

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, John E. MacLeod, 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, petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RL-1 zone to an BL-1A zone for the following reason: We agreed to a request by the Planning Department of Baltimore County to change the original zoning of this property, to fix today proposed road pattern. Since the request, and change in zoning the Planning Department was reversed to the original street pattern. Because of these changes, we request rezoning so as to save a proper, well planned 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 Advertising and Posting of Signs.

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 of Baltimore County.

Contract purchaser
Address: Ferry Point Road
Cape Safety, Maryland
Baltimore County
Address: 11000 Perry Rd. opp. 13th Dist.

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of December, 1964, 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 104, County Office Building in Towson, Baltimore County, on the 06/23/64 day of January, 1964, at 11:00 o'clock.



John E. MacLeod
Zoning Commissioner of Baltimore County

JOHN MACLEOD
11000 PERRY RD. OPP. 13TH DIST.

64-28-R

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, character of the neighborhood having changed, sufficiently to warrant the reclassification, the safety, health and the general welfare of the locality not being detrimentally affected.

The above reclassification should be had, and the Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of December, 1964, that the herein described property or area should be and the same is hereby reclassified, from RL-1 zone to BL-1A zone to use Advertising and Posting of Signs and the Special Exception should be granted for the same.

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 22nd day of December, 1964, 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 RL-1 zone; and/or the Special Exception for Advertising and Posting of Signs be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WYTHMAN, REQUIRANT AND ASSOCIATES, ENGINEERS
BALTIMORE, MARYLAND
October 15, 1963
PARAPGOD TERRACE
ENGINEERING DESCRIPTION
PARCEL II
PARCEL TO BE RECLASSIFIED FROM R.G. TO B.L.

lying and being in the 13th Election District of Baltimore County Maryland.

RESERVED for the same at the beginning of the first or North 80° 11' West, 1312.03 foot line of a Deed dated July 14, 1954 from William P. Stronbaugh and wife to John MacLeod and recorded among the Land Records of Baltimore County Maryland in Liber G.L.B. 2517 at folio 437; thence binding on said first line, as now surveyed, South 0° 00' 33' West, 420.07 feet; thence running for lines of division through the said lands the following five (5) courses and distances: (1) South 0° 51' 25' East, 290.00 feet; (2) South 0° 02' 35' West, 451.95 feet; (3) Southwesterly along a curve to the right, having a radius of 730.00 feet, for a distance of 11.40 feet, being subtended by a chord bearing and distance of South 0° 40' 50' West, 11.40 feet; (4) South 0° 15' 40' West, 47.25 feet; (5) South 44° 12' 18' East, 35.84 feet to a point on the northerly side of Hollins Ferry Road, 70 feet wide, as shown on the "Second Amended Plat of Parapago Terrace, Section I", said point being on Curve 80-2 as shown on said Plat, 85.01 feet from the westerly and therefrom, thence binding thence and on the said northerly side of Hollins Ferry Road the following four (4) courses and distances: (1) Northeasterly along a curve to the left, having a radius of 665.00 feet, for a distance of 10.87 feet, being subtended by a chord bearing and distance of North 0° 51' 46' East, 10.87 feet; (2) North 0° 23' 40' East, 330.60 feet; (3) Northeasterly along a curve to the right, having

and distances: (1) North 0° 15' 40' East, 47.25 feet; (2) Northeasterly along a curve to the left, having a radius of 670.00 feet, for a distance of 77.17 feet, being subtended by a chord bearing and distance of North 0° 02' 02' 15' West, 77.13 feet; (3) North 0° 20' 15' West, 177.58 feet to a point on the first or North 80° 11' West, 1312.03 foot line of the aforementioned Deed from Stronbaugh to MacLeod; thence binding on said first line, as now surveyed, South 86° 34' 23' West, 508.00 feet to the end thereof, and the point of BEGINNING.

Containing 3.9468 acres of land, more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John E. Rose, Zoning Commissioner Date: JANUARY 10, 1964

FROM: Mr. George E. Bayreiss, Deputy Director

SUBJECT: 64-28-R, B-L, B-6 and B-4 to B-L and B-4
North side of Hollins Ferry Road opposite Spenser Circle, Being property of John E. MacLeod.

13th District

HEARD: Wednesday, January 22, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-L, B-6 and B-4 to B-L and B-4 zoning. It has the following advisory comment to make with respect to pertinent planning factors:

1. The extent of commercial zoning on the subject property was defined on the 13th District Map on the basis of Avenue. As development occurred the final details of these roads were established. Hollins Ferry Road continued westerly to Hampden Ferry Road and the latter in a direct route rather than "bending" into a realigned Charleston Avenue as proposed in the Master Plan. These changes in road alignment make necessary adjustment in the commercial zoning boundaries and also suggest the appropriateness of utilizing apartment zoning as a transitional measure west of the adjusted commercial area.

000/bs

PARAPGOD TERRACE

-2-

October 15, 1963

a radius of 2535.00 feet, for a distance of 113.07 feet, being subtended by a chord bearing and distance of North 88° 40' 20' East, 113.05 feet; (4) North 89° 51' 00' East, 306.29 feet to a point on the last or North 80° 13' East, 429.00 foot line of the aforementioned Deed, thence binding on said line, as now surveyed, North 10° 31' 00' East, 367.10 feet to the end thereof, and the point of BEGINNING.

Containing 3.9468 acres of land, more or less.



Kenneth A. McLeod
Registered Engineer and Land Surveyor
300 10th
Whitman, Requardt & Associates
Baltimore, Maryland

RESERVED for the same at the beginning of the second or South 0° 15' West, 420.07 foot line of a Deed dated July 14, 1954 from William P. Stronbaugh and wife to John MacLeod, recorded among the Land Records of Baltimore County Maryland in Liber G.L.B. 2517 at folio 437; thence binding on said second line, as now surveyed, South 0° 52' 50' East, 295.18 feet to a point on the northerly side of Hollins Ferry Road, 70 feet wide, as shown on the "Second Amended Plat of Parapago Terrace, Section II", said point being on Curve 80-2 as shown on said Plat, 85.01 feet from the westerly and therefrom, thence binding on said northerly side of Hollins Ferry Road, the following four (4) courses and distances: (1) North 0° 30' 02' East, 108.11 feet; (2) Southwesterly along a curve to the right, having a radius of 735.00 feet, for a distance of 108.04 feet, being subtended by a chord bearing and distance of South 0° 34' 50' East, 107.58 feet; (3) South 76° 39' 40' East, 164.35 feet; (4) Southwesterly along a curve to the left, having a radius of 665.00 feet, for a distance of 59.75 feet, being subtended by a chord bearing and distance of South 76° 14' 06' East, 59.73 feet; thence leaving said Hollins Ferry Road, North 86° 34' 23' East, 508.00 feet to a point on the westerly side of a proposed Charleston Ave., 60 feet wide; thence binding on said westerly side of proposed Charleston Ave. the following three (3) courses

-3-

TELEPHONE VALLEY 3-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Parapago Terrace, Inc.
2500 Frederick Ave.
Baltimore 20, Md.
MAIL TO: Planning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
0362		Petition for Reclassification for John MacLeod	50.00
			50.00

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Parapago Terrace, Inc.
2500 Frederick Ave.
Baltimore 20, Md.
MAIL TO: Planning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
0362		Advertising and posting of property for John E. MacLeod	96.00
			96.00

1-2284 4949 • 21556 TTP- 1801
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.

PETITION FOR RECLASSIFICATION
15TH DISTRICT
ZONING: From R-2, R-4 & R-6 Zoned to
B-1 and R-4 Zoned
LOCATION: North side of Hollins Ferry
Road opposite Hyerson Circle
DATE & TIME: Wednesday, January 22,
1964 at 1:00 P.M.
PUBLIC HEARING: Room 104, County
Office Building, 111 W. Chesapeake Ave.
Towson, Maryland

The Zoning Commissioner of Baltimore
County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold
a public hearing concerning all that parcel
of land in the Thirteenth District of Bal-
timore County:

(PARCEL I)
PARCEL TO BE REZONED FROM R-4 &
R-6 TO R-4

Beginning for the same at the beginning
of the second or South 12° 17' West 272.9
feet line of a Deed dated July 16, 1954
from William P. Strassburg & wife to John
MacLeod, recorded among the Land Rec-
ords of Baltimore County Maryland in Li-
ber G.L.B. 2517 at folio 47; thence binding
on said second line, as now surveyed,
South 87° 52' 25" East, 233.12 feet to a
point on the northerly side of Hollins Ferry
Road, 70 feet wide, as shown on the
"Amended Plat of Patapasco Terrace, Sec-
tion II", said Plat being recorded among the
aforementioned Land Records in Plat
Book W.J.R. 28 at folio 104; thence bind-
ing on said northerly side of Hollins Ferry
Road, the following four (4) courses and
distances: (1) North 85 degrees 30' 00"
East, 104.31 feet; (2) Southwesterly along a
curve to the right, having a radius of
713.00 feet, for a distance of 219.84 feet,
being subtended by a chord bearing and
distance of South 52° 34' 10" East, 212.92
feet; (3) South 74° 20' 00" East, 212.92
feet; (4) Southwesterly along a curve to the
left, having a radius of 665.00 feet, for a
distance of 59.75 feet, being subtended by
a chord bearing and distance of South 12°
17' 00" East, 59.75 feet; thence leaving said
Hollins Ferry Road, North 24° 42' 17" East,
59.75 feet to a point on the westerly side
of proposed Charleston Ave. the following
three (3) courses and distances: (1) North
12° 17' 00" East, 122.12 feet; (2) North
westerly along a curve to the left, having
a radius of 670.00 feet, for a distance of
217.17 feet, being subtended by a Chord
bearing and distance of North 02° 00' 00"
West, 217.17 feet; (3) North 87° 52' 25"
West, 172.18 feet to a point on the flat or
the aforementioned Deed from Strassburg
& wife to John MacLeod, thence binding on
said first line, as now surveyed, South 87°
52' 25" West, 233.12 feet to the end thereof,
and the point of BEGINNING.
Containing 2.5469 acres of land, more or
less.

(PARCEL II)
PARCEL TO BE REZONED FROM R.G.
TO R-4

Beginning for the same at the beginning
of the first or North 12° 17' West, 113.03
feet line of a Deed dated July 16, 1954
from William P. Strassburg & wife to John
MacLeod, recorded among the Land Rec-
ords of Baltimore County, Mary-
land in Liber G.L.B. 2517 at folio 47; thence
binding on said first line, as now sur-
veyed, South 87° 52' 25" West, 233.12
feet; thence running for lines of division
through the said lands the following five
(5) courses and distances: (1) North 87°
52' 25" East, 233.12 feet; (2) South 87°
52' 25" West, 113.03 feet; (3) Southwesterly
along a curve to the right, having a
radius of 713.00 feet, for a distance of
219.84 feet, being subtended by a Chord
bearing and distance of South 52° 34' 10"
East, 212.92 feet; (4) South 74° 20' 00"
East, 212.92 feet; (5) South 40° 10' 00"
East, 254.1 feet to a point on the northerly
side of Hollins Ferry Road, 70 feet wide, as
shown on the "Second Amended Plat of
Patapasco Terrace, Section II", said Plat be-
ing on Curve SC-2 as shown on said Plat,
5.01 feet from the westerly end thereof,
thence binding thereon and on the said
northerly side of Hollins Ferry Road the
following four (4) courses and distances:
(1) Northwesterly along a curve to the
left, having a radius of 665.00 feet, for a
distance of 59.75 feet, being subtended by
a Chord bearing and distance of North 12°
17' 00" East, 59.75 feet; (2) North 87° 52'
10" East, 219.84 feet; (3) Northwesterly
along a curve to the right, having a radius
of 213.00 feet, for a distance of 112.07
feet, being subtended by a Chord bearing
and distance of North 85° 30' 00" East,
112.07 feet; (4) North 02° 00' 00" East,
212.92 feet to a point on the flat or North
12° 17' 00" East, 122.12 feet line of the afore-
mentioned Deed, thence binding on said
line, as now surveyed, North 12° 17' 00"
East, 233.12 feet to the end thereof, and
the point of BEGINNING.
Containing 2.5419 acres of land, more or
less.

Being the property of John E. MacLeod,
as shown on plat plan filed with the Zon-
ing Department.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County,
Jan. 22, 1964

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 31, 1964

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the 22nd
day of January, 1964, the first publication
appearing on the 3rd day of January
1964.

THE JEFFERSONIAN

Leah M. H. H.
Manager

Cost of Advertisement, \$.

PETITION FOR
RECLASSIFICATION
15th DISTRICT
ZONING: From R-2, R-4, R-6 &
R-G Zoned to B-1 and R-4
Zoned.
LOCATION: North side of Hol-
lins Ferry Road opposite Hyerson
Circle,
Catonsville, Md.
DATE & TIME: WEDNESDAY,
JANUARY 22, 1964 at 1:00 P.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a
public hearing:

(PARCEL I)
FROM R-2 & B-1 TO R-4

BEGINNING for the same at the
beginning of the second or South
03 degrees 19' West 292.9 foot line
of a Deed dated July 14, 1954
from William P. Strassburg & wife
to John MacLeod, recorded among the
Land Records of Baltimore
County Maryland in Liber G.L.B.
2517 at folio 47; thence binding
on said second line, as now sur-
veyed, South 03 degrees 19' 50"
East, 235.12 feet to a point on the
northerly side of Hollins Ferry
Road, 70 feet wide as shown on the
"Amended Plat of Patapasco
Terrace, Section II", said Plat
being recorded among the afore-
mentioned Land Records in Plat
Book W.J.R. 28 at folio 104;
thence binding on said northerly
side of Hollins Ferry Road, the
following four (4) courses and
distances: (1) North 85 degrees
30' 00" East, 104.31 feet; (2)
Southwesterly along a curve to the
right, having a radius of 713.00
feet, for a distance of 219.84
feet, being subtended by a Chord
bearing and distance of South
52 degrees 34' 50" East, 212.92
feet; (3) South 76 degrees 39'
40" East, 164.95 feet; (4) South-
easterly along a curve to the left,
having a radius of 665.00 feet, for
a distance of 59.75 feet, being
subtended by a chord bearing and
distance of South 79 degrees 14'
00" East, 59.75 feet; thence leav-
ing said Hollins Ferry Road,
North 50 degrees 43' 34" East,
36.84 feet to a point on the westerly
side of a proposed Charleston
Ave., 60 feet wide; thence bind-
ing on said westerly side of pro-
posed Charleston Ave. the fol-
lowing three (3) courses and dis-
tances: (1) North 03 degrees 15'
40" East, 47.25 feet; (2) North-
westerly along a curve to the
left, having a radius of 713.00
feet, for a distance of 217.17
feet, being subtended by a Chord
bearing and distance of North 00
degrees 02' 19" West, 217.17 feet;
(3) North 03 degrees 20' 18" West,
177.58 feet to a point on the first
or North 86 degrees 18' West,
159.03 foot line of the afore-
mentioned Deed from Strassburg
to MacLeod; thence binding on said
first line, as now surveyed, South
86 degrees 54' 23" West, 588.00
feet to the end thereof, and the
point of BEGINNING.
Containing 3.5468 acres of land,
more or less.

(PARCEL II)
FROM R.G. TO B-1

BEGINNING for the same at the
beginning of the first or North 86
degrees 18' West, 159.03 foot
line of a Deed dated July 14,
1954 from William P. Strassburg
and wife to John MacLeod and
recorded among the Land Records
of Baltimore County Maryland in
Liber G.L.B. 2517 at folio 47;
thence binding on said first line,
as now surveyed, South 86 degrees
02' 35" West, 420.07 feet; thence
running for lines of division
through the said lands the follow-
ing five (5) courses and dis-
tances: (1) South 02 degrees 57'
25" East, 250.00 feet; (2) South
87 degrees 02' 35" West, 451.95
feet; (3) Southwesterly along a
curve to the right, having a radius
of 730.00 feet, for a distance of
114.40 feet, being subtended by a
Chord bearing and distance of
South 02 degrees 45' 50" West,
114.40 feet; (4) South 03 degrees
15' 40" West, 47.25 feet; (5)
South 44 degrees 12' 14" East,
36.84 feet to a point on the nor-
therly side of Hollins Ferry Road,
70 feet wide, as shown on the
"Second Amended Plat of Pa-
tapasco Terrace, Section II", said
Plat being on Curve SC-2 as
shown on said Plat, 5.01 feet from
the westerly end thereof, thence
binding thereon and on the said
northerly side of Hollins Ferry
Road the following four (4) courses
and distances: (1) Northwesterly
along a curve to the left, having
a radius of 665.00 feet, for a
distance of 59.75 feet, being sub-
tended by a Chord bearing and
distance of North 12 degrees
17' 00" East, 59.75 feet; (2) North
87 degrees 23' 40" East, 385.69
feet; (3) Northwesterly along a
curve to the right, having a radius
of 213.00 feet, for a distance of
112.07 feet, being subtended by a
Chord bearing and distance of
North 85 degrees 40' 20" East,
112.07 feet; (4) North 89 degrees
57' 00" East, 306.29 feet to a
point on the last or North 20 de-
grees 13' East, 429.00 foot line of
the aforementioned Deed, thence
binding on said line, as now sur-
veyed, North 20 degrees 31' 00"
East, 367.10 feet to the end there-
of, and the point of BEGINNING.
Containing 3.5348 acres of land,
more or less.

Being the property of John
E. MacLeod, as shown on plat
plan filed with the Zoning Depart-
ment.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF
BALTIMORE COUNTY,
Jan. 22.

OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS
Reisterstown, Md.
THE HERALD - ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
January 6, 1964

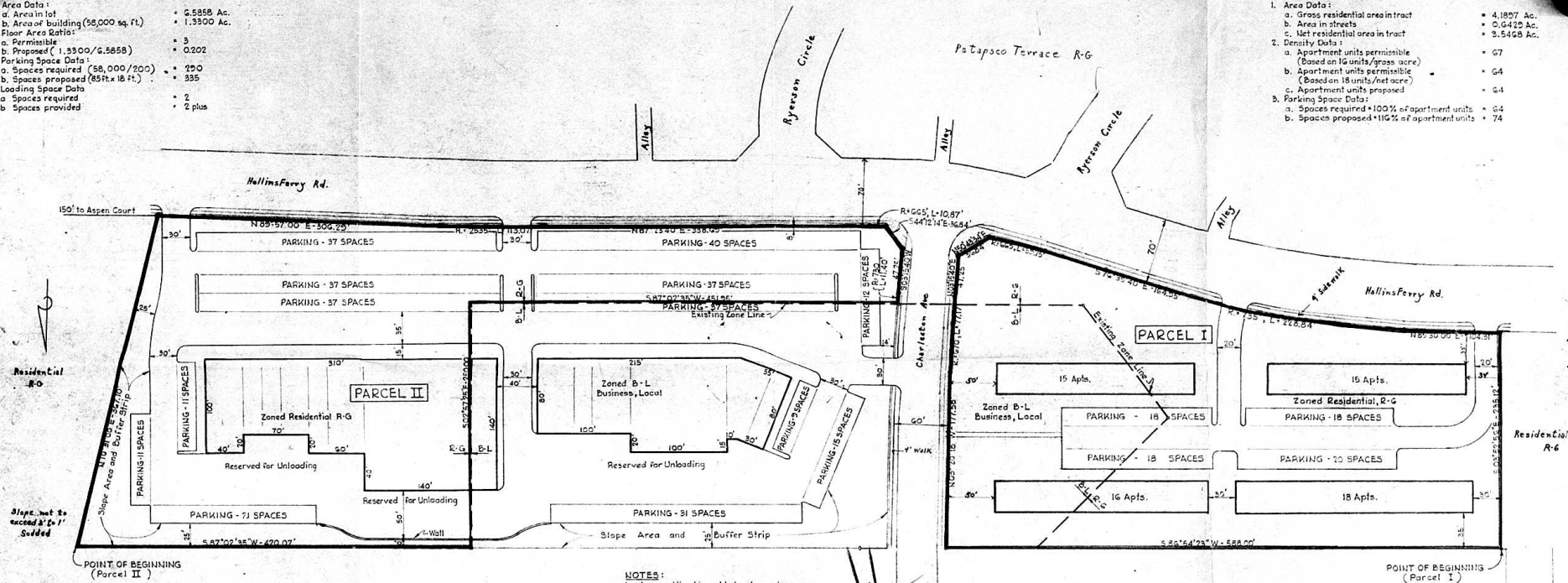
THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County
was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week, successively weeks before
the 6th day of January, 1964; it is to say
the same was inserted in the issues of
January 3, 1964.

THE BALTIMORE COUNTEAN

By *Paul J. Morgan*
Editor and Manager

1. Area Data:
 - a. Acre in lot = 6.5858 Ac.
 - b. Area of building (58,000 sq. ft.) = 1.3300 Ac.
2. Floor Area Ratio:
 - a. Permissible = 3
 - b. Proposed (1.3300/6.5858) = 0.202
3. Parking Space Data:
 - a. Spaces required (58,000/200) = 290
 - b. Spaces proposed (85 ft x 18 ft) = 335
4. Loading Space Data:
 - a. Spaces required = 2
 - b. Spaces provided = 2 plus

1. Area Data:
 - a. Gross residential area in tract = 4.1897 Ac.
 - b. Area in streets = 0.6419 Ac.
 - c. Net residential area in tract = 3.5468 Ac.
2. Density Data:
 - a. Apartment units permissible (Based on 16 units/gross acre) = G7
 - b. Apartment units permissible (Based on 18 units/net acre) = G4
 - c. Apartment units proposed = G4
3. Parking Space Data:
 - a. Spaces required - 100% of apartment units = G4
 - b. Spaces proposed - 116% of apartment units = 74



1. Area outlined in red to be changed :
FROM: R-G, Residence Zone, One and Two-Family
TO: B-L, Business Zone, Local
2. Area outlined in red contains 3,548 Ac.
3. Area outlined in blue to be changed :
FROM: R-G, Residence Zone, Group Homes
TO: B-L, Business Zone, Local
4. Area outlined in blue contains 3,384 Ac.

MANP
#13
SPC.2-AF3

Kenneth A. McCord
KENNETH A. McCORD
Registered Engineer and Land Surveyor
No. 1974
Whitman, Reardon & Associates
Baltimore, Maryland

DEC 18 '63

☐ Speed
☒ Read
☐ Date
☐ Unit
☐ Class

OFFICE OF PLANNING & ZONING

T. J. [Signature]

MacLeod Property
Plat To Accompany Rezoning
Petition For 2 Parcels
13th District
Baltimore County
Maryland
Scale 1"=50' October

October 24, 1963
Rev. Dec. 17, 1963