

RE: PETITION FOR RECLASSIFICATION
FROM AN R-10 ZONE TO AN R-A ZONE
NE 1/4 MARRIOTTVILLE ROAD 1530'
FROM KINGS POINT ROAD,
2ND DISTRICT
RANDOLPH HOMES, INC.,
PETITIONER

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 65-132-R

ORDER OF DISMISSAL

Petition of Randolph Homes, Inc., for reclassification from an R-10 zone to an R-A zone of property located on the northeast side of Marriottville Road 1530 feet from Kings Point Road in the Second District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed April 13, 1967 from the attorney representing 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for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner, be dismissed and withdrawn as of April 13, 1967

It is hereby ORDERED that on the 13th day of April, 1967 that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slawik

M. WILLIAM ADELOSON
ATTORNEY AND COUNSELLOR AT LAW
112 MARSHALL AVENUE, SUITE 200
BALTIMORE, MARYLAND 21204

April 12, 1967

Mr. William S. Baldwin, Chairman
County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 65-132-R
Randolph Homes, Inc.,
Petitioner

Dear Mr. Baldwin:

Because of prevailing market conditions, Randolph Homes, Inc. no longer desires to press its pending petition for zoning reclassification and, therefore, respectfully requests that its appeal be dismissed without prejudice.

Yours very truly,

William S. Baldwin

EPS:MMA

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

RE: RANDOLPH HOMES, INC., legal owner, of the property situated in Baltimore County and which is described in the description 2nd 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-10 zone to an R-A zone for the following reasons:

1. There is no present demand or need in the area for additional single family homes, but there is an urgent need and demand in the area for apartment dwelling units, a circumstance which was not anticipated nor provided for at the time of adoption of the zoning map.
2. The public need and convenience requires reclassification of the subject property since the present classification thereof serves no useful purpose, benefits no one, and is out of character with current development, while the reclassification of the property to an R-A zone will provide housing demanded and required by the public generally.
3. Since adoption of the zoning map for the area, the character and conditions in the neighborhood of the subject property have so changed that a reclassification of the premises from an R-10 to R-A zone is justified, appropriate and, in fact, required under proper zoning standards and

See attached petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

RANDOLPH HOMES, INC.

Edward H. Hargreaves
Legal Owner

Address: c/o M. William Adelson, Esq.

1035 Maryland National Bank Bldg.

Baltimore, Maryland 21202

M. William Adelson,

Petitioner's Attorney

1035 Maryland National Bank Bldg.

Baltimore, Maryland 21202,

PLAZA 2-6082

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 1967, 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 5th day of November, 1967, at 2:00 o'clock P.M.

Ps. 31

SEP 28 '67

Edward H. Hargreaves
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION
R-10 TO R-A ZONE
NE 1/4 MARRIOTTVILLE ROAD,
1530.10' FROM KINGS POINT ROAD,
2ND DISTRICT
RANDOLPH HOMES INC-PETITIONER

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-132-R

THE SUBJECT PROPERTY, consists of 1/4 acre, situated on the northeast side of Marriottville Road, 1530' from Kings Point Road. The petitioner requests that zoning be permitted for construction of 30 units.

Without going into detail, the Deputy Zoning Commissioner is of the opinion the petitioner has failed to show an error in the original zoning map or such changes in the character of the neighborhood to justify the rezoning change.

For the above reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20 day of December, 1966, that the above reclassification 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 as R-10 zone.

Edward H. Hargreaves
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner, October 23, 1964

FROM: George R. Gavrilis, Director

SUBJECT: 65-132-R, R-10 to R-A. Northeast side of Marriottville Road 1530.10 feet from Kings Point Road. Being property of Randolph Homes, Inc.

2nd District

HEARING: Thursday, November 5, 1964 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-A zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The Western Planning Area Map established R-10 zoning for the severable area southerly of Liberty Road. The planning staff believes that such zoning manifestly is correct and that no error was made in comprehensive rezoning here. Neither have changes occurred in the manner of land usage so as to justify apartment zoning here.

LEWIS, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore, Maryland 21208
RD 10404 7-1210

DESCRIPTION

32.3174 ACRE PARCEL, PART OF "KINGS POINT", SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning: "R-10"
Proposed Zoning: "R-A"

Beginning for the same at a point on the northeast side of Marriottville Road, as proposed to be laid out 70 feet wide, said Marriottville Road being the southeasterly extension of Marriottville Road, as shown on the Revised Plat I of Section One of "Kings Point" recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27, Folio 119, said point of beginning being distant 1510, 10 feet, as measured southeasterly along said northeast side of Marriottville Road from the intersection thereof with the center line of Kings Point Road, as laid out 70 feet wide and shown on the plat herein referred to, said point of beginning being at the intersection of said northeast side of Marriottville Road and the southeast side of the right of way, 87 feet wide, granted by Henry J. Sandias, Jr. and Evelyn W. Sandias, his wife, to Transcontinental Gas Pipe Line Corporation by Supplemental Right of Way Agreement dated February 18, 1955 and recorded among the aforementioned Land Records in Liber G.L.B. No. 2647, Folio 171 and running thence from said point of beginning, binding on said northeast side of Marriottville Road the two

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND
Towson 4, Maryland

TO: Mr. James Oyler
FROM: Gilbert M. Nelson

SUBJECT: Randolph Homes, Inc. - Northeast side Marriottville Road R-10 to RA
Petition for reclassification from R-10 to RA

Review of the plan dated August 27, 1964 accompanying the preliminary submission of subject petition at the Zoning Advisory Committee Meeting of September 22, 1964 results in the following comments:

1. The 30-foot wide private driveway generally paralleling the north boundary of the property would provide an undesirable short cut between Marriottville Road and Live Oak Road.
2. It is considered undesirable to place perpendicular parking spaces on both 30-foot and 24-foot drives. These parking spaces should be reoriented to off-street parking bays.
3. It would be desirable to consolidate the twelve-car parking bays that are oriented to Live Oak Road and Marriottville Road.

Gilbert M. Nelson
Gilbert M. Nelson, Assistant Chief
Bureau of Traffic Engineering

GMN:ach

following courses and distances, (1) S. 54° 10' 00" E., 1521.94 feet and (2) southeasterly, by a curve to the left with a radius of 635.00 feet, the distance of 424.20 feet (said arc being subtended by a chord bearing S. 73° 18' 15" E., 416.35 feet), thence along a gusset line connecting said northernmost side of Marriottville Road with the Westernmost side of Live Oak Road, as proposed to be laid out 80 feet wide, N. 42° 33' 30" E., 14.14 feet, thence along said westernmost side of Live Oak Road, the two following courses and distances, (1) N. 02° 26' 30" W., 1425.87 feet and (2) northerly, by a curve to the right with a radius of 740.00 feet, the distance of 51.71 feet (said arc being subtended by a chord bearing N. 00° 26' 23.5" W., 51.70 feet) to a point on the first or S. 71° 26' E., 3542 foot line of the first parcel of the land which by deed dated July 28, 1955 and recorded among said Land Records in Liber G.L.B. No. 2750, Folio 266 was conveyed by Henry J. Sandias, Jr. and wife to Albert Kernisch and others, thence binding reversely on part of the first line of said first parcel N. 78° 27' 30" W., 360.90 feet to the southeast side of the aforementioned right of way thence binding thereon the three following courses and distances, (1) S. 42° 57' 00" W., 53.12 feet, (2) southwesterly, by a curve to the right with a radius of 451.86 feet the distance of 204.00 feet (said arc being subtended by a chord bearing S. 55° 53' 00" W., 202.27 feet and (3) S. 68° 49' 00" W., 1097.24 feet to the place of beginning.

Containing 32.3174 acres of land.

J. O. #57110

8/24/64

GAV:br

M. WILLIAM ADELSON
ATTORNEY AND COUNSELLOR AT LAW
1035 MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MARYLAND 21202

TELEPHONE
PLAZA 3-3043

ANGELICA
EUGENE P. ROSE
JOHN G. ROSE

December 17, 1964

Honorable John G. Rose,
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No. 65-132-R
Petition of Randolph Homes, Inc. for
Reclassification of 38.3174 acres of
land at Marriottville and Live Oak Roads,
1520-19' from Kings Point Road, Second Election
District, Baltimore County, Maryland,
from a R-10 Zone to a R.A. Zone

Dear Mr. Rose:

Please enter an appeal to the County Board of Appeals
from the decision of the Deputy Zoning Commissioner, dated
December 10, 1964, denying the Petition for Reclassification
in the above entitled case. This appeal is taken pursuant to
Section 23-26, Title 23, Baltimore County Code, as enacted by
Bill No. 84, approved June 10, 1960. A check for \$70.00 is
enclosed herewith to cover the cost of the instant appeal.

Yours very truly,

M. William Adelson
M. William Adelson,
Attorney for Petitioner,
Randolph Homes, Inc.

12A/way
Encl.



INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

TO: Mr. James Dyer
FROM: Gilbert M. Nelson
SUBJECT: Randolph Homes, Inc. - Northeast side Marriottville Road
Petition for reclassification from R-10 to RA

Date September 25, 1964
#65-132-R
WESTERN
AREA
SEC. 1-C
RA
10/15/64

Review of the plan dated August 27, 1964
accompanying the preliminary submission of subject
petition at the Zoning Advisory Committee Meeting of
September 22, 1964 results in the following
comments.

1. The 30-foot wide private driveway generally
paralleling the north boundary of the property would
provide an undesirable short cut between Marriottville
Road and Live Oak Road.

2. It is considered undesirable to place
perpendicular parking spaces on both 30-foot and 24-foot
drives. These parking spaces should be reoriented to
off-street parking bays.

3. It would be desirable to consolidate the
twelve-car parking bays that are oriented to Live Oak
Road and Marriottville Road.

Gilbert M. Nelson
Gilbert M. Nelson, Assistant Chief
Bureau of Traffic Engineering

GMM:ach

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

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Md. 21202

SUBJECT: Petition for Reclassification
Tran R-10 to R.A. for
Randolph Homes, Inc.

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

BUREAU OF TRAFFIC ENGINEERING: See attached comments

BUREAU OF ENGINEERING: Will review and submit written comments at a later date.

No comments from the following Departments:

Health Department
Board of Education
Planning & Zoning
Building Department
Fire Department
State Roads Commission
S & E Commission
Industrial Commission

cc: George Reiter-Bureau of Engineering

Yours very truly,

James E. Rose
James E. Rose,
Chief of Permit and
Petition Processing

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

To: Eugene P. Rose, Esq.,
1035 Maryland National Bank Building
Baltimore, Md. 21202

DATE: 10/10/64

INVOICE NO. 25387

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of appeal - Randolph Homes, Inc.
No. 65-132-R

PAID - Baltimore County, Md. - Office of Finance

10-784 6346 * 25387 TIP - \$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.

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

To: M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore 2, Md.

DATE: 12/22/64

INVOICE NO. 27656

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of appeal - Randolph Homes, Inc.
No. 65-132-R

PAID - Baltimore County, Md. - Office of Finance

12-2984 6355 * 27656 TIP - \$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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

September 29, 1964

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Md. 21202

Your petition has been received and accepted for filing this
28th day of September, 1964.

JOHN G. ROSE
Zoning Commissioner

Owner Name: Randolph Homes, Inc.
Reviewed by: James E. Rose

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3ND

Date of Posting: Jan 9, 1965

Petitioner: Randolph Homes, Inc.

Location of property: NE 1/4, Marriottville Rd. 1520-19' from Kings Point Rd.

Location of Signs: 1520-19' from Kings Point Rd. (opposite) and 1520-19' from Kings Point Rd. (same side)

Remarks: 2 signs 1520-19' from Kings Point Rd. (opposite) and 1520-19' from Kings Point Rd. (same side)

Posted by: James E. Rose

Date of return: Jan 14, 1965

2 Signs

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

To: M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202

DATE: 1/27/65

INVOICE NO. 28510

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of posting property for appeal hearing
Randolph Homes, Inc. No. 65-132-R

PAID - Baltimore County, Md. - Office of Finance

1-2884 9354 * 28510 TIP - \$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.

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

To: Randolph Homes, Inc.,
410 E. Jettie Turnpike
Arlington, N.Y.

DATE: 11/20/64

INVOICE NO. 27593

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property
65-132-R

PAID - Baltimore County, Md. - Office of Finance

11-2884 9354 * 27593 TIP - \$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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3ND

Date of Posting: Oct 31, 1964

Posted for: Randolph Homes, Inc.

Petitioner: Randolph Homes, Inc.

Location of property: NE 1/4, Marriottville Rd. 1520-19' from Kings Point Rd.

Location of Signs: 1520-19' from Kings Point Rd. (opposite) and 1520-19' from Kings Point Rd. (same side)

Remarks: 2 signs 1520-19' from Kings Point Rd. (opposite) and 1520-19' from Kings Point Rd. (same side)

Posted by: James E. Rose

Date of return: Nov 5

OFFICE OF THE
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Ridgely, Md.

THE HERALD - ARGOS
Catonville, Md.

No. 1 Newburg Avenue
CATONVILLE, MD.

October 22, 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, 10 consecutive weeks before
the 22nd day of October, 1964, that is to say
the same was inserted in the issues of
October 16, 1964.

THE BALTIMORE COUNTEAN

By: Paul J. Morgan
Editor and Manager

PETITION FOR RECLASSIFICATION
2nd DISTRICT
ZONING: From R-10 to R.A.
Zone
LOCATION: Northeast side of
Marriottville Road 1530 feet
from Kings Point Road.
DATE & TIME: THURSDAY,
NOVEMBER 19, 1964 at 2:00
P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing:
Present Zoning: "R-10"
Proposed Zoning: "R-A"

All that parcel of land in the
Second District of Baltimore
County

Beginning for the same at
a point on the northeast side
of Marriottville Road, as
proposed to be laid out 70
feet wide, said Marriottville
Road being the southeasterly
extension of Marriottville
Road, as shown on the Revised
Plat 1 of Section One of
"Kings Point" recorded among
the Land Records of Baltimore
County in Plat Book W.J.R.
No. 27, Folio 119, said point
of beginning being distant
1530.10 feet, as measured
southeasterly along said north-
east side of Marriottville
Road from the intersection
thereof with the center line of
Kings Point Road, as laid out
70 feet wide and shown on
the plat herein referred to,
said point of beginning being
at the intersection of said
northeast side of Marriottville
Road and the southeast side
of the right of way, 47 feet
wide, granted by Henry J.
Sandlin, Jr. and Evelyn W.
Sandlin, his wife, to Trans-
continental Gas Pipe Line
Corporation by Supplemental
Right of Way Agreement dated
February 19, 1955 and recorded
among the aforementioned Land
Records in Liber G.L.R. No. 2847,
Folio 171, and running
thence from said point of begin-
ning, binding on said northeast
side of Marriottville Road the
two following courses and
distances, (1) S. 54 degrees
10 minutes 60 seconds E.,
1521.04 feet and (2) south-
easterly, by a curve to the
left with a radius of 635.60
feet, use distance of 431.20
feet (said arc being subtended
by a chord bearing S. 73 de-
grees 18 minutes 15 seconds
E., 416.35 feet), thence along
a gusset line connecting said
northeast side of Marriottville
Road with the Western-
most side of Live Oak Road,
as proposed to be laid out 40
feet wide, N. 42 degrees 33
minutes 20 seconds E., 14.14
feet, thence along said west-
ernmost side of Live Oak
Road, the two following courses
and distances, (1) N. 02
degrees 26 minutes 30 seconds
W., 1425.87 feet and (2)
northerly, by a curve to the
right with a radius of 740.00
feet, the distance of 51.71
feet (said arc being subtended
by a chord bearing N. 66 de-
grees 26 minutes 23.5 seconds
W., 51.70 feet) to a point on
the first or S. 71 degrees 26
minutes E., 3542.00 foot line
of the first parcel of land which
by deed dated July 24, 1955
and recorded among said Land
Records in Liber G.L.R. No.
2750, Folio 266 was conveyed
by Henry J. Sandlin, Jr. and
wife to Albert Kerns and
others, thence binding reverse-
ly on part of the first line of
said first parcel N. 74 de-
grees 27 minutes 30 seconds W.,
360.90 feet to the southeast
side of the aforementioned
right of way thence binding
thereon the three following
courses and distances, (1)
S. 42 degrees 27 minutes 00
seconds W., 55.12 feet, (2)
southwesterly, by a curve to
the right with a radius of 451.66
feet the distance of 204.00
feet (said arc being subtended
by a chord bearing S. 55 de-
grees 33 minutes 00 seconds
W., 199.24 feet) to the place
of beginning.
Containing 32,3174 acres of
land.
Being the property of Randolph
Homes, Inc., as shown on plat
plan filed with the Zoning
Department.
Hearing Date: Thursday, No-
vember 19, 1964 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Md.
By Order of
John G. Rose
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., October 28, 1964.

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md., once in each of one
successive weeks before the 10th
day of November, 1964, the first publication
appearing on the 28th day of October
1964

THE TIMES.

Manager.
John M. Martin

Cost of Advertisement, \$10.00
Reference Order A3789
Registration No. H9922

PETITION FOR RECLASSIFICATION-2ND DISTRICT

ZONING: From R-10 to R.A. Zone
LOCATION: Northeast side of Mar-
riottville Road 1530 feet from
Kings Point Road.
DATE & TIME: Thursday, Novem-
ber 19, 1964 at 2:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Reference from R-10 to R.A.
Zone
All that parcel of land in the Second
District of Baltimore County, be-
ginning for the same at a point on the
northeast side of Marriottville
Road, as proposed to be laid out 70
feet wide, said Marriottville Road
being the southeasterly extension of
Marriottville Road, as shown on
the Revised Plat 1 of Section One
of "Kings Point" recorded among
the Land Records of Baltimore
County in Plat Book W.J.R. No. 27,
Folio 119, said point of beginning
being distant 1530.10 feet, as mea-
sured southeasterly along said north-
east side of Marriottville Road
from the intersection thereof with
the center line of Kings Point Road,
as laid out 70 feet wide and shown
on the plat herein referred to, said
point of beginning being at the in-
tersection of said northeast side of
Marriottville Road and the south-
east side of the right of way, 47
feet wide, granted by Henry J.
Sandlin, Jr. and Evelyn W. Sandlin,
his wife, to Transcontinental Gas
Pipe Line Corporation by Supplemen-
tal Right of Way Agreement dated
February 19, 1955 and recorded
among the aforementioned Land
Records in Liber G.L.R. No. 2847,
Folio 171, and running thence from
said point of beginning, binding on
said northeast side of Marriottville
Road the two following courses and
distances, (1) S. 54 degrees 10
minutes 60 seconds E., 1521.04 feet
and (2) southeasterly, by a curve
to the left with a radius of 635.60
feet, the distance of 431.20 feet
(said arc being subtended by a
chord bearing S. 73 degrees 18 mi-
nutes 15 seconds E., 416.35 feet),
thence along a gusset line connect-
ing said northeast side of Marriottville
Road with the Westernmost side of
Live Oak Road, as proposed to be
laid out 40 feet wide, N. 42 de-
grees 33 minutes 20 seconds E.,
14.14 feet, thence along said west-
ernmost side of Live Oak Road, the
two following courses and distances,
(1) N. 02 degrees 26 minutes 30 se-
conds W., 1425.87 feet and (2) nor-
therly, by a curve to the right with
a radius of 740.00 feet, the distance
of 51.71 feet (said arc being sub-
tended by a chord bearing N. 66 de-
grees 26 minutes 23.5 seconds W.,
51.70 feet) to a point on the first
or S. 71 degrees 26 minutes E., 3542.00
foot line of the first parcel of land
which by deed dated July 24, 1955
and recorded among said Land Re-
cords in Liber G.L.R. No. 2750, Folio
266 was conveyed by Henry J. Sandlin,
Jr. and wife to Albert Kerns and
others, thence binding reverse-ly on
part of the first line of said first
parcel N. 74 degrees 27 minutes 30
seconds W., 360.90 feet to the south-
east side of the aforementioned
right of way thence binding thereon
the three following courses and dis-
tances, (1) S. 42 degrees 27 minutes
00 seconds W., 55.12 feet, (2) south-
westerly, by a curve to the right
with a radius of 451.66 feet the
distance of 204.00 feet (said arc
being subtended by a chord bearing
S. 55 degrees 33 minutes 00 seconds
W., 199.24 feet) to the place of be-
ginning.
Containing 32,3174 acres of land.
Being the property of Randolph
Homes, Inc., as shown on plat plan
filed with the Zoning Department.
By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
Oct. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 24, 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 in each
of one successive weeks before the 24th
day of October, 1964, the first publication
appearing on the 24th day of October
1964.

THE JEFFERSONIAN.

Manager.
S. Leach Smith

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION-2ND DISTRICT

ZONING: From R-10 to R.A. Zone
LOCATION: Northeast side of Mar-
riottville Road 1530 feet from
Kings Point Road.
DATE & TIME: Thursday, Novem-
ber 19, 1964 at 2:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
All that parcel of land in the Second
District of Baltimore County,
Present Zoning: "R-10"
Proposed Zoning: "R-A"
Beginning for the same at a
point on the northeast side of Mar-
riottville Road, as proposed to be
laid out 70 feet wide, said Marriottville
Road being the southeasterly
extension of Marriottville Road,
as shown on the Revised Plat 1
of Section One of "Kings Point"
recorded among the Land Records
of Baltimore County in Plat Book
W.J.R. No. 27, Folio 119, said point
of beginning being distant 1530.10
feet, as measured southeasterly
along said northeast side of Mar-
riottville Road from the intersec-
tion thereof with the center line
of Kings Point Road, as laid out
70 feet wide and shown on the plat
herein referred to, said point of
beginning being at the intersection
of said northeast side of Marriottville
Road and the southeast side
of the right of way, 47 feet wide,
granted by Henry J. Sandlin, Jr.
and Evelyn W. Sandlin, his wife,
to Transcontinental Gas Pipe Line
Corporation by Supplemental Right
of Way Agreement dated February
19, 1955 and recorded among the
aforementioned Land Records in
Liber G.L.R. No. 2847, Folio 171,
and running thence from said point
of beginning, binding on said north-
east side of Marriottville Road the
two following courses and distances,
(1) S. 54° 10' 00" E., 1521.04 feet
and (2) southeasterly, by a curve
to the left with a radius of 635.60
feet, the distance of 431.20 feet
(said arc being subtended by a
chord bearing S. 73° 18' 15" E.,
416.35 feet), thence along a gusset
line connecting said northeast
side of Marriottville Road with
the Westernmost side of Live Oak
Road, as proposed to be laid out
40 feet wide, N. 42° 33' 20" E.,
14.14 feet, thence along said west-
ernmost side of Live Oak Road, the
two following courses and distances,
(1) N. 02° 26' 30" W., 1425.87 feet
and (2) northerly, by a curve to
the right with a radius of 740.00
feet, the distance of 51.71 feet (said
arc being subtended by a chord
bearing N. 66° 26' 23.5" W., 51.70
feet) to a point on the first or S.
71° 26' E., 3542.00 foot line of the
first parcel of the land which by
deed dated July 24, 1955 and re-
corded among said Land Records
in Liber G.L.R. No. 2750, Folio 266
was conveyed by Henry J. Sandlin,
Jr. and wife to Albert Kerns and
others, thence binding reverse-ly
on part of the first line of said
first parcel N. 74° 27' 30" W., 360.90
feet to the southeast side of the
aforementioned right of way thence
binding thereon the three following
courses and distances, (1) S. 42°
27' 00" W., 55.12 feet, (2) south-
westerly, by a curve to the right
with a radius of 451.66 feet the
distance of 204.00 feet (said arc
being subtended by a chord bearing
S. 55° 33' 00" W., 199.24 feet) to
the place of beginning.
Containing 32,3174 acres of land.
Being the property of Randolph
Homes, Inc., as shown on plat plan
filed with the Zoning Department.
Hearing Date: Thursday, Novem-
ber 19, 1964 at 10:00 A.M.
Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County
Oct. 36.

CERTIFICATE OF PUBLICATION

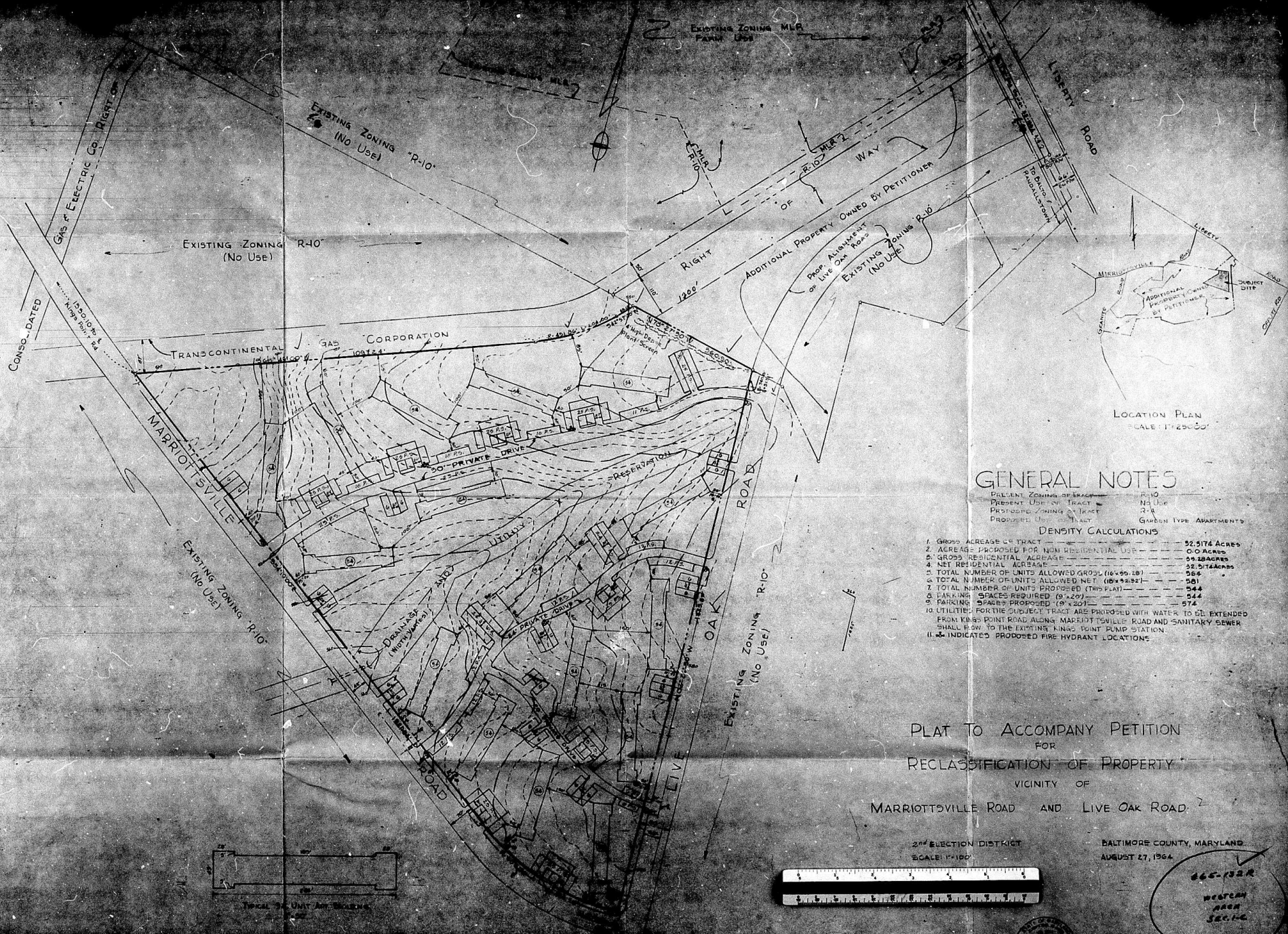
TOWSON, MD., October 30, 1964.

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 in each
of one successive weeks before the 30th
day of November, 1964, the first publication
appearing on the 30th day of October
1964.

THE JEFFERSONIAN.

Manager.
S. Leach Smith

Cost of Advertisement, \$.....



LOCATION PLAN
SCALE: 1"=250.00'

GENERAL NOTES

PRESENT ZONING OF TRACT	R-10
PRESENT USE OF TRACT	NO USE
PROPOSED ZONING OF TRACT	R-10
PROPOSED USE OF TRACT	GARDEN TYPE APARTMENTS

DENSITY CALCULATIONS

1. GROSS ACRES OF TRACT ————— 52.5174 Acres
2. ACRES PROPOSED FOR NON RESIDENTIAL USE ——— 0.00 Acres
3. GROSS RESIDENTIAL ACRES ————— 52.5174 Acres
4. NET RESIDENTIAL ACRES ————— 52.5174 Acres
5. TOTAL NUMBER OF UNITS ALLOWED GROSS (16 x 52.5174) ——— 840
6. TOTAL NUMBER OF UNITS ALLOWED NET (16 x 52.5174) ——— 840
7. TOTAL NUMBER OF UNITS PROPOSED (THIS PLAT) ——— 544
8. PARKING SPACES REQUIRED (8 x 209) ————— 1672
9. PARKING SPACES PROPOSED (8 x 209) ————— 1672
10. UTILITIES FOR THE SUBJECT TRACT ARE PROPOSED WITH WATER TO BE EXTENDED FROM KINGS POINT ROAD ALONG MARRIOTTVILLE ROAD AND SANITARY SEWER SHALL RUN TO THE EXISTING KINGS POINT PUMP STATION.
11. INDICATED PROPOSED FIRE HYDRANT LOCATIONS

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY OF

MARRIOTTVILLE ROAD AND LIVE OAK ROAD

2nd ELECTION DISTRICT
SCALE: 1"=100'

BALTIMORE COUNTY, MARYLAND
AUGUST 27, 1964



66-132 R
WESTERN
PACIFIC
SEC. 12