of
62.93 feet, more or less, to a
point in the third or South
14 1/4 degrees, West, 11.1 perches
line of the land which by Deed
dated March 3, 1939 and re-
corded among said Land Rec-
ords in Liber J.W.S. No. 178,
Folio 54, was conveyed by
Charles F. Pitt, Jr. and others
to George W. Abel, thence
binding reversely on a part of
said third line to the begin-
ning thereof, and continuing
the same course reversely along
the twelfth line of the land
first herein mentioned, in all,
(28) North 51 degrees 18
minutes 40 seconds East, 214.44
feet, more or less, to the place
of beginning.

CONTAINING 16.87 acres of
land, more or less.

SUBJECT to the Easement
Areas shown on the State
Roads Commission of Maryland
Plat referred to in this de-
scription and lying within the
boundaries described.

SUBJECT also to, and to-
gether with the use, in com-
mon with others entitled thereto,
of the woods road men-
tioned in this description.

SUBJECT also to proposed
realignment and widening of
Joppa Road.

Being the property of Dr.
Home Lee and Jane A. Lee, as
shown on plat plan filed with
the Zoning Department.

By Order of
JOHN G. HOGUE,
Zoning Commissioner of
Baltimore County.

10-24-11

CERTIFICATE OF PUBLICATION

TOWSON, MD, 25th Oct., 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 one successive weeks before the
14th day of November 1962, the first
publication appearing on the 25th day of
Oct., 19 62.

THE COUNTY NEWS WEEK

W. J. Heyser
Manager

