

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, ZARYL KRIEGER, 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 ML and MIA, unzoned public land, now to an ML and MIA, and for the following reasons:

On the effective date of the zoning map for the Western Planning Area, December 5, 1951, the subject property was shown as being in public ownership by virtue of being owned by the Baltimore County Board of Education. In reality, the subject property had been transferred to the present private owner, Mr. Zaryl Krieger, prior to the effective date as set out above. Mr. Krieger took title to the property on December 1, 1951. Since publicly owned land is not subject to zoning, it is desired to classify the subject property to ML and MIA so as to make the subject property conform with the classification of the surrounding and contiguous property owned by Mr. Krieger. The zoning for the surrounding property is ML and MIA as shown by the attached plats. and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, 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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Zaryl Krieger Legal Owner
Address: 10 Light Street
Joseph M. Roulhac Petitioner's Attorney
Address: 17th Fl., One Charles Center

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of August, 1963, 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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of August, 1963, at 10:30 o'clock A. M.



The following parcel is to be excepted from the above description and is proposed to be reclassified to M. L. R. Zone.

BEGINNING for the same on or near the northwest side of Rolling Road and in or near the center of Belmont Avenue at the beginning of the above described tract of land and running with and binding on or near the said northwest side of Rolling Road and running with and binding on the first, second, third, and part of the fourth lines of said above tract of land South 19 degrees 15 minutes 40 seconds West 22.58 feet, South 21 degrees 34 minutes 40 seconds West 99.12 feet, South 25 degrees 00 minutes 40 seconds West 28.00 feet and South 74 degrees 32 minutes 20 seconds East 275 feet more or less; thence northeasterly 225 feet more or less to intersect the twelfth line of said above tract of land; thence running with and binding on part of said twelfth line North 44 degrees 38 minutes 10 seconds West 200 feet more or less to a point in or near the center of Belmont Avenue; thence running with and binding in or near the center of Belmont Avenue and running with and binding on the last line of said above tract of land South 41 degrees 53 minutes 40 seconds West 197.39 feet to the place of beginning.

Containing 1.6 acres of land more or less.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the land that was public but is now private property and the zoning requested is in conformance with the zoning adopted by the County Council for other land in the immediate vicinity.

the above reclassification should be had, and a further appearing that it is in the public interest that the above reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of August, 1963, that the herein described property or area should be and the same is hereby reclassified, from ML and MIA to ML and MIA zone, and after the date of this order, subject to approval of the site plan for the development of the subject property by Bureau of Public Services and the Office of Planning and Zoning.

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of August, 1963, that the above reclassification 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 none zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 2, 1963
FROM: Mr. George S. Darvelis, Deputy Director

SUBJECT: #5918, R-6 to R-4 and M-1, Northeast side of Belmont Avenue and Rolling Road. Being property of Zaryl Krieger.

1st District
REMARKS: Monday, August 19, 1963 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject Petition for Reclassification and has the following comments to make:

1. The subject property had been owned by the School Board. Because of its public ownership it had to be shown on the Western Planning Area Map as public land and was not zoned for any specific use. Since the adoption of the Map, the property has reverted to private ownership.
2. Is the subject property R-6 or is it classified as unzoned public land on the Western Planning Area Zoning Map?
3. The zoning sought by the Petitioner is in accordance with the goals of the Western Planning Area Map. If the property had been in private ownership the R-6 and M-1 zoning would have been provided by the Western Planning Area Zoning Map.

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M-L ZONING
PROPERTY OF ZARYL KRIEGER
W.J.R. 3942-358

BEGINNING for the same at a point in the center of Belmont Avenue, North 49 degrees 04 minutes East 116.00 feet from the end of the first line of the land described in a Deed from J. Frederick Adams, Sr., to Carl Seiser, et al, and recorded on October 18, 1946 among the Land Records of Baltimore County in Liber R.J.S. No. 1525, Folio 189, said point being at the end of the first line of the lot conveyed in a Deed from J. Frederick Adams, Sr. to Charles Seiser, thence running along the center of Belmont Avenue North 49 degrees 04 minutes East 100.00 feet; thence running for lines of division now made, South 46 degrees 56 minutes East passing over a pipe set on the south side of Belmont Avenue for a distance of 430.0 feet; thence running South 49 degrees 04 minutes West 100 feet to a pipe; thence running to and binding on the second line of the Deed secondly mentioned above, North 40 degrees 56 minutes West 430 feet to the point of beginning. Containing 1 acre of land, more or less.

BEING the same property conveyed unto the party of the first part by Board of Education of Baltimore County, by deed dated the 31st day of August, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3926 Folio 117.

W.J.R. 3942-361

BEGINNING for the same on or near the northwest side of Rolling Road at the beginning of the fourth line of a parcel of land secondly described in a Deed dated September 9, 1940, and recorded among the Land Records of Baltimore

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Liber J.W.B. No. 1525, Folio 189, was conveyed by J. Frederick Adams, widower, to Carl Otto Seiser, et al, thence running with and binding on said third line South 41 degrees 54 minutes West 94 feet to the beginning of the second line of the parcel of land firstly described in the aforesaid Deed dated May 28, 1947 from J. Frederick Adams, Sr., widower, to Carl Otto Seiser, et al, thence running with and binding on the second and third lines of said parcel of land the two following courses and distances viz: South 41 degrees 54 minutes West 40 feet and North 44 degrees 38 minutes 10 seconds West 345.62 feet to a point in or near the center of Belmont Avenue and in the third line of the aforesaid parcel of land secondly described in the Deed from J. Frederick Adams, Sr., to J. Frederick Adams, Jr., and thence running with and binding in or near the center of Belmont Avenue and on a part of said third line South 41 degrees 53 minutes 40 seconds West 197.39 feet to the place of beginning. Containing 17.099 acres of land, more or less.

BEING the same property conveyed unto the party of the first part by Board of Education of Baltimore County, by deed dated the 31st day of August, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3926, Folio 114.

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County in Liber C.W.B. Jr. No. 1128, Folio 101, which was conveyed by J. Frederick Adams, Sr. to J. Frederick Adams, Jr., and thence running with and binding on or near the northwest side of Rolling Road, and on the fourth and fifth lines and on a part of the sixth line of said secondly described parcel of land, as the courses are referred to the true meridian as established by the Baltimore County Metropolitan District, the three following courses and distances, viz: South 19 degrees 15 minutes 40 seconds West 22.58 feet, South 21 degrees 34 minutes 40 seconds West 99.12 feet and South 25 degrees 00 minutes 40 seconds West 28 feet, thence leaving said road and outline and running for lines of division the five following lines, viz: South 74 degrees 32 minutes 20 seconds East, passing over a concrete monument set on the southeast side of Rolling Road as proposed to be widened 1136.26 feet to a concrete monument, thence northerly by a line curving to the right having a radius of 660.90 feet, for a distance of 431.98 feet (the chord of said arc bearing North 1 degree 56 minutes 56 seconds West 424.33 feet to a concrete monument, North 16 degrees 46 minutes 34 seconds East 634.77 feet to a concrete monument, North 76 degrees 32 minutes 20 seconds West 210 feet to a concrete monument, and thence northeasterly by a line curving to the right having a radius of 700 feet and passing over a concrete monument set on or near the southeast side of Belmont Avenue as proposed to be widened, in all a distance of 315.06 feet (the chord of said arc bearing North 62 degrees 49 minutes 33 seconds West 331.86 feet) to a point in or near the center of Belmont Avenue and in the third line of the aforesaid secondly described parcel

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of land in the aforesaid Deed from J. Frederick Adams, Sr. to J. Frederick Adams, Jr., thence running with and binding in or near the center of Belmont Avenue and on a part of said third line South 41 degrees 53 minutes 40 seconds West 94.46 feet to the beginning of the second line of a parcel of land which by Deed dated May 31, 1954, and recorded among the Land Records of Baltimore County in Liber C.W.B. No. 2508, Folio 413, was conveyed by J. Frederick Adams, widower, to Joseph Carmelo Anello and wife, thence leaving said avenue and running with and binding on the second and third lines and on a part of the fourth line of said parcel of land the three following courses and distances, viz: South 48 degrees 06 minutes East 440 feet, South 41 degrees 54 minutes West 100 feet, and North 48 degrees 06 minutes West 85 feet to the beginning of the third line of a parcel of land which by Deed dated May 28, 1947, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1566, Folio 277, was conveyed by J. Frederick Adams, Sr., widower, to Charles Oscar Seiser and wife, thence running with and binding on the third line of said parcel of land South 41 degrees 54 minutes West 100 feet to the end of the second line of the parcel of land secondly described in a Deed dated May 28, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1566, Folio 277, which was conveyed by J. Frederick Adams, Sr., widower to Carl Otto Seiser, et al, thence binding reversely on said second line South 41 degrees 54 minutes West 16 feet to the beginning of the third line of a parcel of land which by Deed dated October 18, 1946 and recorded among the Land Records of Baltimore County in

