

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Casper G. Sippel, et al. and wife
I, or we, Edward G. Hacky, and wife, 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-6 zone to an R-5 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 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: 4123 Taylor Ave
36

Address: 34 W. Chesapeake Ave

President's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 20th day of July, 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 through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 31st day of August, 1964, at 2:00 o'clock P.M.



Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Jones, Zoning Commissioner Date: August 17, 1964

FROM: Mr. George H. Gensville, Director

SUBJECT: 46-67-R, Sub to R-5, Southwest corner of Belair Road and Virginia Avenue, being property of Casper G. Sippel, et al.

14th District

REMARKS: Monday, August 24, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-5 zoning and has the following advisory comment to make with respect to pertinent planning questions:

1. Studies by the planning staff with respect to proposals for future land use in the 14th District and stated on recommendations for this area do not indicate the appropriateness of commercial zoning here. The planning staff also does that the subject petition is in conflict with a longer range proposal to convert fullerton Avenue northward across Belair Road to Taylor Avenue.

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

the above Reclamation should be had, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 1st day of September, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an R-5 zone, and/or Special Exception should NOT 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

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 1st day of September, 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 an R-6 zone and/or the Special Exception for.

Zoning Commissioner of Baltimore County

MICROFILMED

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

Mr. Peter and Homer
34 W. Chesapeake Avenue
Towson 4, Maryland

Gentlemen:

SUBJECT: Petition for Reclassification for Casper Sippel, et al. located on the SW corner of Belair & Virginia Ave.

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

TRAFFIC DEPARTMENT: Will review and comment at a later date.

BUREAU OF ENGINEERING: Will review and comment at a later date.

He comments from the following departments: Board of Education, Office of Planning and Zoning, Baltimore County Health Department, Fire Department, & S & E Commission.

on Oldport Island Traffic Apartment
George John-Jones of Engineering

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

PROPERTY OF
CASPER G. SIPPEL, ET AL.
1403 BELAIR DRIVE
BALTIMORE COUNTY, MARYLAND

RESIDING for the same at the corner formed by the intersection of the north-west line of Belair Road, 60 feet wide, and the southwest line of Virginia Avenue, 70 feet wide, said point being the beginning of the Second Line of that parcel of land which by deed dated May 6, 1924, recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C. 583 at Folio 518 was conveyed by Henry J. Jasper and Martha M. Jasper, his wife, to J. Edward Hack and Lillie M. Hack, his wife, and running thence binding along the aforesaid southwest line of Virginia Avenue and along the Second Line of the above-mentioned deed and along the First Line of that parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.L.C. 4295 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her husband, et al. to Casper G. Sippel and Christina Sippel, his wife North 52° 10' 20" West 223.99 feet to a point at the end of the Second Line of that parcel of land which by deed dated October 3, 1927, recorded among the aforesaid Land Records in Liber W.P.C. 659 at Folio 51 was conveyed by John L. Sippel and Lizzie Sippel, his wife, to Casper G. Sippel and Christina Sippel, his wife, thence binding reversely along said Second Line and along the Second Line of the above second mentioned deed South 39° 25' 40" West 205.75 feet to a point on the northeast line of Taylor Avenue, as laid out and now existing, thence binding along the aforesaid northeast line of Taylor Avenue and along the Third Line of the above second mentioned deed and along the Third Line of that parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.L.C. 4295 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her husband, et al. to Casper G. Sippel, South 52° 10' 20" East 205.75 feet to a point on the aforesaid north at line of Belair Road, thence binding

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 8-13-64
Posted for: Planning and Zoning Dept. at 3:00 P.M.
Petitioner: Casper G. Sippel, et al.
Location of property: Southwest corner of Belair Rd. & Virginia Ave.
Location of Sign: 36-67-R, Sub to R-5, Southwest corner of Belair Rd. & Virginia Ave. 25' on the property of 46-67-R, Sub to R-5, Southwest corner of Belair Rd. & Virginia Ave.
Remarks: 46-67-R, Sub to R-5, Southwest corner of Belair Rd. & Virginia Ave. 25' on the property of 46-67-R, Sub to R-5, Southwest corner of Belair Rd. & Virginia Ave.
Posted by: William J. Witt, et al. Date of return: 8-20-64
Signature: William J. Witt, et al.
46-67-R, Sub to R-5, Southwest corner of Belair Rd. & Virginia Ave. 25' on the property of 46-67-R, Sub to R-5, Southwest corner of Belair Rd. & Virginia Ave.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 25292 DATE 8/24/64
TO: Mr. Peter and Homer 34 W. Chesapeake Ave. Towson 4, Md.	FROM: Office of Planning and Zoning 333 County Office Bldg. Towson 4, Md.	
DEPOSIT TO ACCOUNT NO. 02-622	QUANTITY	TOTAL AMOUNT
	EXTEND UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Cost of advertising and posting property of Casper G. Sippel No. 65-67-R		675.00
		7300
		7300
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.		

PROPERTY OF CASPER G. SIPPEL, ET AL.

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along the aforesaid northwest line of Belair Road and along the East Line of the above last mentioned deed and along the First Line of the above first mentioned deed North 44° 34' 30" East 203.11 feet to the place of beginning, containing 1.02 acres of land more or less.

BEING that parcel of land which by deed dated May 6, 1924, recorded among the aforesaid Land Records in Liber W.P.C. 583 at Folio 518 was conveyed by Henry J. Jasper and Martha M. Jasper, his wife, to J. Edward Hack and Lillie M. Hack, his wife, and being that parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.L.C. 4295 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her husband, et al. to Casper G. Sippel.

June 19, 1964

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 25238 DATE 8/24/64
TO: Casper G. Sippel 1427 Taylor Ave. Baltimore 24, Md.	FROM: Planning Department of Baltimore County	
REPORT TO ACCOUNT NO. 02-622	QUANTITY	TOTAL AMOUNT
	EXTEND UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Reclassification for Casper G. Sippel, et al.		50.00
		6000
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—14TH DISTRICT

ZONING: From R-4 to B-1 ZONE
LOCATION: Southwest corner of Belair Road and Virginia Avenue
DATE & TIME: Monday, August 31, 1964 at 2:00 P.M.
PUBLIC HEARING: Room 108, 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 concerning all that parcel of land in the Fourteenth District of Baltimore County.

Beginning for the same at the corner formed by the intersection of the southwest line of Belair Road, 40 feet wide, and the southwest line of Virginia Avenue, 20 feet wide, said point being the beginning of the Second Line of that parcel of land which by deed dated May 6, 1924, recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C. 588 at Folio 518 was conveyed by Henry J. Jasper and Bertha M. Jasper, his Wife, to J. Edward Hack and Lillie M. Hack, his Wife, and running thence binding along the aforesaid southwest line of Virginia Avenue and along the Second Line of the aforesaid parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.R.G. 4298 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her Husband, et al. to Casper G. Sippel and Christina Sippel, his Wife, North 12° 20' West 223.99 feet to a point at the end of the Second Line of that parcel of land which by deed dated October 3, 1927, recorded among the aforesaid Land Records in Liber C.W.C. 650 at Folio 81 was conveyed by John L. Sippel and Lizzie Sippel, his Wife, to Casper G. Sippel and Christina Sippel, his Wife, thence binding reversely along said Second Line and along the Second Line of the above second mentioned deed South 31° 28' 40" West 216.75 feet to a point on the northeast line of Taylor Avenue, as laid out and now existing, thence binding along the aforesaid northeast line of Taylor Avenue and along the Third Line of the above second mentioned deed and along the Third Line of that parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.R.G. 4298 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her Husband, et al. to Casper G. Sippel, South 31° 10' 20" East 253.35 feet to a point on the aforesaid northwest line of Belair Road, thence binding along the aforesaid northwest line of Belair Road and along the Last Line of the above last mentioned deed and along the First Line of the above first mentioned deed North 44° 34' 15" East 208.11 feet to the place of beginning, containing 1.02 acres of land more or less.

Being that parcel of land which by deed dated May 6, 1924, recorded among the aforesaid Land Records in Liber W.P.C. 588 at Folio 518 was conveyed by Henry J. Jasper and Bertha M. Jasper, his Wife, to J. Edward Hack and Lillie M. Hack, his Wife, and being that parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.R.G. 4298 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her Husband, et al. to Casper G. Sippel and Christina Sippel, his Wife, and being that parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.R.G. 4298 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her Husband, et al. to Casper G. Sippel.

Being the property of Casper G. Sippel, et al. as shown on plat plan filed with the Zoning Department.

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

AGE 14.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 11, 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 each~~ ~~KK~~ 1 time ~~XXXXXX~~ before the 31st day of August, 1964, the next publication appearing on the 11th day of August, 1964.

THE JEFFERSONIAN,

S. L. Smith
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., August 18, 1964

THIS IS TO CERTIFY, that the annexed advertisement of Casper Sippel was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 11th day of August, 1964; that is to say, the same was inserted in the issues of

8-12-64

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer D. Price
Palmer D. Price

PETITION FOR RECLASSIFICATION 14th DISTRICT

ZONING: From R-4 to B-1 Zone.

LOCATION: Southwest corner of Belair Road and Virginia Avenue.

DATE & TIME: MONDAY, AUGUST 31, 1964 at 2:00 P.M.
PUBLIC HEARING: Room 108, 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:

Concerning all that parcel of

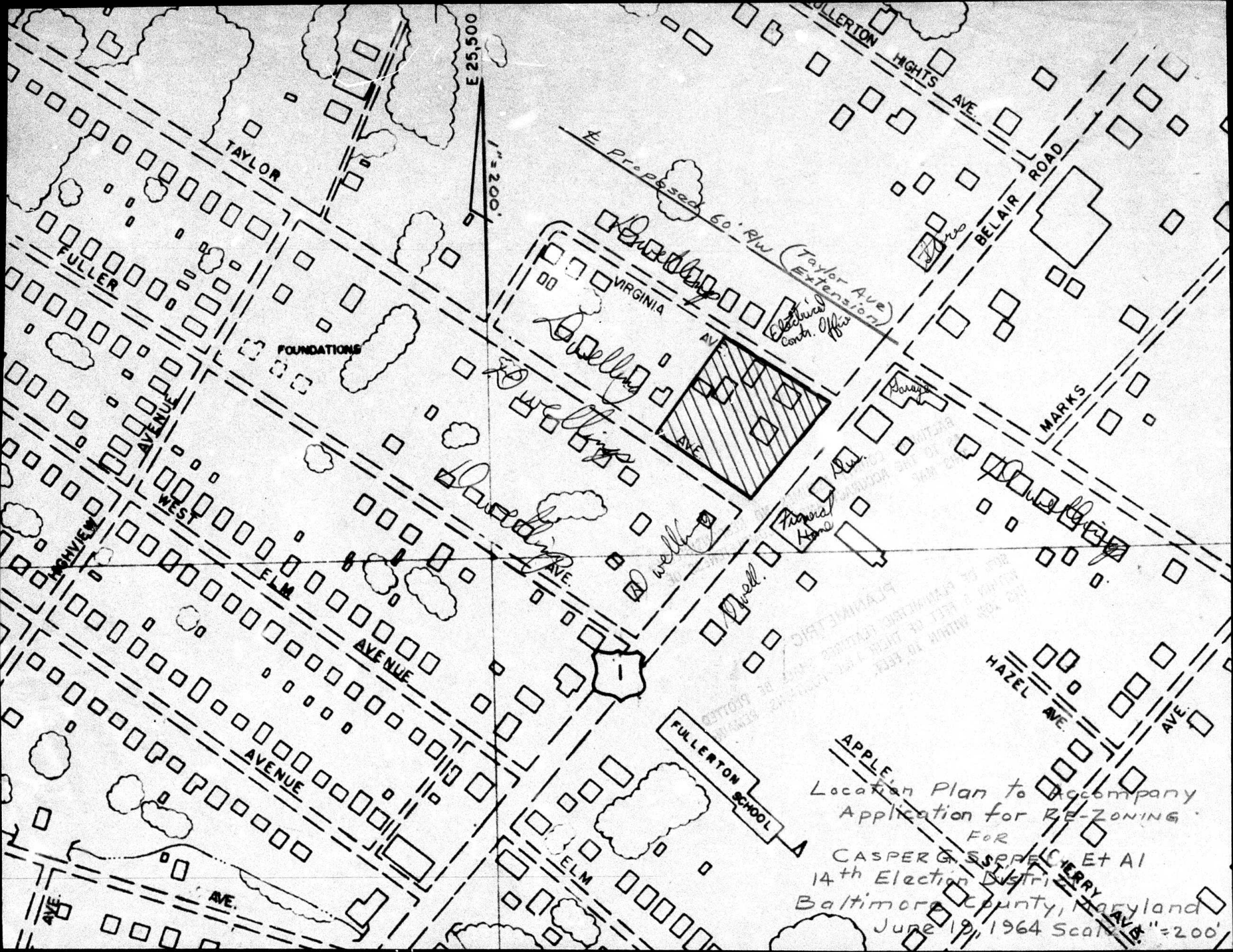
land in the Fourteenth District of Baltimore County.

BEGINNING for the same at the corner formed by the intersection of the northwest line of Belair Road, 60 feet wide, and the southwest line of Virginia Avenue, 20 feet wide, said point being the beginning of the Second Line of that parcel of land which by deed dated May 6, 1924, recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C. 588 at Folio 518 was conveyed by Henry J. Jasper and Bertha M. Jasper, his Wife, to J. Edward Hack and Lillie M. Hack, his Wife, and running thence binding along the aforesaid southwest line of Virginia Avenue and along the Second Line of the aforesaid parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.R.G. 4298 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her Husband, et al. to Casper G. Sippel and Christina Sippel, his Wife, North 12° 20' West 223.99 feet to a point at the end of the Second Line of that parcel of land which by deed dated October 3, 1927, recorded among the aforesaid Land Records in Liber C.W.C. 650 at Folio 81 was conveyed by John L. Sippel and Lizzie Sippel, his Wife, to Casper G. Sippel and Christina Sippel, his Wife, thence binding reversely along said Second Line and along the Second Line of the above mentioned deed South 39 degrees 20' 40" West 206.75 feet to a point on the northeast line of Taylor Avenue, as laid out and now existing, thence binding along the aforesaid northeast line of Taylor Avenue and along the Third Line of the above second mentioned deed and along the Third Line of that parcel of land which by deed dated May 11, 1964, recorded among the aforesaid Land Records in Liber R.R.G. 4298 at Folio 457 was conveyed by Ruth M. Witt and William J. Witt, her Husband, et al. to Casper G. Sippel, South 32 degrees 10' 20" East 205.35 feet to a point on the aforesaid northwest line of Belair Road, thence binding along the aforesaid northwest line of Belair Road and along the Last Line of the above mentioned deed and along the First Line of the above first mentioned deed North 44 degrees 34' 50" East 208.11 feet to the place of beginning, containing 1.02 acres of land more or less.

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Being the property of Casper G. Sippel, et al. as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY



APPLE
Location Plan to accompany
Application for RE-ZONING
FOR
CASPER G. SPRECK ET AL
14th Election District
Baltimore County, Maryland
June 19, 1964 Scale 1"=200'

