

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **CASPER SIPPTEL, INC.**, legal owner... of the property situate in Baltimore County and which is described in the following description 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... zone to an... zone; for the following reasons:
 1. Zoning changes in the neighborhood have made this a business district.
 2. Most of this area is now used for business purposes.
 3. The highest and best use of this area is for business purposes.

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.

CASPER SIPPTEL, INC.
 BY: *Casper Sippitel*
 Contract purchaser
 Address: *780 S. Resour. Bld.*

Address: *34 W. Chesapeake Avenue*
 Townson 4, Maryland
 Petitioner's Attorney: *James M. Power*
 Protester's Attorney:

ORDERED BY The Zoning Commissioner of Baltimore County, this... day of... 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 106, County Office Building in Towson, Baltimore County, on the... day of... 1964, at... o'clock A.M.



PURSUANT TO THE advertisement, posting of property and public hearing on the above petition and it appearing that by reason of... localities and business changes in the character of the neighborhood... the above reclassification should be had; and that the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1964, that the herein described property or area should be and the same is hereby reclassified, from... zone to... zone, and/or the Special Exception should NOT BE GRANTED.

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 GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 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... zone; and/or the Special Exception for that property should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PROPERTY OF **CASPER G. SIPPTEL, INC. ET AL**
 1414 BELAIR BLVD. TRACT
 BALTIMORE COUNTY, MARYLAND

Parcel I
 BEGINNING for the same at the corner formed by the intersection of the northwestern side of Belair Road, 60 feet wide, and the northeast side of Virginia Avenue, 20 feet wide, and running thence binding on the northwestern side of Belair Road, North 44° 34' 30" East 120.84 feet to the end of the fourth line of that parcel of land firstly described in a deed from United Trust Company of Maryland to John C. Sippitel and Elsie B. Sippitel, his wife, dated July 30, 1938 and recorded among the Land Records of Baltimore County, Maryland in Liber C.W.N. Jr. 932 at folio 153, thence binding on said line, reversely, North 52° 10' 20" West 120.14 feet to the southeast side of an alley 10 feet wide, there situated, thence along the southeast side of said alley, with the use thereof in common with others, South 37° 55' 40" West 120.00 feet to the aforesaid northeast side of Virginia Avenue, thence binding on the northeast side of Virginia Avenue South 52° 10' 20" East 112.14 feet to the point of beginning, containing 14,297 square feet or 0.323 acre of land, more or less.

Parcel II
 BEGINNING for the same at a point on the northeast side of Virginia Avenue, 20 feet wide, distant 122.14 feet northerly from the corner formed by the intersection of the northeast side of Virginia Avenue and the northeast side of Belair Road, 60 feet wide, said point being also the northeast side of a 10 feet wide alley, thence situated, and running thence binding along the aforesaid northeast side of Virginia Avenue North 52° 10' 20" West 80.56 feet to the south-

PROPERTY OF **CASPER G. SIPPTEL, INC. ET AL**
 Parcel II - (Cont.)

east corner of that parcel of land described in a Lease dated May 4, 1927, recorded among the Land Records of Baltimore County, Maryland in Liber M.F.C. 643 at folio 316 from Edmund J. Whittier and wife to M.H. Sherman and wife thence binding along the southeastermost outline of said parcel of land north 22° 10' 20" East 20.96 feet to a point on the northeast side of the aforesaid 10 feet wide alley, thence binding along the northwest side of said 10 feet wide alley, with the use thereof in common with others entitled thereto, South 37° 55' 40" West 120.00 feet, to the place of beginning, containing 10,750 square feet or 0.247 acre of land, more or less.

BEING that parcel of land which by deed dated October 26, 1943, recorded among the aforesaid Land Records in Liber B.J.S. 1315 at folio 150 was conveyed by United Trust Company of Maryland to Casper G. Sippitel and Christina Sippitel, his wife and being that parcel of land which by deed dated October 10, 1958 recorded among the aforesaid Land Records in Liber C.L.B. 3422 at folio 425 was conveyed by John J. Doyle, Jr. and Mary Ruth Doyle, his wife, to Casper G. Sippitel, Inc.

February 25, 1964

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: April 17, 1964

FROM: Mrs. Charles E. Cavrelle, Acting Director

SUBJECT: #69-122-R, Md to Md, Northeast corner of Belair Road and Virginia Avenue, being property of Casper G. Sippitel, Inc.

1st District
 HEARING: Monday, April 27, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from Md to Md zoning and has the following advisory comment to make:

1. Studies by the Comprehensive Planning Division in connection with developing the Master Plan for this area currently do not anticipate commercial zoning on the westerly side of this immediate portion of Belair Road. Although these studies are not final, they do serve as a guide for reacting to petitions for zoning reclassification. These studies do indicate the appropriateness of developing the westerly side of Belair Road within a zoning context which will provide buffering and transitional measure between Belair Road and the residential uses to the west.

CG:mas

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING March 23, 1964
 TOWSON 4, MARYLAND

Re: Casper G. Sippitel, Inc., located 1414 Belair Rd., Baltimore County, Maryland
 SUBJECT: Petition for Reclassification for Md/S of Belair Rd. & Virginia Ave.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING & ZONING: All access to this site will be subject to review and approval of these offices.

TRAFFIC DEPARTMENT: No comment as Planning & Zoning

BUREAU OF ENGINEERING: No comment

HEALTH DEPARTMENT: No comment

STATE ROADS COMMISSION: Subject to approval of the State Roads Commission

REDEVELOPMENT COMMISSION: No comment

FIRE DEPARTMENT: No comment

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: No comment

Yours very truly,
James M. Power
 James M. Power - Traffic

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

TO: Messrs. Power and Homer
 34 W. Chesapeake Avenue
 Towson 4, Md.

REPORT TO ACCOUNT NO. **0162**

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Casper Sippitel, Inc.	79.50
		79.50
		79.50

4-2464 2854 • 23351 • TIF •

PETITION FOR RECLASSIFICATION FROM THE SUBJECT

BEING that parcel of land which by deed dated October 26, 1943, recorded among the aforesaid Land Records in Liber B.J.S. 1315 at folio 150 was conveyed by United Trust Company of Maryland to Casper G. Sippitel and Christina Sippitel, his wife and being that parcel of land which by deed dated October 10, 1958 recorded among the aforesaid Land Records in Liber C.L.B. 3422 at folio 425 was conveyed by John J. Doyle, Jr. and Mary Ruth Doyle, his wife, to Casper G. Sippitel, Inc.

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CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: *14th* Date of Posting: *4/16/64*

Posted for: *Monday on Mon April 27, 1964 10:00 A.M.*

Notified: *Casper Sippitel, Inc.*

Location of property: *N.W. cor. of Belair Rd. & Virginia Ave.*

Location of Sign: *on Belair Rd. with one from lawn and other 30 ft from sidewalk and other 30 ft from Virginia Ave. The advertising calligrapher was done on front lawn and*

Posted by: *Robert B. Bullen* Date of return: *4/16/64*

app 20 ft from sidewalk and app 7 ft from big tree on lawn

CERTIFICATE OF PUBLICATION
 TOWSON, MD. April 10, 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., once a week on... 1... consecutive weeks before the... day of... 1964, at... o'clock appearing on the... day of... 1964.

THE JEFFERSONIAN
Laurel Johnston
 Manager

Cost of Advertisement, \$...

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

TO: Casper G. Sippitel, Inc.
 1414 Belair Rd.
 Baltimore 30, Md.

REPORT TO ACCOUNT NO. **0162**

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Reclassified Location	50.00
		50.00

4-2464 893 • 23351 • TIF •

ZONED R-G

Approximate \pm of proposed 60' Right of Way (TAYLOR AVE. EXTENSION)

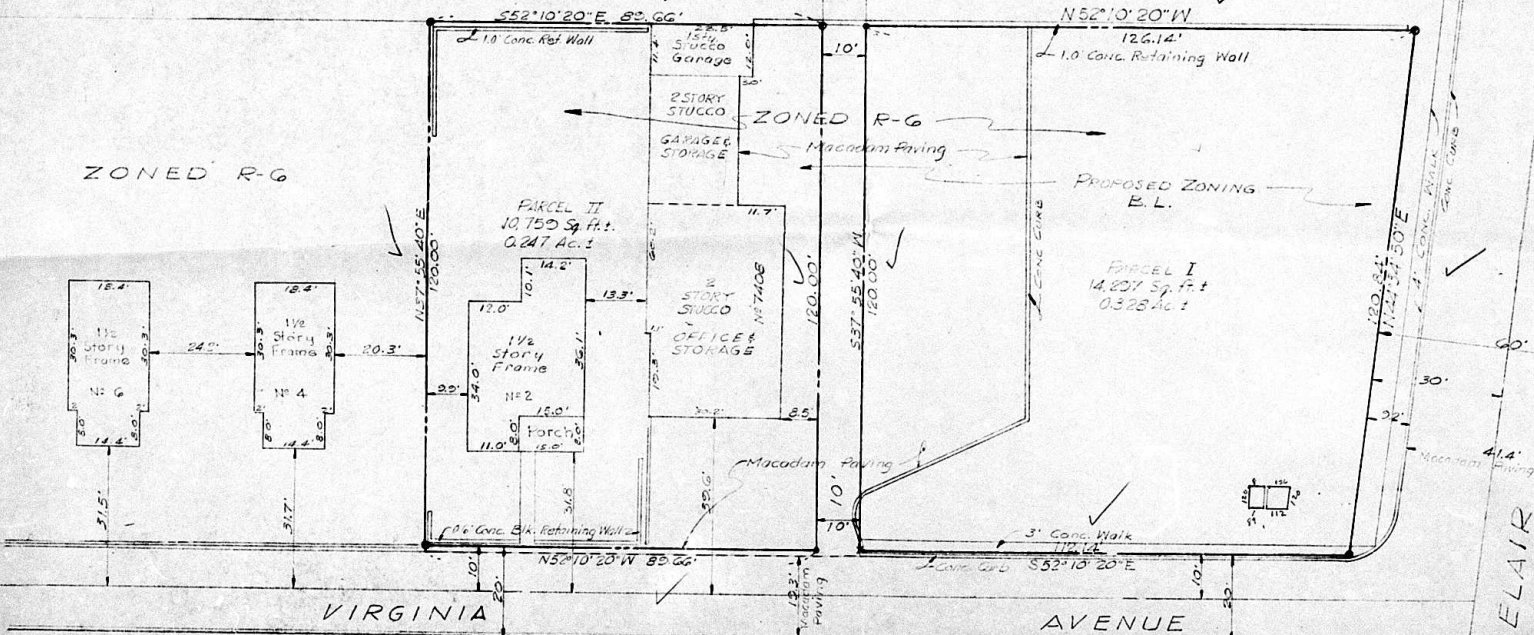
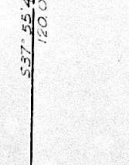
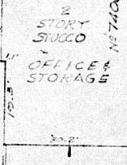
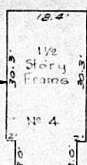
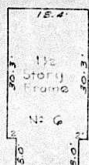
ZONED R-G

ZONED R-G

PROPOSED ZONING E.L.

PARCEL II
10,750 Sq. Ft.
0.247 Ac. ±

PARCEL I
14,207 Sq. Ft.
0.328 Ac. ±

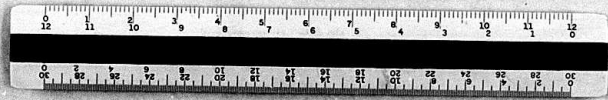


64-122R
MAP
#11+14A
BL



PURDUM AND JESCHKE
ENGINEERS & LAND SURVEYORS
2415 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

- Denotes Iron Pipe
- Denotes Iron Bar
- Denotes Nail
- * Denotes +cut



PLAN TO ACCOMPANY
APPLICATION FOR RE-ZONING
FOR
CASPER G. SIPPEL, INC., ET AL
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
FEBRUARY 27, 1964 SCALE: 1" = 20'