RE: PETITION FOR RECLASSIFICATION from an "R-6" Zone to an "R-A" Zone to a

MECORE COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

No 64-22-0

6

ORDER OF DISMISSAL

Petition of Kilkerry Holding Company for reclassification from an "R-6" Zone to an "R-A" Zone, property located on the south side of Lochcarrow Road, 15' east of Westcott Way in the 11th District of Bultimore County

Whereas request for dismissal was made in open hearing on September 29, 1964 by the attorney for the petitioner-appellant in the above entitled matter.

Whereas the said attorney for the said patitioner-annellant requests that the appeal filed on behalf of said petitioner, be dismissed and withdrawn as of Sentember 20 1044

It is thereby ORDERED this 39 5 day of September, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Mutchell Court

64

3-1

TORNEY AND COUNSELLOR AT LAW

January 23, 1964

Hon. John G. Rose Zoning Commissioner of Baltimore County County Office Building Towson 4, Maryland

Case No. 64-23-R - Petition filed by Kilkerry Rolling Company, Legal Owner, for Zoning Reclassi-fication of 7.085 Acres of Land, more or less, on the South Side of Lowhearrow Road, 15 feet East of Hosboott Rodd, Elevent Riection District of Baltimore County, Maryland, Jrom a hi. 62 Cone to file. Jones of the State of Research Reclassification of Research Reclassification of Research Reclassification of Research R

ASSOCIATE

Please enter as appeal to the County Board of Appeals from the doction of the Deputy Counts Constantance dated January 20, 1984, despring the Petition for Reclassification in the above entitled case. This appeal is taken in the country of the Cou

(1 pigns)

PETITION FOR ZONING RE-CLASSIFICATION 423R

AND/OR SPECIAL EXCEPTION

TO THE TOWNS CONDITIONED OF BALTMORE COUNTY

MAPV THE PROPERTY Holding Company legal owner... of the property situate in County and which is described in the description and plat attached hereto and made a part hereof, RA hereby petition (1) that the zoning status of the herein described property be re-class to the Zoning Law of Baltimore County, from an-R.A. sone for the following reasons

There is a present need in the area for additional apartment dwallings to which use the subject property is most adaptable. Further, changes in the character of the area justify the re-classification of the pro-perty from an R.6 to an R.4. Zone.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regula L 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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

> KTIKERRY HOLDING COMPANY BY: Refule Lein c/o M. William Adelson 1035 Maryland Nat'l Bank Bldg. W. William Adelson

1035 Maryland National Bank Bldg. (2)

missioner of Baltimore County, this 23rd ORDERED By The Zoning Com 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 had before the Zoning mer of Baltimore County in Room 106, County Office Building in Towson, Baltimore ..day of January 196 h at 2100 o'clock

County, on the 20th .P.M. OCT 23 163 -11.12 OFFICE OF PLUMBING & ZIMES

Boigins

RB: PSTITION FOR RECLASSIFICATION from R-6 to R-A Zone 3/S of Lochcarrow Road, 15° E of Mostcott Road-lith Pist. Kilkerry Holding Co-Potitioner

BEFORE DEPUTY ZONING CONVISSIONER

BALTINGE COUNTY Case No. 64-23-R

Upon hearing on the above petition for reclassification from an R-6 Zone to an R-A Zone, the land lying on the South side of Lochcarrow Road, 15 feet East of Westcott Road, in the Eleventh Election District of Baltimore County, the testimony produced at the hearing did not indicate that the Official Zoning Map of Baltimore County was in error when adopted by the County Council.

.........

For the reason stated above the reclassification should not be had.

IT IS CREEKED by the Deputy Zoning Commissioner of Beltimore County, this 20 day of January, 1964, that the above reclassification be and the same is hereby DENIED and that the above property or area be and the same is hereby continued as and to remain an R-6 Zone.

GEOM WILLIAM STEPHENS. JR. & ASSOCIATES INC ENDINEERS

Description of Part of Perry Hall Estates to be rezoned from R-6 to R-A

October 4, 1963

#64-23 R

MAP

#11+14A

RA

1/14/64

64-23 R

Beginning for the same at a point on the south side of Lochcarrow Road, said point of beginning being distant 15.00 feet, measured easterly along said south side of Lochcarrow Road from the east side of Westcott Way, 50.00 feet wide, coordinates of said point of beginning being North 43,365.04 and East 41,713.38 as shown on a plat entitled "Addition to, and Resubdivision of Part of Block I, Section Five, Perry Hall Estates." dated November 21, 1961, and recorded among the Plat Records of Baltimore County in Liber W.J.R. 28, folio 32, and running thence binding on said south side of Lochcarrow Road as shown on said plat, easterly along a curve to the left with a radius of 271.43 feet for a distance of 59.68 feet, said curve being subtended by a chord bearing South 88° 52' 00" East 59.56 feet, to the northwest corner of Lot 19, Block B as shown on a plat entitled "Section Six, Perry Hall Estates", dated April 5, 1962, and recorded among the Plat Records of Baltimore County in Liber W.J.R. 28, folio 50, thence binding on the west side of said Lot 19, Block B, South 5° 09' 56" East 120.64 feet, thence binding on part of the south outline of the above last mentioned plat the two following courses and distances viz: first South 70° 50° 28" East 64.96 feet, and second South 53° 07' 39" East 685.67 feet to the end of the ninth or North 35° 03° 19" East 299.93 foot line of the land described in a deed from Jacob Rye et al to Kilkerry Holding Company dated June 2, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3711, folio 554, thence binding reversely on part of said minth line South 35° 03: 19" West 292.07 feet to intersect the north side of Baker Lane as proposed to be laid out 50.00 feet wide, thence binding on the north and northeast side of said Baker Lane, the

Description of Part of Perry Hall Estates to be rezoned from R-6 to R-a

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64-23 R October 4, 1963

seven following courses and distances viz: first northwesterly along started curve to the left with a radius of 400 curve to feet said curve being subtended by a chord bearing North 76° 20° 56" West 92.04 feet, second North 80" 38" 56" West 82.37 feet, third northwesterly along a curve to the right with a radius of 355.00 feet for a distance of 206.90 feet, said curve being subtended by a chord bearing North 63° 57° 08" West 203.99 feet, fourth North 47° 15° 20" West 142.83 feet, fifth northwesterly along a curve to the right with a radius of 753,22 feet, for a distance of 27,39 feet, said curve being subtended by a chord beating North 46° 12° 50" West 27.39 feet, sixth North 45° 10° 20° West 165.90 feet, and seventh northwesterly along a curve to the left with a radius of 402,69 feet for a distance of 59.27 feet, said curve being subtended by a chord bearing North 49° 23' 19" West 59.21 feet, thence North 12° 19' 47" West 22.15 feet to intersect the said east side of Westcott Way, thence binding on said east side of Westcott Way the two following courses and distances viz: first northeasterly along a curve to the left with a radius of 405,00 feet for a distance of 93,38 feet, said curve being subtended by a chord bearing North 2 2º 20* 14* East 93.17 feet, and second North 15°52' 55" East 288.28 feet, thence North 57° 25° 37" East 22.44 feet to the place of beginning.

Containing 7.085 acres of land more or less.

For Title reference see the three following deeds:

1) Deed from Jacob Rye, et al to Kilkerry Holding Company. dated June 2, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3711, folio 554.

Description of Part of Perry Hall Estates to be rezoned from R-6 to R-4

October 4, 1963 Sheet 3

2) Deed from Jacob Rye, et al to Kilkerry Holding Company dated April 27, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3983, folio 111.

3) Deed from Purdy and McPherson, Inc. to Pacesetter Canstretion Company, dated April 16, 1958, and recorded among the Land Records of Baltimore County in Liber G.L.B. 3335, folio 241.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date January 10, 1964 FROM Mr. George E. Gavrelis, Deputy Director

SURJECT 15: Foot East of Westcott Way. Being property of Kilkerry Holding Company.

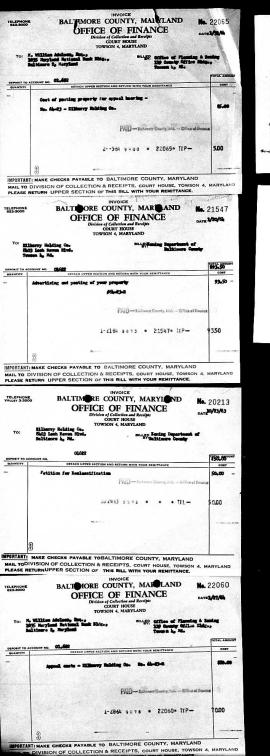
11th District INTERTING:

Monday, January 20, 1964 (2:00 P.M.)

The staff of the Office of Flanning and Zoning has reviewed the subject petition for reclassification from R-6 to R-4 zoning. It has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property is situated on the north side of liker Lane some 900 fest westerly from Selair Road. It derives its access either through the least screet in the Ferry Mall Databes development on the start laker from the selair selair some state of the laker from the selair selair selair some state of a through the selair sel

The subject property does not neet the standards applied by the Flamming staff for spartnent tocation in more recent Comprehensive Zonine [Japs. From a planning view-point, reclassification of the subject property would not be consistent with the evolving comprehensive plan for the area.



CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUN District // 4 1/4/61. Date of Posting ... Posted for HEARING MON JAN. 20-1949 27 9:40 PM Petitioner Libert Holding Co Location of property: 9/5 OF LOCICORROW Rd 15 1 OF WOSTCOTT WAY. Location of Signal ALERASS FROM 4109 BOKER LONG AND APP 20 "T ON PROOTERTY @ MCCRUSS FROM 4103 " ON PROPERTY Dapp 35th for property for property Proceed by Proceedings of the Procedings of the Procedings of the Proceedings of the Proceedings of the Procedings and and upp 30 on prostinty appeal # 64-23-R CERTIFICATE OF POSTING TMENT OF BALTIMORE COUNTY

64.23-R

LOCATION: South side of Lockersow Road 15 feet East of Lockersow Road 15 feet East of DATE #7 THE: MONDAY, JANUARY THEE: MONDAY, JANUARY EAGLIST Room 180, ELLIO MARING, 111 W. Chempanks Avens, Towns.

Petitioner: Filkerry Holding Co. Location of property 1/2 Lochen RROW Rd 15' F WesterTI AU Location of Signe O copp 25 th from Backer Line and accorded Lan hours 4 4:09 Buten to Posted by Cla Latter Bully Date of return 1/2/24 (1 sian)

Gy-23 THE BALTIMORE COUNTIAN

CATONSVILLE, MO.

January 6, 1964

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week nine weeks before the 6th day of January, 184 , that is to say the same was inserted in the issues of January 3, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgany Editor and Manager &m

PETITION FOR ZONING RECLASSIFICATION. 11TH DISTRICT.

ZONING: Press Ref to RA Zone
LOCATION: South side of Lecteurus
Read 15 feet last of Western Way
DATE & TIME: Meedin, January 20, 1944
at 1500 P. M.
FUERLO HEARING: Room 198, County
Office Busident, 111 W. Chempeshe Airnue, Townon, Maryland.

CERTIFICATE OF PUBLICATION

64-23

over treates, Bartenia,

The Baird Commons of Bulletine
The Baird Commons of Bulletine
Good Baird Common of Bulletine
Baird TOWSON, MD., January 3, 19.66 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., encocinesach of 1 time rescribed wooks before the 20th ... appearing on the....3rd....day of......Jarmany

> THE JEFFERSONIAN, Leanh Minto

Cost of Advertisement \$

