

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the legal owners, 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 R-4 zone to an R-A zone, for the following reason:

That the property described and shown on the attached plat is best suited for apartment use and cannot be economically used for R-4 purposes, and because of changes that have occurred in the neighborhood the only practical utility of the property would be for resident apartments.

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.

Contract purchaser: Julius Mandel & Tony Mandel Legal Owner
Address: P. O. Box 5553, Baltimore 9, Md.

James F. Offutt, Jr.,
Petitioner's Attorney
Jefferson Building
Townson 4, Maryland
Address: 76-5-2397

ORDERED By The Zoning Commissioner of Baltimore County, this 10 day of February, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townson, Baltimore County, on the 27 day of February, 1964, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County



IN THE MATTER OF RECLASSIFICATION: Julius and Tony Mandel, Property beginning 843.38 feet East of York Road and N/5 of Baltimore County Road - 8th District Baltimore County Road, 8th Election District #64-34R

ORDER FOR APPEAL

MR. CLERK: Please enter an Appeal to the Board of Appeals in the above captioned case.

John Warfield Armiger
Attorney
406 Jefferson Building
Townson 4, Maryland
Valley 5-7666

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of change in the character of the neighborhood

the above Reclassification should be had, and a Special Exception should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10 day of February, 1964, that the herein described property or area should be and the same is hereby reclassified; from a R-4 zone to a R-A zone, and a Special Exception be granted from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of change in the character of the neighborhood

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 10 day of February, 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 to remain a R-4 zone, and/or the Special Exception for apartment use be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

LEO W. RADER
REGISTERED SURVEYOR
Page No. 1 of 2
38 Bellport Road - Timonium, Maryland
DESCRIPTION FOR ZONING PETITION -- MONTROSE October 17, 1963

All that piece or parcel of land situate, lying, and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same on the north side of the Baltimore County Road leading to properties of the Baltimore County Department of Recreation, said point of beginning being distant respectively North 88 degrees 21 minutes 26 seconds East 759.73 feet and South 88 degrees 03 minutes 40 seconds East 81.65 feet measured along the said north side of the Baltimore County Road for a total distance of 841.38 feet from 156 intersection with the easternmost Right of Way line of the York Road (66 feet wide), all coordinates and bearings mentioned herein being referred respectively to the coordinate system and the true meridian as established in this area by the Baltimore County Bureau of Control Survey, the coordinates of said point of beginning being North 60 degrees 23 minutes 48 seconds East 485.35 feet, thence binding on the said north side of the Baltimore County Road South 88 degrees 03 minutes 40 seconds East 662.01 feet to coordinate position North 60 degrees 23 minutes 48 seconds East 1149.36 feet, thence binding on the said north side of the Baltimore County Road to the center of electric transmission line tower 0.46, No. 78, thence leaving the Baltimore County Road and running for lines of zoning division and binding on the centerline of a proposed 70 feet wide road now referred to as Greenfield Drive, the four following lines respectively, viz: North 5 degrees 56 minutes 20 seconds East 591.73 feet to coordinate position North 60 degrees 23 minutes 48 seconds East 1149.36 feet, by a line curving to the left with a radius of 1059.00 feet for a distance of 631.72 feet (the chord of said arc bearing North 12 degrees 09 minutes 20 seconds West 442.91 feet) to coordinate position North 61 degrees 23 minutes 48 seconds East 1149.36 feet, thence binding on the said north side of the Baltimore County Road South 88 degrees 03 minutes 40 seconds East 662.01 feet to coordinate position North 60 degrees 23 minutes 48 seconds East 1149.36 feet, by a line curving to the right with a radius of 690.00 feet for a distance of 634.46 feet (the chord of said arc bearing South 87 degrees 01 minutes 25 seconds West 611.01 feet) to coordinate position North 61 degrees 23 minutes 48 seconds East 1149.36 feet, thence continuing to run for a zoning line of division and near the center of said proposed Cranbrook Road South 19 degrees 27 minutes 45 seconds East 29.05 feet to coordinate position North 61 degrees 23 minutes 48 seconds East 1149.36 feet, thence continuing to the south or South 18 degrees 40 minutes 31 seconds West 531.76 feet line the parcel of land referred to as Parcel "A" and described in the Zoning Records of Baltimore County in Zoning File No. 9715, thence running with and binding on a part of said seventh line South 18 degrees 40 minutes 31 seconds West 200.79 feet to coordinate position North 61 degrees 23 minutes 48 seconds East 1149.36 feet, thence binding on the said north side of the Baltimore County Road South 88 degrees 03 minutes 40 seconds East 662.01 feet to the beginning of the fifth or South 71 degrees 19 minutes 29 seconds East 135.00 feet line of the parcel of land referred to as parcel "B" and

RE: PETITION FOR RECLASSIFICATION from an "R-4" Zone to an "R-A" Zone, Property beginning 843.38 feet East of York Road and N/5 of Baltimore County Road - 8th District Julius Mandel & Tony Mandel, Petitioners

ORDER OF DISMISSAL

Petition of Julius Mandel and Tony Weil Mandel for reclassification from an "R-4" Zone to an "R-A" Zone on property beginning 843.38 feet East of York Road and the north side of Baltimore County Road in the Eighth District of Baltimore County.

Whereas the Board of Appeals is in receipt of an Order of Dismissal dated March 26th, 1964 from the attorney representing the protestors in the above entitled case.

Whereas the said attorney for the said protestors requests that the appeal filed on behalf of the said protestors, be dismissed and withdrawn as of March 26th, 1964.

It is thereby ORDERED this 10 day of April, 1964 that the said appeal be dismissed with no costs of the aforementioned date.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

ACTING CHAIRMAN

LEO W. RADER
REGISTERED SURVEYOR
Page No. 2 of 2
38 Bellport Road - Timonium, Maryland
DESCRIPTION FOR ZONING PETITION -- MONTROSE / 10-17-63

also described in the Zoning Records of Baltimore County in said Zoning File No. 4716, thence running with and binding on said fifth line, and on the sixth, seventh, eighth, and a part of the ninth line thereof, the five following lines respectively, viz: South 71 degrees 19 minutes 29 seconds East 135.00 feet to coordinate position North 61 degrees 23 minutes 48 seconds East 1149.36 feet (the chord of said arc bearing South 61 degrees 01 minute 11 seconds East 248.65 feet) to coordinate position North 60 degrees 23 minutes 48 seconds East 1149.36 feet (the chord of said arc bearing South 40 degrees 59 minutes 02 seconds East 89.58 feet) to coordinate position North 60 degrees 23 minutes 48 seconds East 1149.36 feet, thence binding on the said north side of the Baltimore County Road South 88 degrees 03 minutes 40 seconds East 662.01 feet to the place of beginning.

CONTAINING 20.659 acres of land more or less.

BEING a part of the parcel of land described in a deed dated December 15, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3792 Folio 227, which was conveyed by Newport Land Company to Julius Mandel and Tony Weil Mandel, et al.

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

TO: John Warfield Armiger, Esq.,
406 Jefferson Building
Townson 4, Md.

BILLED OFFICE of Planning & Zoning
139 County Office Bldg.,
Townson 4, Md.

REPORT TO ACCOUNT NO. 01.602
QUANTITY 1
APPEAL COSTS - Julius Mandel, et al
No. 64-34R
TOTAL AMOUNT \$70.00

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: James F. Offutt, Jr., Esq.,
Jefferson Building
Townson 4, Md.

BILLED SENDING DEPARTMENT of Baltimore County

REPORT TO ACCOUNT NO. 01.622
QUANTITY 1
Petition for Reclassification for Julius Mandel
No. 64-34R
TOTAL AMOUNT \$0.00

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.

#64-34 R
MAP
SEC 3 D
RA
11/5/64

James F. Offutt, Jr., Esq.
Jefferson Building
Towson 1, Maryland

January 6, 1964

Re: Petition for Reclassification for
Julius Mandel from Ind. to Res.

Dear Sir:

The Zoning Committee has reviewed the above petition and
has the following comments to make:

1. The site plan as submitted with the petition for reclassification
is not acceptable insofar as interior circulation and entrances
are concerned.

2. It is the event that the reclassification is granted, it is
requested that the creative be made subject to the following:

- At least one additional entrance on Cranbrook
and one on Greenacre Drive.
- A two way interior road connecting Cranbrook
and Greenacre Drive.

If you have any questions, concerning this matter, please
do not hesitate to contact me.

Yours very truly,

JOHN T. DYER

JTD/ba

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

To: John W. Hilditch, Esq.,
160 Jefferson Building
Towson 1, Maryland

BILLED TO: Office of Planning & Zoning
217 County Office Building
Towson 1, Maryland

REPORT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST: \$5.00

PAID - Baltimore County, Ind. - Office of Finance

3-2064 1559 • 21221 • TYP- 500

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: James F. Offutt, Jr., Esq.,
Jefferson Building
Towson 1, Md.

BILLED TO: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST: \$103.50

Advertising and posting of property for Julius Mandel
PAID - Baltimore County, Ind. - Office of Finance

1-3164 9243 • 21576 • TYP- 10350

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 44
Date of Posting: 1/5/64
Petitioner: Julius Mandel, et al.
Location of property: 243-38 East of York Rd. & N. S. Bayview
County Rd.
Location of Sign: York Rd. 243-38 East of York Rd. & N. S. Bayview
Remarks: 243-38 East of York Rd. & N. S. Bayview
Posted by: Robert L. Bull, Jr. Date of return: 1/10/64

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 44
Date of Posting: 1/5/64
Petitioner: Julius Mandel, et al.
Location of property: 243-38 East of York Rd. & N. S. Bayview
County Rd.
Location of Sign: York Rd. 243-38 East of York Rd. & N. S. Bayview
Remarks: 243-38 East of York Rd. & N. S. Bayview
Posted by: Robert L. Bull, Jr. Date of return: 1/10/64

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 17, 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 each
of the following dates, to-wit: January 17, 1964, the first publication
day of January, 1964, the first publication
appearing on the 17th day of January, 1964.

THE JEFFERSONIAN,
Robert L. Bull, Jr.,
Manager.

Cost of Advertisement, \$

PETITION FOR
RECLASSIFICATION
BALTIMORE COUNTY, MARYLAND
ZONING: From R-6 to R-2A
LOCATION: Beginning 63.24
feet East of York Road and
North side of Baltimore
County Road 243-38 East of
York Rd. & N. S. Bayview
County Rd. (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 on the
petition for reclassification of
Baltimore County Road 243-38
East of York Rd. & N. S. Bayview
County Rd. (Building 111 W.
Chesapeake Avenue, Towson,
Maryland).

Concerning all that parcel of
land, as the Zoning Director of
Baltimore County, by authority
of the Zoning Act and Regulations
of Baltimore County, will hold a
public hearing on the
petition for reclassification of
Baltimore County Road 243-38
East of York Rd. & N. S. Bayview
County Rd. (Building 111 W.
Chesapeake Avenue, Towson,
Maryland).

Containing 20.59 acres of
land or less.
RECORD: A part of the parcel of
land described in a deed dated
December 15, 1960, and recorded
among the Land Records of Bal-
timore County in Liber W.J.,
No. 272, Folio 237, which was
conveyed by Newmarket Land Com-
pany to Julius Mandel and Tru-
yell Mandel, et al.
The property of Julius
Mandel, et al., as shown on plat filed with
the Zoning Department.

BY ORDER OF
JAMES C. ROSE,
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Jan. 17

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - JAGUS
Crownsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 21, 1964.

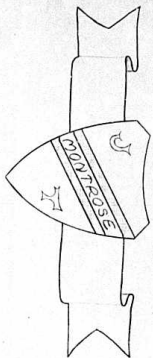
THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week, to-wit: January 19, 1964, that is to say
the same was inserted in the issues of

January 17, 1964.

THE BALTIMORE COUNTEAN

By Paul J. Morgan,
Editor and Manager.



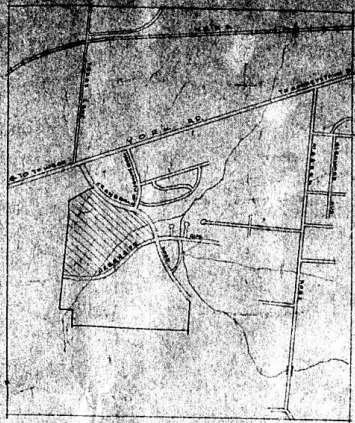
K1 R K C U B R R E E

A SECTION OF "MONTROSE"

JULIUS MANDEL
AND
TONY WEIL MANDEL
ENTERPRISE

8TH ELEC DIST.
SCALE 1"=50'
BALTO. COUNTY, MD.
NOVEMBER 28, 1963





N. S. ROAD

Mandel Prop

Mandel Prop

Baltimore County Recreation Area

YOUNG & ASSOCIATES
7711 KENYON ROAD
BETHESDA, MARYLAND
20814-5290

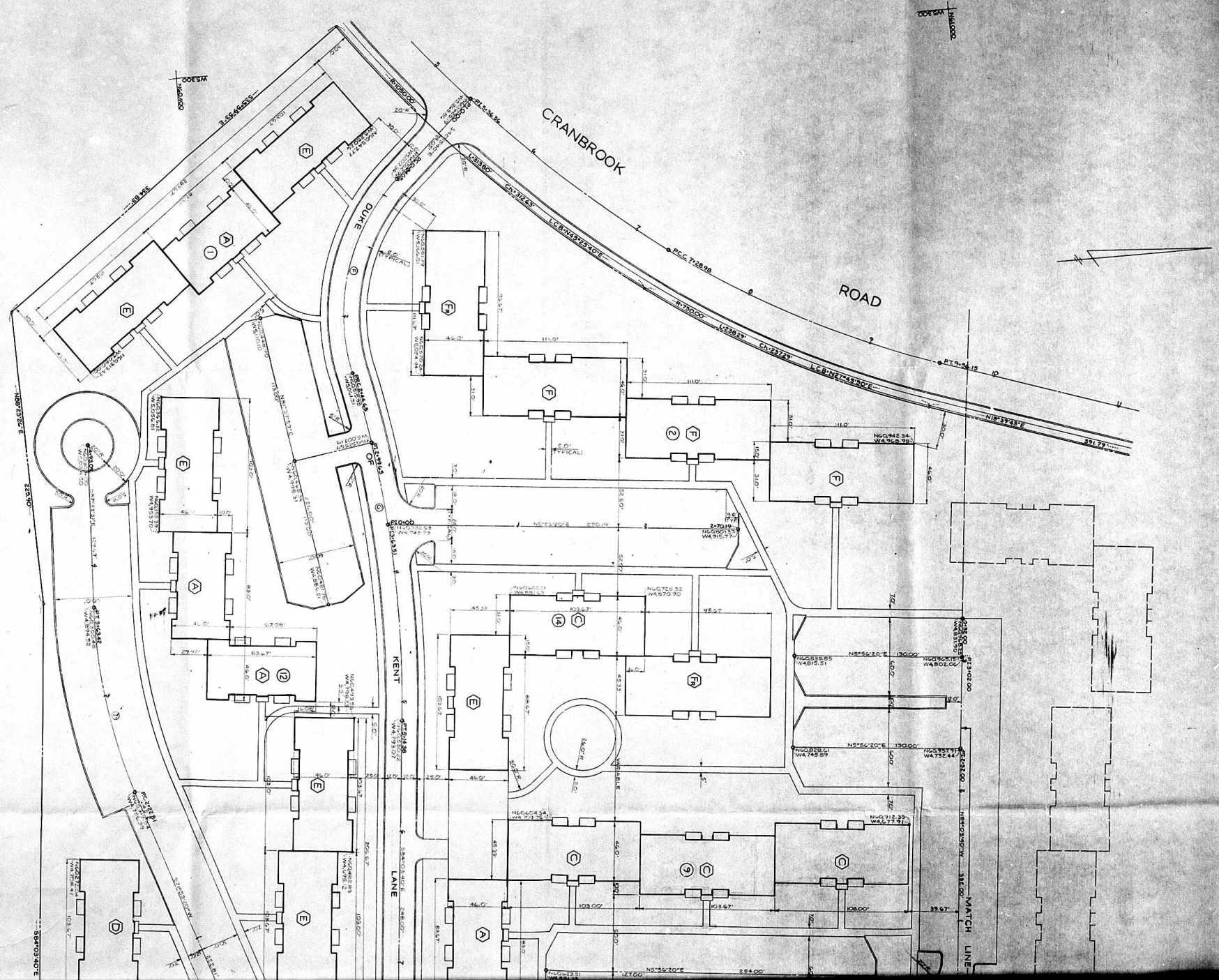
DR. GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES
1000 KENNEDY AVE.
BETHESDA, MARYLAND
20814-5290

MICROFILMED

05

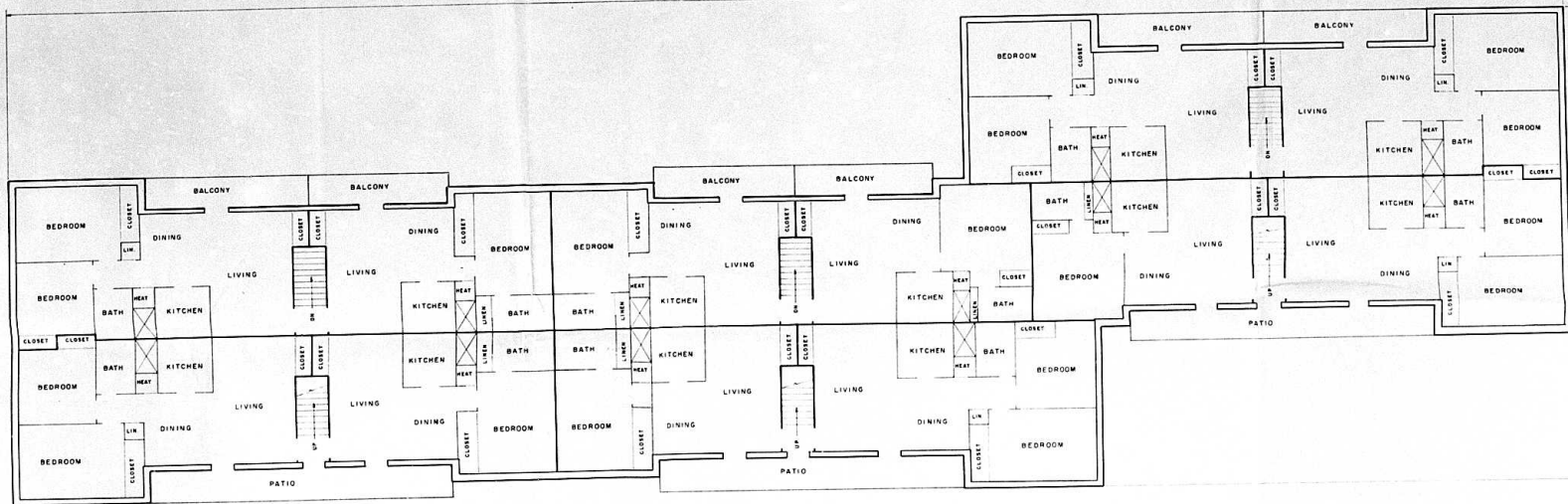
NO.	REVISIONS	DATE
1	Initial Design	11-1-77
2	Final Design	11-1-77
3	Final Design	11-1-77
4	Final Design	11-1-77
5	Final Design	11-1-77

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 11/11/10
Plan 2 of 2





210'-4 3/8"



TYPICAL FLOOR PLAN
KIRKCUBREE APARTMENTS

SCALE 1/8" = 1'-0"

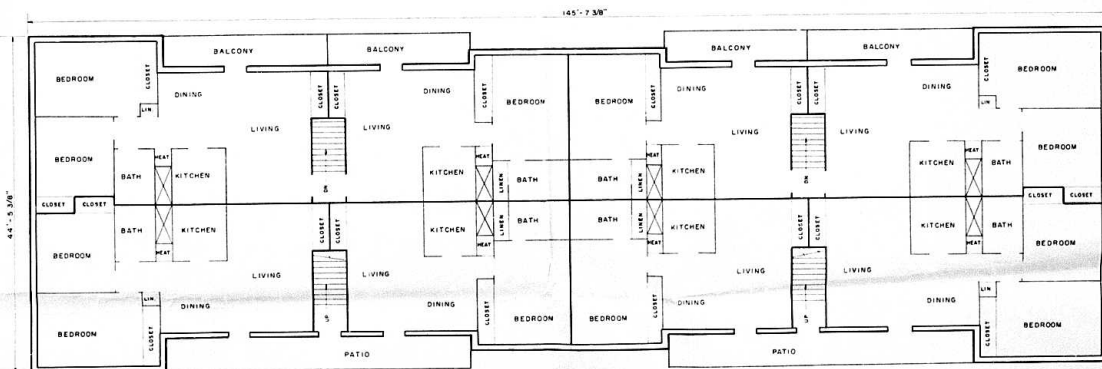
DEC 6-'83



NOTE

ALL BUILDING SPACINGS AND
ALL BUILDING SETBACKS EXCEED THE
MINIMUM REQUIRED BY THE BALTO. COUNTY
ZONING CODE.

185'-7 3/8"



TYPICAL FLOOR PLAN
KIRKCUBREE APARTMENTS

SCALE 1/8" = 1'-0"

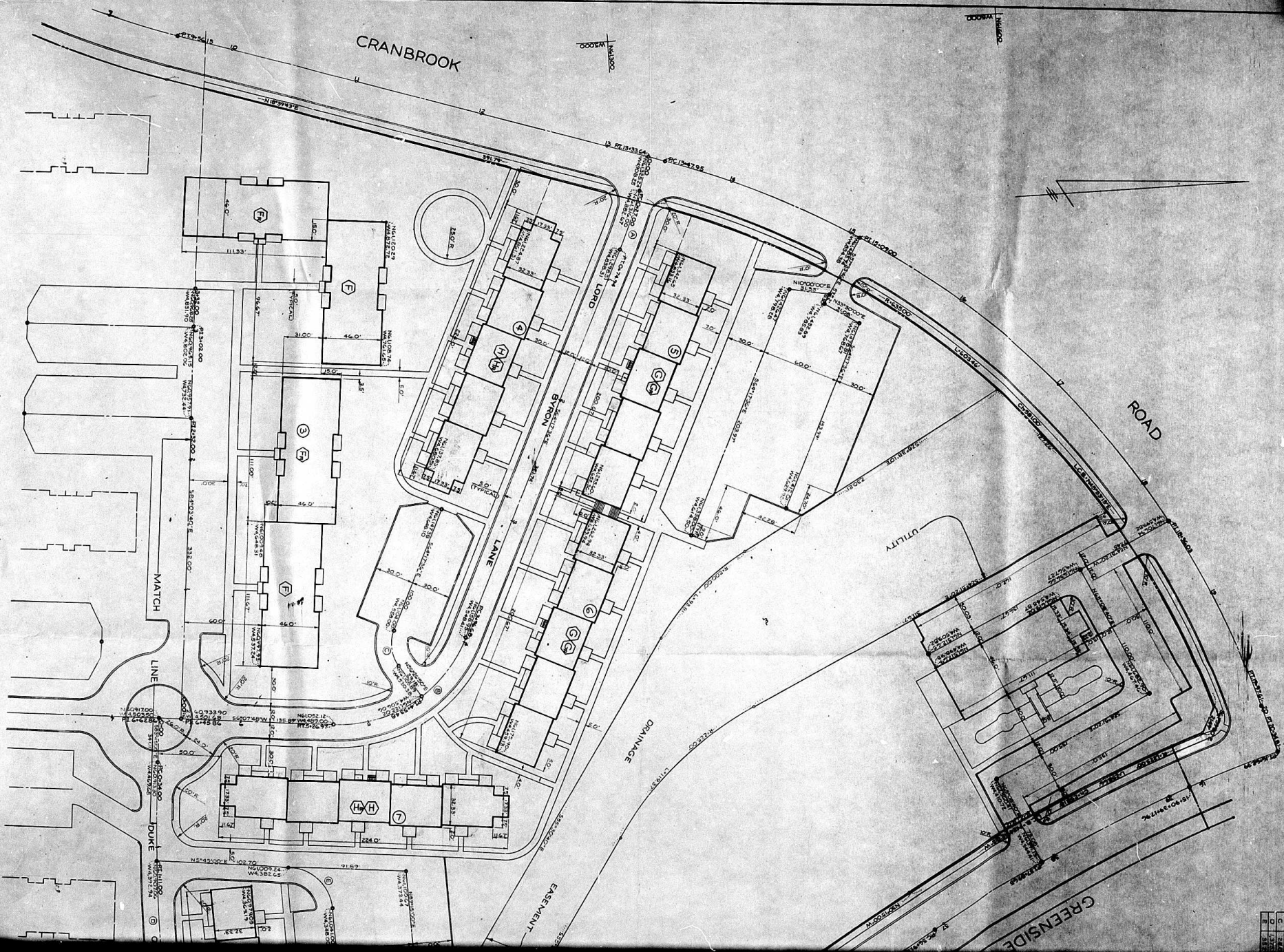
NOTE

ALL BUILDING SPACINGS AND
ALL BUILDING SETBACKS EXCEED THE MINIMUM
REQUIRED BY THE BALTO. COUNTY ZONING CODE.

DEC 4-'83



64-34-R-10-F1



NO.	DATE
1	10-10-1917
2	10-10-1917
3	10-10-1917
4	10-10-1917
5	10-10-1917
6	10-10-1917
7	10-10-1917
8	10-10-1917
9	10-10-1917
10	10-10-1917

C CURVE DATA			
NO.	Radius	Length	Area
A	100.00	157.08	15,708.00
B	100.00	157.08	15,708.00
C	100.00	157.08	15,708.00
D	100.00	157.08	15,708.00
E	100.00	157.08	15,708.00

GREENSIDE

DRIVE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Date]*
Plan 1 of 2

NOTE: All Building Dimensions
are Outside to Outside

Tentative
Unrecorded

YORK TOWN Sec. 1
SCALE 1" = 50'

C.W. Stephens, Jr. & Assoc.
10-F-2

4-34-R-10

