

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph H. Wolf & Vera S. Wolf, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a part hereof, hereby petition the Baltimore County Zoning Commission for a Special Exception for offices and office buildings, should be granted.

(SEE DESCRIPTION ATTACHED)

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: **offices and office buildings**

Property is to be posted and advertised 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 County.

**Contract purchaser** William A. Lebling, Jr.  
**Legal Owner** Vera S. Wolf  
**Address** 908 Reisterstown Road, Pikesville, Md. 21078  
**Address** 1012 Ingleside Ave., Catonsville, Md. 21216  
**Protestant's Attorney** William D. Wells, 900 Reisterstown Road, Pikesville, Md. 21078

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of April, 1965, 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 108, County Office Building in Towson, Baltimore County, on the 15th day of June, 1965, at 10:30 o'clock

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the petitioner having met all the requirements of Section 592.1 of the Baltimore County Zoning Regulations, a Special Exception for offices and office buildings, should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County this 15th day of June, 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED, from and after the date of this order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location and the petitioner having met all the requirements of Section 592.1 of the Baltimore County Zoning Regulations, a Special Exception for offices and office buildings, should be granted.

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TO ACCOMPLISH APPLICATION FOR SPECIAL EXCEPTION  
 NO. 4010 DOMESTIC AVENUE  
 LOS ANGELES STREET  
 BALTIMORE COUNTY, MARYLAND

RECEIVING for the same at a point on the east side of Ingleside Avenue (formerly New Cut Road) as laid out and now existing 60 feet wide, (See Baltimore County Right of Way Plat No. R.W. 56-056-7) at the beginning of that parcel of land which by deed dated June 15, 1950 recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. 1855 at Folio 135 was conveyed by Harry S. Sawyer and Beatrice W. Sawyer, his wife, to Joseph H. Wolf and Vera S. Wolf, his wife, said point being distant 255 feet more or less easterly from the corner formed by the intersection of the aforesaid eastermost side of Ingleside Avenue and the southermost side of Jolanyeske Road, as laid out and now existing, 60 feet wide, and running thence binding along the aforesaid east line of Ingleside Avenue and along the First Line of that parcel of land described in the above mentioned deed South 16° 12' 50" East 50 feet to the end of said First Line, thence leaving the aforesaid east side of Jolanyeske Avenue and binding along the Second, Third and Fourth Lines of that parcel of land described in the above mentioned deed, the three following courses and distances, viz.:

(1) South 71° 44' 10" East 162.97 feet,  
 (2) North 19° 17' 50" East 50.02 feet, and  
 (3) North 71° 44' 10" West 163.81 feet to the place of beginning, containing 8,186 square feet of land more or less.

BEING that parcel of land which by deed dated June 15, 1950 recorded among the Land Records in Liber T.B.S. 1855 at Folio 135 was conveyed by Harry S. Sawyer and Beatrice W. Sawyer, his wife, to Joseph H. Wolf and Vera S. Wolf, his wife.

By Order of **JOHN G. ROSE**, Zoning Commissioner of Baltimore County

June 26, 1965

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose  
 To: Zoning Commissioner  
 George R. Cavrellis  
 From: Director of Planning

Date: June 4, 1965

SUBJECT: Petition No. 65-363-X, "Special Exception for Offices and Office Building. East side of Ingleside Avenue 255 feet South of Johnnyeske Road. Being the property of Joseph H. and Vera S. Wolf."

1st District

HEARING: Tuesday, June 7, 1965 (10:30 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- The Comprehensive Rezoning Map for the Western Planning Area established the R.A. classification as a transitional zone for the vicinity of the subject property. Although possible conversion of dwellings to office use was contemplated, we question the timing in this instance. The petition could well be premature.
- If the special exception is granted, it should be limited to restrictions requiring the maintenance of a residential appearance and additional, effective screening of the parking area. Limitations on any lighting of the parking area should also be imposed, requiring that lights be directed away from adjacent properties and that they be turned off at a reasonable specified hour.
- It has been determined by field and map checks that the R.A. zone extends only 150 feet back from the old Ingleside Avenue, on which the subject property is situated. A use permit would thus be required for the rear portion of the parking lot.
- Subsection 317.3 of the Zoning Regulations requires that offices and office buildings in R.A. zones be provided with 25-foot side yards. Therefore, a variance would be required for the subject property since the present side yards are considerably less than 25 feet wide.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 21286, 19 65.

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 successive weeks before the 15th day of June, 1965, the first publication appearing on the 15th day of June, 1965.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$.....

**CERTIFICATE OF PUBLICATION**

BALTIMORE COUNTY, MD. 21286, 19 65.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of successive weeks before the 15th day of June, 1965, the first publication appearing on the 15th day of June, 1965.

THE TIMES, Manager.

Cost of Advertisement, \$.....

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

No. 30616  
 DATE 5/27/65

TO: William S. Wells, Esq., 900 Reisterstown Road, Pikesville, Md. 21078  
 BILLED Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	UNIT AMOUNT \$50.00	COST
01-622	1	Petition for Special Exception for Joseph Wolf	50.00	50.00
		65-363-X		

3-1561 5931 • 30616 TRP - 50.00

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

May 10, 1965

Your petition has been received and accepted for filing this 27th day of APR, 1964.

JOHN G. ROSE  
 Zoning Commissioner

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

No. 30678  
 DATE 6/15/65

TO: William S. Wells, Esq., 900 Reisterstown Road, Pikesville, Md. 21078  
 BILLED Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	UNIT AMOUNT \$50.00	COST
01-627	1	Advertising and posting of property for Joseph Wolf	50.00	50.00
		65-363-X		

6-1561 7242 • 30678 TRP - 50.00

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 10T  
 Date of Posting May 29, 1965  
 Posted for: Joe Dept. Office Bldg.  
 Petitioner: Joseph H. Wolf  
 Location of property: 255 Ingleside Ave. 255' S of Johnnyeske Rd.  
 Location of Signs: 255 Ingleside Ave. 255' S of Johnnyeske Rd.  
 Remarks:  
 Posted by: J. Rose  
 Date of return: June 3, 1965

65-363-X

Being the property of Joseph H. Wolf and Vera S. Wolf, as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, June 15, 1965 at 10:30 A.M.  
 Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of  
 John G. Rose  
 Zoning Commissioner of Baltimore County

1st W. BROAD

INGLESIDE

AVENUE

WILSON AVENUE

(See Baltimore County  
RM Plot 181 W.M. 88-056-7)

Existing 18" Sewer

San Manhole

40'

200'

20'

40'

200'

20'

40'

516' 15" S. 0.0 W.

57' 5" S. 100' W.

57' 5" S. 100' W.

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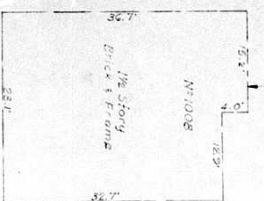
57' 5" S. 100' W.

205' 1" to S side  
down to a road  
(80' wide)

627'

625'

627'



ZONED RA

ZONED RA

ZONED RA

Chain Link Fence

Chain Link Fence

Proposed Parking  
7 Spaces, 6' x 20'

Proposed Sidewalk paving

S77° 44' 10" E 162.22'

N 71° 24' 10" W 162.21'

ZONED R-6



PLAT TO ACCOMPANY APPLICATION  
FOR SPECIAL EXCEPTION

NO 1010 INGLESIDE AVENUE  
FIRST ELECTION DISTRICT  
BALTIMORE COUNTY MARYLAND  
MARCH 26/1965 SALE 1"-10"



PURDUYN INC. JESCHKE  
PLANNING AND SURVEYING  
2415 N. W. 8th Street  
BALTIMORE, MARYLAND 21206