

JOHNSON BOWIE
ATTORNEY AT LAW
101 LUTHER BUILDING
20 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

March 29, 1965

Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition for reclassification from an "R-6" Zone
to an "R-A" Zone, W/S Jack's Lane, 414.60'
S. of Hazelwood Avenue, 14th District
Bradley Wellbrenner, et al., Petitioners - #5944

Gentlemen:

The property which was the subject of the above petition has been
sold and transferred to the Board of Education of Baltimore County,
Maryland.

Therefore, the appeal filed by the Petitioners is moot and should
be dismissed.

Very truly yours,

Johnson Bowie
Johnson Bowie
Attorney for Petitioners

JB/mb
CC- Ernest A. Sciascia, Esq.

*Rec'd 3:30 PM
9/21/65*

Lester Mace
John C. Childs
Associates
George W. Bulley
Robert W. Cullen
Leonard R. Ellis
Steven F. Horowitz
Paul Lee
Paul S. Swartz

CHILD, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Soil Planners
2129 N. Charles St., Baltimore 18, Maryland
HO 4-1410

DESCRIPTION

PROPERLY ON BOTH SIDES OF JACK'S LANE, SOUTH
OF HAZELWOOD AVENUE, FOURTEENTH ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning: R-6
Proposed Zoning: R-A

Beginning for the same at a point on the west side of Jack's Lane
as laid out twenty-five feet wide, at the distance of 414.60 feet, as
measured along said west side of Jack's Lane, from its intersection with
the south side of Hazelwood Avenue, as laid out thirty feet wide, said
point of beginning being at the beginning of the seventh line of the land
which by deed dated June 29, 1944 and recorded among the Land Records
of Baltimore County in Liber R. J. S. No. 1332, Folio 350 was conveyed
by Spector Holding Company, Inc. to Louis Lee Wellbrenner and wife, and
running thence, binding on the west side of said Jack's Lane and on a part
of said seventh line, (1) S. 03° 31' W., 113.45 feet to the beginning of the
land which by deed dated August 15, 1930 and recorded among the afore-
mentioned Land Records in Liber C. W. B. Jr. No. 950, Folio 2 was con-
veyed by Stephen L. Zachar to Lawrence E. Young and wife, thence binding
on the first, second and third lines of said land the three following courses
and distances: (2) S. 76° 19' E., 264.00 feet, (3) S. 03° 31' W., 375.42 feet
and (4) N. 26° 29' W., 259.83 feet to a point on the west side of Jack's Lane

Water Supply
Sewage
Drainage
Highways
Sewerage
Sanitation
Investigations
Expenses

#5944
63-61

MAP
#111/14A
RA
8/20/63

RE: PETITION FOR RECLASSIFICATION :
from an R-6 Zone to an R-A Zone,
W/S Jack's Lane, 414.60' South
of Hazelwood Avenue,
14th District
Bradley Wellbrenner, et al.,
Petitioners :
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5944

ORDER OF DISMISSAL

Petition of Bradley Wellbrenner, et al., for reclassification from an R-6
Zone to an R-A Zone of property located on the west side of Jack's Lane, 414.60 feet
south of Hazelwood Avenue in the Fourteenth District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter dated March 29,
1965 from the attorney representing the petitioner-appellant in the above entitled
matter.

Whereas the said attorney for the said petitioner requests that the appeal
filed on behalf of said petitioner, be dismissed and withdrawn as of March 29, 1965.

It is hereby ORDERED this 30th day of March, 1965 that
said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

IN THE MATTER OF THE
PETITION FOR RECLASSIFICATION
FROM AN "R-6" Zone to an "R-A"
Zone - West side of Jack's Lane
414.60' S. Hazelwood Avenue,
14th Dist., Bradley K. Wellbrenner,
et al., Petitioner, Western Associates, Inc.,
Contract Purchaser - No. 63-61

Dear Mr. Commissioner:

Please enclose an appeal to the Board of Appeals of Baltimore County on
behalf of Western Associates from your Order dated September 13, 1963,
denying the reclassification.

I HEREBY CERTIFY that on September 24
1963, copy of the foregoing was mailed to
Ernest A. Sciascia, Esq., 433 Title Bldg.,
Baltimore 2, Md., Attorney for Protestants.

Johnson Bowie
Johnson Bowie
Attorney for Petitioners

JOHNSON BOWIE
ATTORNEY AT LAW
TOWSON & MD.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____, 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 _____ zone to an
R-A _____ zone; for the following reasons:

1. There was an error in the original zoning.
2. There has been a change in the neighborhood.

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 _____

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.

Address _____
Contract Purchaser

Address _____
Petitioner's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day
of _____, 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 through-
out 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 _____ day of September, _____, 1963, at 1:00 o'clock
P. M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Hoot, Zoning Commissioner Date: August 30, 1963
FROM: Mr. Stephen S. Overy, Deputy Director
SUBJECT: #5944-63-61, R-6 to R-A, West side of Jack's Lane 414.60 feet
South of Hazelwood Avenue, Being property of Young and Wellbrenner.

14th District

REMARKS: Wednesday, September 11, 1965 (1100 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
petition for reclassification from R-6 to R-A zoning and has the following
advisory comment to make with respect to pertinent planning factors:

1. Analysis of the subject petition, with respect to the physical
area and the pattern of development, indicates that there
is nothing inherent to suggest either the logic or the appropriateness
of apartment zoning. The subject property does not meet any
new apartment areas. The property is not situated in or in close
proximity to a major roadway, it is removed from neighborhood or
community shopping facilities, and it is not well related to any
other community facilities.

URGENT

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 be had; and it further appearing that by reason of _____

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1963, that the herein described property or area should be and
the same is hereby reclassified; from a _____ zone to a _____
zone, and/or a Special Exception for a _____ should be and the same is
granted, from and after the date of this order.

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 Baltimore County Zoning Commission has been
sufficiently changed in the R-6 to R-A zoning, the zoning from R-6 to R-A
zone of the subject property in error in that apartment zoning has not been planned
as the R-6 zone.

the above reclassification should NOT BE HAD, and a Special Exception should NOT BE
granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day
of September, 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 to
and remain as R-6 zone.

Zoning Commissioner of Baltimore County

MICROFILMED

5944-63-61

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th Date of Posting 12/27/63

Posted for Bradley Weillbromer, et al

Petition of property W/S Jack's Lane, #14-60 S. of
Hazelwood Ave.

Location of Sign. Opp. S. of Frank's Lane, W. of S. on an adjacent
and opp. S. of Frank's Lane, W. of S. on an adjacent

Remarks: Prop. for rezoning from R-1 to R-2

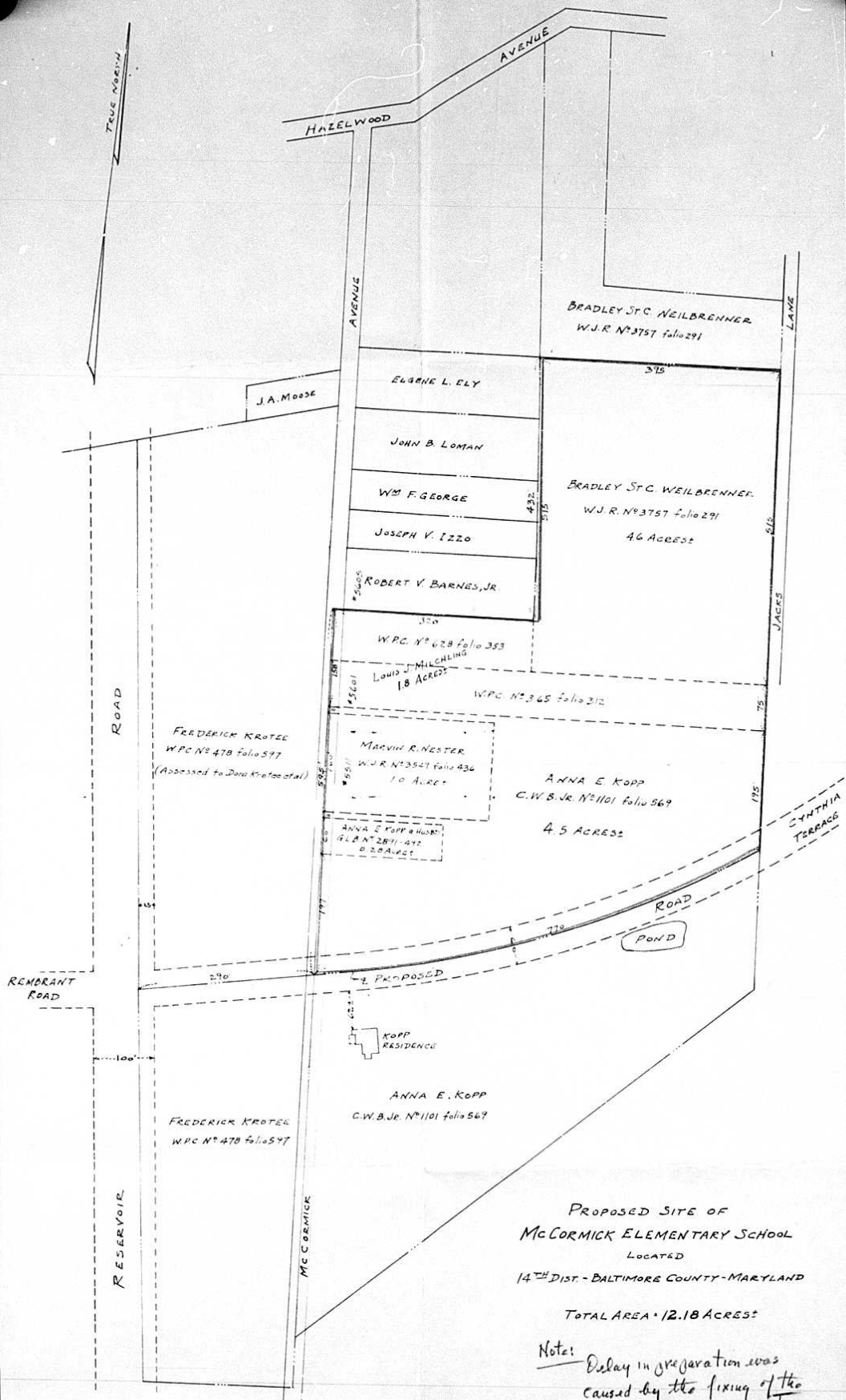
Posted by Robert Lee Powell Jr. Date of Posting 12/27/63

TELEPHONE NO. VALLEY 9-3000	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND		No. 1788 DATE 7/1/63
TO:	Sam Valley, Inc. 1167 Hopetown Building Baltimore 2, Md.	BILL TO: Zoning Department of Baltimore County	
REPORT TO ACCOUNT NO.	01682		
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		UNIT PRICE
	Petition for Reclassification for Young & Wellbriener		\$0.00
	FRD - Suburban Council - City and Towns		
	7-163 631 * 1788* 77P-		\$0.00
9	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		

was said to said seventh line,
to a point of said seventh line,
of 30 degrees 36' N., 15.6 feet
fact to the beginning of the third
line, to more dated August 15,
1920 and recorded among the
non-mentioned Land Records in
Liber C.W.H. Jr. No. 900, Folio
2 was conveyed by Joseph L.
Zachar to Lawrence E. Young
with covenance binding on the
first, second and third lines of
said land the three following
courses and distances (1) S. 79°
degrees 19' E., 264.00 feet (3) S.
61° degrees 37' W., 275.42 feet
289.81 feet to a point on the west
side of Jack's Lane herein re-
ferred to and in the severals
said first mentioned land,
covenant binding on said west
side of Jack's Lane and on a part
of said seventh line, (4) S. 69 de-
grees 18' E., 93.02 feet to the end of said
seventh line, thence bearing and
distance as above to the begin-
ning of Jack's Lane and thence on
said eighth and ninth lines to the
first mentioned land the two
following courses and distances:
(5) N. 65 degrees 54' W., 366.43
feet, (6) N. 77 degrees 03' degree
E., 133.00 feet to the beginning
of the first mentioned land,
thence bearing on the first line
thence bearing on (7) N. 61 degree 34'
S., 833.3 feet, more or less, to the
southerly side of Harwood
Avenue hereinto referred, thence
bearing thereon along the amount
line of said first mentioned lands
and along the fifth line of the first
parcel of the land which by
deed dated September 28, 1905
and recorded among said Land Rec-
ords in Liber W.L.B. No. 1967,
Folio 29 was conveyed by Spencer
Willing Company Inc., to Bradley
St. C. Westheimer and wife in
all, 19 N. 60 degree 14' E.,
52.92 feet said last bearing being
as called for in said last restriction
of deed, thence bearing on the
line of said first parcel and still
bearing and distance as above
binding on the south side of
said Harwood Avenue as called
for in said last restriction of
deed, (8) S. 85 degree 37' E., 72.30
feet, thence bearing on the first
line, coveant leaving the first
Avenue and thence on the first
line of said first parcel, until
called for to said last restriction
of deed, (9) S. 60 degrees 39'
W., 700.50 feet to the end thereof
and to the beginning of the first
line of the said first herein re-
ferred to, thence bearing on the
south side and still on of said first
line of said land, (10) S. 68 degrees
N. 120.00 feet, (11) S. 68 degrees
W., 213.20 feet, and (13) S.
er' W., 297.30 feet to the
beginning of boundary,
the place of property of Stanley
Clayton and Isaac H. Ward-
well, owners of said A. Young and
heirs.

J. A. Young, as the owner
in person
plac'd by order of

JOHN G. BOHR,
ZONING COMMISSIONER
OF BALTIMORE COUNTY



PROPOSED SITE OF
MCCORMICK ELEMENTARY SCHOOL
LOCATED
14TH DIST. - BALTIMORE COUNTY - MARYLAND

TOTAL AREA - 12.18 ACRES

Note: Delay in preparation was caused by the fixing of the alignment of Cynthia Terrace. An appraisal is underway. When completed, negotiations will begin.

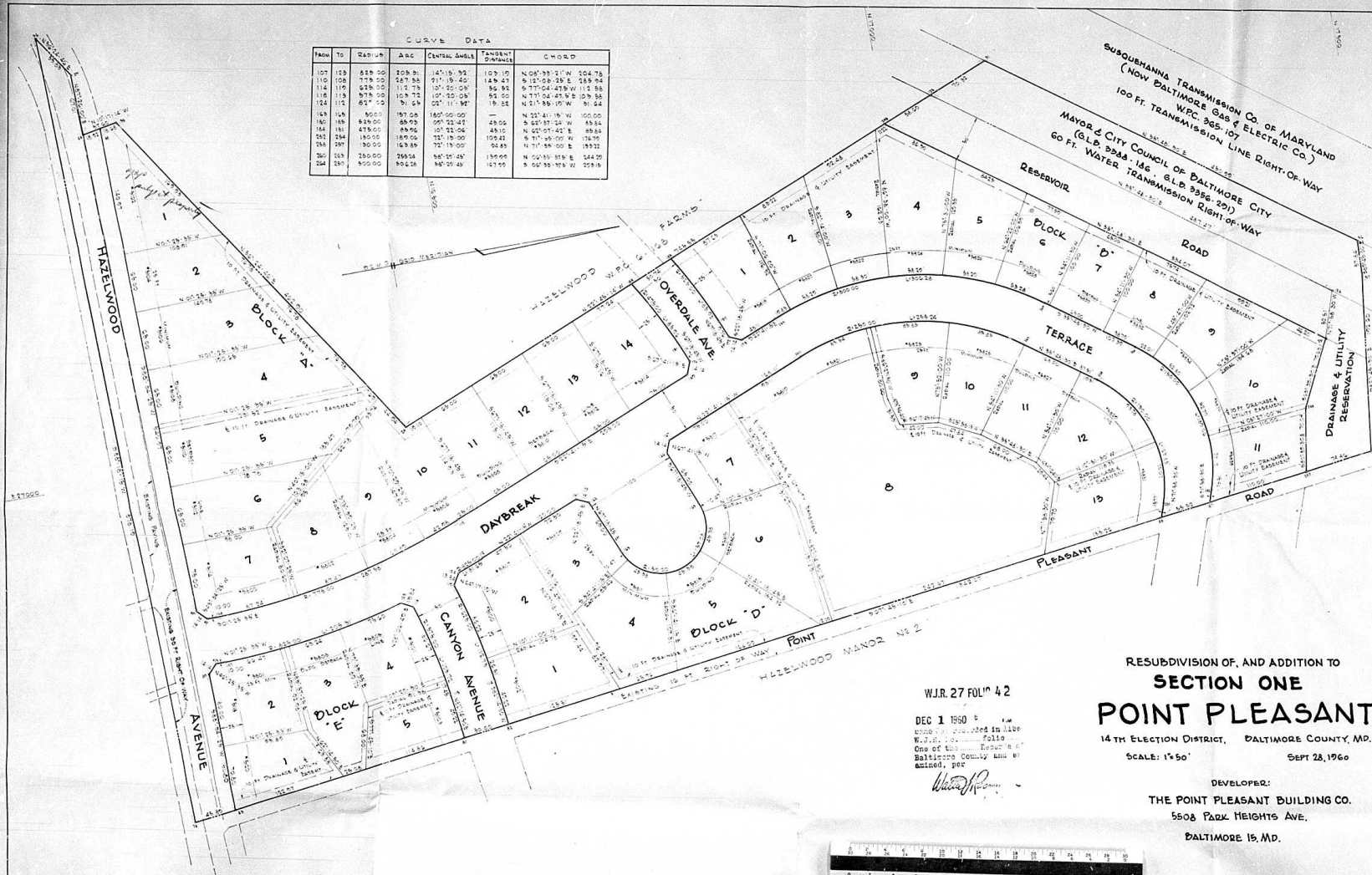
REVISED AUGUST 13, 1963
SCALE - 1" = 100' AUGUST 2, 1963

DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVENUE
TOWSON, MARYLAND

Note: Compiled from deeds and plats.
Dimensions and areas are approximate.

CURVE DATA						
FROM	TO	RADIUS	ARC	CENTRAL ANGLE	TANGENT DISTANCE	CHORD
107	108	825.00	109.31	14° 15' 33"	109.10	N 06° 33' 12" W 104.78
110	109	778.00	127.55	21° 15' 42"	149.47	S 17° 09' 20" E 289.94
114	110	825.00	112.78	13° 52' 08"	86.95	S 77° 04' 43" W 111.86
118	114	875.00	109.72	10° 10' 08"	93.50	N 77° 04' 43" E 109.88
124	118	857.50	91.64	09° 11' 30"	10.28	N 11° 36' 17" W 91.64
143	124	800.00	187.09	180° 00' 00"	—	N 32° 41' 18" W 100.00
140	143	925.00	65.93	09° 22' 41"	49.55	S 52° 37' 24" W 89.54
144	140	475.00	48.60	10° 21' 04"	49.10	N 02° 01' 42" E 49.84
231	244	180.00	16.99	17° 19' 00"	109.42	S 91° 26' 00" W 176.79
238	231	190.00	16.99	17° 19' 00"	96.49	N 11° 36' 17" E 189.50
240	238	180.00	289.58	96° 51' 48"	199.69	N 02° 01' 42" E 144.00
244	240	800.00	802.28	96° 20' 48"	167.55	S 50° 35' 10" W 209.18

COORDINATES		
NS	EAST	NORTH
14	26 996.50	6 480.77
15	26 996.00	6 184.20
16	26 1071.94	11 117.80
17	26 410.25	16 174.20
18	26 809.98	16 108.98
19	26 971.41	17 483.94
20	27 009.25	17 483.95
21	26 417.00	6 191.20
22	27 881.88	16 109.30
23	27 000.91	17 489.11
24	27 805.05	16 495.24
25	27 982.75	16 484.45
26	27 378.14	6 191.20
27	27 878.68	17 121.91
28	27 129.46	17 578.18
29	26 919.33	16 199.91
30	27 124.41	16 171.05
31	27 162.73	16 122.24
32	27 164.18	16 179.65
33	27 214.12	16 131.71
34	27 215.01	16 190.77
35	27 169.93	16 189.92
36	27 104.10	16 202.19
37	27 195.33	16 493.64
38	27 254.19	16 478.16
39	27 290.20	16 518.64
40	27 159.07	16 409.48
41	27 124.53	16 495.25
42	27 165.09	16 505.27
43	27 141.07	16 497.01
44	27 124.78	17 008.76
45	27 016.08	17 484.53
46	27 141.07	17 008.76
47	27 104.09	16 505.35
48	27 058.42	16 511.29
49	27 058.42	16 511.29
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80	27 058.42	16 511.29
81	27 058.42	16 511.29
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94	27 058.42	16 511.29
95	27 058.42	16 511.29
96	27 058.42	16 511.29
97	27 058.42	16 511.29
98	27 058.42	16 511.29
99	27 058.42	16 511.29
100	27 058.42	16 511.29



RESUBDIVISION OF, AND ADDITION TO
SECTION ONE
POINT PLEASANT
 14TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
 SCALE: 1"=50' SEPT 28, 1960

W.J.R. 27 FOLIO 42
 DEC 1 1960
 One of the...
 Baltimore County and of
 saided, per
Walter H. Matz



APPROVED: <i>Walter H. Matz</i> DEPUTY BALTIMORE COUNTY PLANNING BOARD DATE: 12/14/60 DIRECTOR	APPROVED: <i>Walter H. Matz</i> COUNTY CLERK ENGINEER DATE: 12/14/60	NOTE: Streets and/or roads shown herein and mentioned in deeds are for the purposes of identification only and are not intended to be dedicated to public use. The fee simple title to the tract shown herein is expressly reserved in the grant of the deed to which this plat is attached. Their terms and conditions.	NOTE: Coordinates and bearings shown on this plat are referred to the system of coordinates adopted in the Baltimore County Metropolitan District and are based on the following Townships: X-2608 E 27 581.85 N 16 147.12 X-2609 E 27 574.82 N 16 150.98	OWNERS CERTIFICATE The return of the... The Point Pleasant Building Co. <i>Walter H. Matz</i> 11-15-60 OWNER	SURVEYORS CERTIFICATE I, Walter H. Matz, Registered Land Surveyor of the State of Maryland, do hereby certify that the return shown herein has been laid out and the plat thereon prepared in accordance with the provisions of the law relating to the subdivision of land shown on these "Plans" Chapter 101 of the Code of 1948 and subsequent acts amendatory thereof. <i>Walter H. Matz</i> 12/14/60 REGISTERED LAND SURVEYOR 1951 DATE
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MATZ, CHILDS & ASSOCIATES
 2129 N. CHARLES ST.
 BALTIMORE 18, MD.