BEFORE THE

PA

914

OF

BALTIMORE COUNTY No. 65-166-R

The petitioner has requested rezoning of his property, consisting of approximately ten acres of land, from Re6, R-10 and R-20 Zone to an R-A. Zone. Plans call for the construction of 151

Testimony produced at the hearing substantiated an error in the original conting map so far at that map applies to the subject property. After revisioning pertinent ordered, the Deput Zening Coexistimons feels that the next appropriate and legical was of the neighbor property sold be as a partners, particularly in view of the productly of the subject truck to the large apartment projects losted directly to the west and to the east.

It has been brought to the commission's attention It has been brought to the commission's attention that the owners of the subject tract have entered into a written agreement with the Institute of Missien Helpers of Baltimore City, the adjacent property conser, with respect to the construction of spartnent units, to the matter of traffic impress and egrees, and to the creation of a buffer rows along Jopa Sand.

Per the aferegoing reasons, it is GEMERED by the Deputy Zoning Coemissioner of Maltinore County this #// day of January, 1965, that the herein described property or are should be and the same is hereby reclassified from an Ref. MalD and Hard Zene on Ref. Zene, subject to approval of the site plan by the State Ready Comittoine, Bureau of Fuelic Services and the Office of Classing and Sentry.

EMAND D. MADDESTY Deputy Zoning Commissioner of Ealtimore County

465

July 2, 1964

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MAP xxxxx we. Patrick Hanley Estate legal owners, of the property situate in Baltimor 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 re-classified, pursuant SEL. to the Zoning Law of Baltimore County, from an R-6, R-10, & R-20 11/20/00pone: for the following reasons:

(a)- Error in original Land Use Map, as demonstrated by

(n). Change in neighborhood.

See Artached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein do ribed property, for,

Property is to be posted an invertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification 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

PATRICK HANLEY ESTATE BY: Claude a Handy Logal Owner y Address Jul Malunal Bruk Btt Wilmager Derivary had John Warfield Armiger Protestant's Attorney Petitioner's Attorne 406 Jefferson Building Address Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this. 19th

196. 5, 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 Towson, Baltimore

County, on the 2nd day of December 196 4 at 2100 picket

July 2, 1964 Sheet 2

V.166R

Being part of the land conveyed by Rebecca A. Rider et al i^{hl} to Patrick Hanley by deed dated December 7, 1897, and recorded among

Description of Part of the Estate of Patrick Hanley to be rezoned from R-6 to R-A

July 2, 1964/

\$65.166R

Beginning for the same at a point on the south side of Kenilworth Drive 70.00 feet wide as shown on Baltimore County Highway Plan C-1607, said point of beginning being distant 710 feet, more or RF less, measured westerly along said south side of Kenilworth Drive from the intersection of said south side of Kanilworth Drive and the west side of West Road 70.00 feet wide, produced southerly, said point of beginning being on the last or North 29 3/4" East 4 perch line of the land conveyed by Edward Rider et ux, to Patrick Hanley by deed dated April 20, 1894, and recorded among the Land Records of Baltimore County in Liber LMB 204, folio 84, at a point distant 64.17 feet from the beginning of said last line, thence binding on said south side of Kenilworth Drive the two following courses and distances as now surveyed viz: first northwesterly along a curve to the right with a radius of 4035.00 feet, for a distance of 377.96 feet, said curve being subtended by a chord bearing North 64° 57° 50° West 377.82 feet, and second North 62° 16° 50" West 181.99 feet to intersect the second line of said deed, thence South 19° 44° 30° West binding on part of said second line of said deed as now surveyed and binding on part of the third line of the land conveyed by Rebecca A. Rider et al to Patrick Hanley by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124, as now surveyed, in all 222.66 feet to intersect the 43rd or 5990 foot line of Zoning Area 9-R-6-12, thence binding on part of said 43rd line of Zoning Area 9-R-6-12 the three following courses and distances as now surveyed viz: first First South 60° 44' 02" East 279.45 feet,

Description of Part of the Estate of Patrick Hanley to be rezoned from R-6 to R-A

July 2, 1964

#65-166R

second South 53° 22' 43" East 170.35 feet, and third South 63° 56' 02" East 96.47 feet to intersect the first line of the above last mentioned deed, thence binding on part of the first line of the above last mentioned deed and binding on part of the last line of the above herein first mentioned deed the two following courses and distances as now surveyed viz: first North 24° 24° 25° East 205.60 feet, and second North 24° 24° 32" East 64.17 feet to the place of beginning.

Containing 3.018 acres of land more or less.

Reing parts of the two following Deeds:

(1) Deed from Edward Rider et ux to Patrick Hanley, dated April 20, 1894, and recorded among the Land Records of Baltimore County to Liber L.M.B. 204, folio 84.

(2) Deed from Rebecca A. Rider et al to Patrick Hanley, dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124.

October 26, 1964

John Worffeld Armiger, Esq. 406 Jefferson Building Towson, Hd. 21204

MALTIPORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING TOWSON 4, MARTIAND

9th Dist.
Petition for Reclassification
for Patrick Hamley Estate
Location on the N/S of
Joppe Rd, 1571 E of
Chestnut Ave.

The Zoning Advisory C makes the following comments:

OFFICE OF PLANNING & JOHING: Will review and comment at a later date if necessary. BUREAU OF TRAFFIC ENGINEERING: Will review and comment at a later date if necessary. FIRE BUREAUs Will review and submit commonts at a later date.

Sureau of Engineering: Vill review and comment at a later date.

No comments from the following Departments:

Health Department Health Department
Board of Education
Industrial Commission
Duildings Department
R & R Commission
State Reads Commission

cc: Albert Quimby-Office of Planning & Zoning George Refer-Bureau of Engineering C. Richard Moore-Traffic Bureau

Yours very truly,

Description of Part of the Property of Patrick Hanley to be rezoned from R-20 to RA

Beginning for the same at a point distant 1.00 foot north of the north side of Joppa Road as proposed to be laid out 60 cg feet wide, said point of beginning the prolongation of the centerline of Chestnut Avenue extended northerly to a point 1.00 foot north of the north side of Joppa Road, and running thence parallel to and 1.00 foot north of said north side of Joppa Road the three following courses and distances as now surveyed viz: first northwesterly along a curve to the right with a radius of 5.698.58 feet for a distance of 73.45 feet, said curve being subtended by a chord

bearing North 60° 27' 29" West 73.45 feet, second North 60° 05' 20" West 127.13 feet, and third northwesterly along a curve to the left with a radius of 11,490,16 feet for a distance of 149,33 feet said curve being subtended by a chord bearing North 60° 27° 31" West 148.33 feet to intersect the third line of the land conveyed by Rebecca A. Rider et al to Patrick Hanley, by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124, thence binding reversely on part of said third line as now surveyed North 19° 44' 30" East 483.41 feet to intersect the northwesterly 3,480 foot line of Zoning Area 9-R-20-6, thence binding on the outline of said Zoning Area 9-R-20-6, the four following

courses and distances as now surveyed viz: first South 60° 44° 02"

East 279.45 feet, second South 53° 22' 43" East 170.35 feet, third

465.31 feet to the place of beginning.

South 63° 56' 02" East 49.47 feet, and fourth South 37° 46' 58" West

Description of Part of the Property of Patrick Hanley to be rezoned from R-20 to RA

Containing 4.594 acres of land more or less.

the Land Records of Baltimore County in Liber N.B.M. 229, folio 124.

Description of Part of the Estate of Patrick Hanley to be rezoned from R-10 to Ra

July 2, 1964 Beginning for the same at a point distant 1.00 foot north

of the north side of Joppa Road as proposed to be laid out 55.00 feet wide, said point of beginning being distant 150 feet more or less, 1 measured westerly along said north side of Joppa Road from the inter-" section of said north side of Joppa Road and the west side of Piccadilly Road 50.00 feet wide extended northerly, said point of beginning being on the first or North 30° East 42 perch line of the land conveyed by Rebecca A. Rider et al, to Patrick Hanley by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124, at a point distant 20.61 feet from the beginning of said first line, and running thence parallel to and distant 1.00 foot north of the said north side of Joppa Road as now surveyed northwesterly along a curve to the right with a radius of 5,698.58 feet for a distance of 155.00 feet, said curve being subtended by a chord bearing North 61° 36° 23° West 155.00 feet to intersect the ninth line of Zoning Area 9 R-10-10, thence binding on part of the minth and part of the tenth line of Zoning Area 9R-10-10 the two following courses and distances as now surveyed viz: first North 37° 46° 58" East 465.31 feet and second South 63° 56° 02"East 47.00 feet, to intersect the said first line of said deed, thence binding reversely on part of said first line as now surveyed South 24° 24° 25° West 462.11 feet to the place of beginning.

Containing 1.067 acres of land more or less.

Being part of the land conveyed by Rebecca A. Rider et al to Patrick Hanley by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date October 23, 19 4 TO Mr. James A. Dyer, Ghairman Zoning Advisory Committee

Zening Advisory ossessions FROM Capt, Paul N. Schicke. Fire Direau SUBJECT MyS Jopas Hond, 157 Feet E. of Chestnut Ave. District 9 - 10/19/64

Location of proposed hydrants and size of water mains shall be indicated on plat plan. Spacing of fire hydrants is 500 feet apart as neasured along an improved road and located within 300 feet of any dwelling.

Contact Capt. Paul H. Reincke at Valley 5-7310 for information tance concerning above comments.

BARTIMORE COUNTY, MARY ND

INTER-OFFICE CORRESPONDENCE

TO. John G. Rose, Zoning Commissioner Date. November 20, 1964 FROM George E. Gavrelis, Director

SURESCT. 155-156-R. R-5, N-10 and R-20 to R-A. Worthside of Joppa H 9 Boad opposite Chestnut Avenue. Being property of Patrick Harity Estato. SEC.3-6

Wednesday, December 2, 1964 (2:00 P.M). HEARING:

The staff of the Office of Planning and Zoning has reviewed the subject Petition for reclassification from R=6, R10 and R=20 to R=A Zoning. It has the following advisory comments to make with respect to pertinent planning factors:

to make with respect to pertinent planning factors:

1. The planning staff affirmed in an entile hearing, the validity of apartsent round of the property of the validity of apartsent round regards the subject petition of the planning staff of the subject petition of the planning staff of a single family to have maintained a long Joppa Road. However, the resident maintained and Joppa Road. However, the resident maintained and proper staff of the planning staff of single family granted regarding the retentance that the staff of the planning that the planning the reserved and the planning that the planning the reserved to staff or apartsent day long and the planning the plann

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 27634

Division of Collection and Receip COURT HOUSE TOWSON 4. MARYLAND

SILLEDZoning Department of Bolto. Co.

\$150.50 Advertising and posting of property for Patrick Hanley Estates 150.50 #65-166-8 10-15-69 1859 * 2763b HP-15050 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

65-166-R CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting NOV 14 1964 Posted for Reclaro from R-6-R-10 & R-20 TA R.B. Petitioner Patrick Hanley Estate Location of property 11/2 Jopper Rd app. Christmet ans Continued 20/2 Jopen Rt 50 2 of Charles Con. Date of return NOV. 19 1964

> BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 27556 DAT 11/5/64

COURT HOUSE TOWSON 4, MARYLAND

BILLED Zoning Department of Balto, Co.

Capital Properties, Inc. 5-John Werffeld Armiger, Esq. 2008x 200 E. Padonia Road Cockesyvillo, Hd.

\$50.00 MIT TO ACCOUNT NO. 01-622 John terffeld Armiger ck. #7019 - 17.00 Capital Properties, Inc. Ck-1737 33.00 II-664 6343 . 27556 IIP-\$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

John Warfield Armiger, Esq. 200 E. Padonia Rd. Cockeysville, Md.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson 4, Maryland

Your petition has been received and accepted for filling this

19th day of October

Owners Nome: Patrick Hanley Estate

CERTIFICATE OF PUBLICATION

ZONING: From R-4, R-10 & R-R.A. Zone
LOCATION: North side of Joppa
Read opposite Chestmat Avenue
DATE & TIME: Wednesday, December 3, 1844 at 2100 PM.
PUBLIC HEARING: Room 114,
County Office Redding, 111 W.
Chesspeake Avenue, Towaco,

> TOWSON, MD. November 13. 1994. THIS IS TO CERTIFY, that the annexed advertisement was day of December 1954 the NFA publication appearing on the 11th day of November

> > THE JEFFERSONIAN.

OFFICEOF

THE BALTIMORE COUNTIAN

No. I Newburg Avenue

CATONSVILLE, MD.

November 17, 1964.

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Arek successive weeks before

17th day of November, the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By "aul J. Morgany Editor and Manager



