#5918 PETITION FOR ZO ING RE-CLASSIFICATION 43-35 AND/OR SPECIAL EXCEPTION Wester

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ARCA SEC.2-8 I, or we. ZANVYL KRIEGER legal owner of the property situate in Bal County and which is described in the description and plat attached hereto and made a part hereof MLE hereby petition (1) that the zoning status of the here in described property be re-classified to the Zoning Law of Baltimore County, from anR-6, unzoned public land zone to an ML and MLRzone; for the following reasons:

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 re-classification and or Special Exception advertising posting, etc., upon filing of this petition, and further agree to and c to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

Zampe Kinga ddres 10 Light Street

24th Floor, Baltimore 2, Md. Protestant's Attorney

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Joseph M. Roulhac Address 17th Fl., One Charles Center

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day 196 3 that the conject matter of this netition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimere County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baitimore County in Room 106, County Office Building in Towson, Baltimor

19th dee of August way 29 63 11, 12 Anir Charles Control C OFFICE OF PLENNING & ZONING

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63-35

Wester.

CHARLES D. GRACE

The following parcel is to be excepted from the above description and $\rho_L(\rho)$ 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 99.42 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 bh 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 truct 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 remarked, that the land that was public but is now private property and the rooting requested is in conformance with the zoning adopted by the County .Commeil for other land in the immediate area. the above Reclassification should be had; mad to further appearing that as reason of PHARMACON TO THE PROPERTY OF THE PARTY OF TH IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2014 day of __August _____, 1963_, that the herein described property or area should be and the same is hereby reclassified; from x "R=4" zone to x "F-L" and "M-L-R" roce, and remoderable and this order subject, to approval of the site plan for protect from and after the date of this order subject, to approval of the site plan for the development of the subject preparty by Burgau of Phblic Parvices and the Office of Planning and Zoning.

Zening 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 above re-classification should NOT BE MAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.... 196..., that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and zone; and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County



BALTIM E COUNTY, MARYLANI

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date July 25, 1963

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5918. R-6 to M-L and M-L-R. Northeast side of Selmont Avenue and Rolling Road. Being property of Zanyyl Kreiger.

1st District

5918

Monday, August 19, 1963 HEARING:

(1:30 P.M.)

The staff of the Office of Flanning and Zoning has reviewed Reclassification and has the following

- 1. The subject property had been owned by the School Board. The subject property had ownership it had to be shown on the Western Planning Area Map as public land and was not zened for any specific use. Since the adoption of the Ma the property has reverted to private ownership.
- Is the subject p.operty R-6 or is it classified as unzoned public land on the Western Planning Ares Zoning Map?
- The going sought by the Petitioner is in accordance with the goals of the Western Planning Area Nap. If the property had been in private concrabit the Well and K-i-dz toning would have been provided by the Western Planning Area Zoning Map.

CHARLES D. GRACE ONAL ENG .EER & LAND SURVEYOR 121 ALLEGHANY AVENUE TOWSON 4. MARYLAND

63.35

AREN MAP

SE(.2-B

M-L ZONING PROPERTY of ZANVYL KRIEGER W.J.R. 3942-358

niL BEGINNING for the same at a point in the center of Belmont 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 40 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 Wests430 feet to the point of beginning. Containing I 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

CHARLES D GRACE

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CHARLES D GRACE

CHARLES D. GRACE

County in Liber C.W.B.Jr. No. 1128, Folio 101, which was conveyed by J.

binding on or near the northwest side of Rolling Road, and on the fourth and

Frederick Adams, Sr. to J. Frederick Adams, Jr., and thence running with 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 tb-ee following courses and distances, viz.

South 19 degrees 15 minutes 40 seconds West 22,58 feet, South 21 degrees 34

the five following lines, viz: South 74 degrees 32 minutes 20 seconds East,

passing over a concrete monumert 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 600.90 feet, for a distance of

431.98 feet (the chord of said are bearing North I degree 56 minutes 56 seconds

West 424.33 feet to a concrete monument, North 16 degrees 46 minutes 34 seconds

East 634.27 feet to a concrete monument, North 76 degrees 52 minutes 20 seconds

West 210 feet to a concrete monument, and thence northwesterly 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

Belmont Avenue and in the third line of the aforesaid secondly described parcel

all a distance of 335.06 feet (the chord of said are bearing North 62 degrees

49 minutes 33 seconds West 331.86 (cet) to a point in or near the center of

minutes 40 seconds West 99,42 feet; and South 25 degrees 00 minutes 40 seconds West 28 feet, thence leaving said road and outline and running for lines of division

OHAL ENGINEER & LAND SURVEYO 21 ALLEGHANY AVENUE OWBON 4. MARYLAND

63.35

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 ne South 41 degrees 54 minutes West 64 feet to the beginning of the second line or the parcel of land firstly described in the aforesaid Deed dated May 28, 1947 from J. Frederick Adams, Sr., widower, to Car 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 he 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. Mr. 3926, Folio 114.

5/21/63

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 564,46 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 G. L. 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 430 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 -corded among the Land Records of Baltimore County in Liber J. W. B. No. 1561, folio 436, 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 Caltimore 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

GEG/cs

CERTIFICATE OF POSTING ZCHING DEPARTMENT OF BALTIMORE COUNTY Towson, Mary'and

	Date of Posting August . 2, . 1963
Districtlat	r. Reclassification. from. R.6. to M.L. & M.L. &
Petitioner:Zanwyl-Kr	peast side of Belmont Ave. & Holling Hd.
Location of property.	
of Cimer 1 alg	330: E/Bolling. Md. S/S Helmont Av. E. S/K. corner. Belmont of intersection Holling. Ed.
Location of Signature	totorgection Holling Rd.
1 aig	S/K corner Be Imont Bt Intersection
Remarks: 150	Date of return: August 8, 1963
Posted by Sier	ire .
//	
/ /	0
Sign	***

TELEPHONE VALLEY 3-3000

BALTA E COUNTY, MARYLAND

OFFICE OF FINANCE No. 17812 Division of Collection and Re-cipts COURT HOUSE TOWSON 4, MARYLAND

DATE 5/29/63

Messrs. Smith, Somerville & Case 17th Fl. One Charles Center Baltimore 1, Md.

BULLECT BYZoning Department of Baltimore Count

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$50.00
	Fetition for Reclassification for Zamyl Krieger	50.00 ·
	FAUD-Sattement Community of Lorent Linear	
	5-2963 9236 · · · • 186-	50,00
	MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND	- 4

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DA # 16/63

Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

BILLED Zoning Department of BY: Baltimore Conty Messrs. Suith, Secerville & Cass 17th Fl.

OSIT TO AC	One Charles Center Baltimore 1, Mis	163.00
IANTITY	DETAGLIFFER SCENEY, AND RETURN WITH YOUR REWITTANCE Advertising and posting of property for Zanvyl Krieger	1.63.00 -
	FAID Ballogue Charles 12 Charles Season	cq.
	0-1963 2540 · · · TIL-	16300
	9	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 2 , 19 63

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and pub-

hished in Baltimore County, Md., once in each of one successive weeks refere the 19th day of August 19 63 the first publication

appearing on the lat day of August

THE TIMES.

John M. Martin Manager John M. Martin (9. h.)

Cost of Advertisement, \$83.00 Purchase order S 9730 Requisition No. N175

19 53.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md

CATONSVILLE, MD.

August 5, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Beltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week the 5th day of August, 1963 , that is to say the same was inserted in the issues of

August 1, 1963.
THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager &B

