

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to an "R-A" Zone,
1/5 Lochcarrow Road, 15' East of
Westcott Way
11th District
Kilkerry Holding Company,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 64-23-R

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 Baltimore 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for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner, be dismissed and withdrawn as of September 29, 1964.

It is thereby ORDERED this 29th day of September, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

CHAIRMAN

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PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WHEREAS Kilkerry Holding Company, legal owner, of the property situated 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-6" Zone to an "R-A" Zone, for the following reason:

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

See Attached Description

Property is to be posted and advertised as provided 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 applicable pursuant to the Zoning Law for Baltimore County.

KILKERRY HOLDING COMPANY

By: *W. H. B. B.*

President

Contract purchaser

Address: c/o M. William Adelson

1035 Maryland National Bank Bldg.

Phone: 2-6688

Petitioner's Attorney

Address: M. William Adelson

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Phone: 2-6688

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Petitioner's Attorney

RE: PETITION FOR RECLASSIFICATION
from R-6 to R-A Zone
1/5 of Lochcarrow Road, 15'
East of Westcott Way, 11th Dist.
Kilkerry Holding Co.-Petitioner

BEFORE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE 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 ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th 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.

Edward D. Hurd
Deputy Zoning Commissioner

DESCRIPTION OF PART OF PERRY HALL
ESTATES TO BE REZONED FROM R-6 TO R-A

October 4, 1963

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 northeast 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 ninth 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 10, 1964
FROM: Mr. George H. Garvello, Deputy Director

SUBJECT: 64-23-R, R-6 to R-A, South side of Lochcarrow Road
15 feet East of Westcott Way. Being property of
Kilkerry Holding Company.

11th District
HEARING: Monday, January 20, 1964 (2:00 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. 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 Baker Lane some 900 feet westerly from Belair Road. It derives its access either through the local streets in the Perry Hall Estates development or by means of a major thoroughfare or a street which is anything other than simply a residential street. The subject property is not situated adjacent to commercial or nonresidential land uses. The subject property would perform no transitional function with its proposed R-A zoning.
2. The subject property does not meet the standards applied by the Planning staff for apartment location in more recent Comprehensive Zoning Maps. From a planning viewpoint, reclassification of the subject property would not be consistent with the evolving comprehensive plan for the area.

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

October 4, 1963
Sheet 2

seven following courses and distances viz: first northeasterly along a curve to the left with a radius of 613.80 feet for a distance of 92.13 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 northeasterly along a curve to the right with a radius of 350.00 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 northeasterly 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 bearing North 46° 12' 50" West 27.39 feet, sixth North 45° 10' 20" West 165.90 feet, and seventh northeasterly 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° 29' 14" East 93.17 feet, and second North 15° 02' 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-A

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 Construction Company, dated April 16, 1958, and recorded among the Land Records of Baltimore County in Liber G.L.B. 3335, folio 241.

**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.**

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TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

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By Paul J. Morgan
Editor and Manager *RM*

of 355.00 feet for a distance of 206.90 feet, said curve being subtended by a chord bearing North 63 degrees 57' 06" West 232.99 feet, fourth North 12 degrees 15' 20" West 142.87 feet.

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of ~~1 issue~~ ~~surrounding weeks~~ before the 20th

