

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County—

Know all men that **THE PRINCEMAN AND AKINS HOLDING COMPANY**, of the property situate

All those parcels of ground situate in Calverton, in the 15th Election District of Baltimore County.

1st. Beginning at the northeast corner of 50th & Gough Streets, fronting 178 ft. westerly on Gough St. and 120 ft. northerly on 50th St. Being Lots Nos. 102 to 111 (Incl.) of "Defense Heights".

2nd. Beginning at the northeast corner of 50th & Gough Streets, fronting 598 ft. easterly on north side of Gough St. to 51st St., with a depth easterly of 102 ft. Being Lots Nos. 60 to 104 (Incl.) of "Defense Heights" as shown on aforesaid plat.

3rd. Beginning at the northeast corner of 51st & Gough Streets, fronting 598 ft. easterly on north side of Gough St. to 52nd St., with a depth easterly of 102 ft. Being Lots Nos. 30 to 65 (Incl.) of "Defense Heights" as shown on aforesaid plat.

4th. Beginning at the southeast corner of 52nd & Gough Streets, fronting 345 ft. southerly on east side of 52nd St. to Bank St., with depth easterly of 110 ft. Being Lots Nos. 10 to 29 (Incl.) of "Defense Heights" as shown on aforesaid plat.

5th. Beginning at the southeast corner of Bank & 52nd St., fronting 150 ft. southerly on 52nd St. with a depth easterly of 110 ft. Being Lots Nos. 1 to 9 (Incl.) of "Defense Heights" as shown on aforesaid plat.

6th. Beginning at the southwest corner of Bank & 52nd St., fronting 150 ft. southerly on south side of Bank St. with a depth southerly of 100 ft. Being Lots Nos. 129 to 134 (Incl.) of "Defense Heights" as shown on aforesaid plat.

7th. Beginning at the southeast corner of Bank & 51st St., fronting 197.3 ft. southerly on 51st St. with a depth easterly of 100 ft. Being Lots Nos. 186 to 191 (Incl.) of "Defense Heights" as shown on aforesaid plat.

8th. Beginning at southeast corner of Bank & 51st St., fronting 197.48 ft. southerly on 51st St. with a depth westerly of 110 ft. Being Lots Nos. 177 to 185 (Incl.) of "Defense Heights" as shown on aforesaid plat.

9th. Beginning at the southwest corner of Bank St. and the 15 ft. alley situate 100 ft. west of 51st St., fronting 345 ft. more or less, on Bank St., with a triangular depth southerly of 125 ft. Being Lots Nos. 166 to 176 (Incl.) of "Defense Heights" as shown on aforesaid plat.

10th. Beginning at the northwest corner of Bank & 51st St., fronting 240 ft. northerly on 51st St. with an average depth westerly of 110 ft. to a 15 ft. alley. Being Lots Nos. 130 to 139 (Incl.) of "Defense Heights" as shown on aforesaid plat.

11th. Beginning at the northwest corner of Bank St. and the 15 ft. alley situate 100 ft. west of 51st St., fronting 435 ft. westerly on Bank St. with an average depth northerly of 115 ft. Being Lots Nos. 141 to 165 (Incl.) of "Defense Heights" as shown on aforesaid plat.

12th. Beginning at the southwest corner of Gough St. and the 15 ft. alley situate 120 ft. west from 51st St., fronting 289 ft. westerly on Gough St. with an average depth southerly of 120 ft. Being Lots Nos. 112 to 129 (Incl.) of "Defense Heights" as shown on aforesaid plat.

ORDERED by The County Commissioners of Baltimore County, this 1st day of May, 1941, that the subject matter of this petition be advertised, as required by the

By the "Zoning Act" in a newspaper of general circulation throughout the Baltimore County, that property be posted, and that the public hearing herein be had in the office of the

County Commissioners of Baltimore County, in the County House, in Towson, Baltimore County, on the 20th day of May, 1941 at 10 o'clock A.M.

Zoning Commission of Baltimore County.

Attest: My hand and the seal of the County Commissioners of Baltimore County, this 1st day of May, 1941.

(over) Zoning Clerk.

properties or areas hereby petition that the above described property or areas, being within the Baltimore County Metropolitan District, be changed or re-classified (as to which) from a residential use area, situated within a commercial use area, district or division, to permit erection of row houses, for a commercial use area, district or division.

Reasons for Re-Classification: Not in exclusive cottage area and undeveloped lots.

Character of commercial use for which above property is to be used: Group Houses.

Material of Construction of Building: brick

Size and height of building: front 37.7 feet depth 14.5 feet height 13 feet.

Front and side set backs of building from street lines: front 20 feet, side 10 feet, rear 10 feet.

Property to be posted as prescribed by Zoning Department.

I, or we, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed \$50.00, and further agree to and use to be bound by the rules, regulations, provisions and requirements herein set forth and as set forth in the resolutions and orders of the

County Commissioners of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed by or referred to in the "Applications for Building Permits now adopted and used in the Baltimore County Metropolitan District".

THE PRINCEMAN AND AKINS HOLDING COMPANY

By Wm. E. H. H. H. Legal Counsel

Otto E. H. H. H. Vice President

Address _____

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(over) Zoning Clerk.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location and need of additional housing

the above re-classification should be had, It is Ordered by the County Commissioners of Baltimore County this 1st day of May, 1941.

that the above described property or area should be and the same is hereby changed and reclassified, from and after the date of this Order, from a residential use area, situated within a commercial use area, district or division, to a group house use area.

Zoning Commission of Baltimore County.

I consent to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location and need of additional housing

the above re-classification should NOT be had: It is Ordered by the County Commissioners of Baltimore County, this 1st day of May, 1941.

that the above petition 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 a residential use area, district or division, subject, however, to the further order of the County Commissioners of Baltimore County.

County Commissioners of Baltimore County.

To County Commissioners for Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION

PETITION NO. _____

Location _____

Block _____

April 27, 1941

Equitable Home, Inc., Realty Building, Baltimore, Maryland. Re: Defense Heights - 144

Enclosure In accordance with your request we have made an inspection of the tract described above and have carefully analyzed your proposal with respect to the contemplated development of this project. The Local Planning Commission for this tract has also reviewed this matter and its recommendations have been incorporated in this letter by this office.

This office is prepared to entertain individual applications for mortgage insurance subject to the requirements and recommendations set forth in this letter. The Federal Housing Administration, however, does not render opinions as to the eligibility of entire tracts nor are subdivisions either approved or disapproved by this Agency.

We welcome the opportunity of being of service to you in this instance and are pleased to extend our advice and suggestions to you in the interests of a sound development program for this project.

While the entire contents of this letter are merely recommendations on our part, the following paragraphs extracted from 1 to 21, will be deemed as actual requirements in the event application for mortgage insurance are to be received relative to individual properties situated in this tract.

Subdivision Conditions not requiring field inspection:

1. Record the general plan substantially as submitted among the land records of Baltimore County and convey all lots by reference to said recorded plat.
2. Furnish the Federal Housing Administration with two certified copies of recorded general plat.
3. Arrange for sponsor and legal counsel to jointly confer with the Federal Housing Administration for a review of the submitted deed and agreement containing the proposed protective covenants to conform more nearly to those suggested by the Federal Housing Administration and to determine upon the approved form and legal sufficiency of said documents.

- 1 -

4. Record the accepted deed and agreement among the land records of Baltimore County.
5. Furnish the Federal Housing Administration with two certified copies of said recorded deed and agreement.
6. Furnish two copies of cross section drawings showing grades and street construction including curbs and walks.
7. Two certified copies of deed to street and alley beds to local authorities having jurisdiction to be submitted to the Federal Housing Administration.
8. That the entire cost of grading, paving, curbing, sidewalks, drainage system, and installation of all utilities to be paid in full by the developer and that evidence be furnished to the Baltimore Housing Office that no portion of the cost thereof shall become a lien or assessment to any mortgagee.
9. Establish street names and numbers in advance of filing of application for Federal Housing Administration insurance in said subdivision.
10. Submit to the Federal Housing Administration for approval plans showing the proposed grades of the street, sidewalks and curbs in relation to the proposed first floor elevation of the houses to be constructed.
11. Provide evidence of responsibility and assurance to the Federal Housing Administration that the entire tract will be developed in accordance with the proposed plan.
12. That evidence shall be submitted that adequate provisions will be made for the run-off of storm water.

CONSTRUCTION CONDITIONS REQUIRING FIELD INSPECTION:

13. Provide all interior streets with a right-of-way of not less than 40 feet and property grade and hard surface to a width of at least 24 feet in a manner acceptable for dedication to the local authorities having jurisdiction and so suitable for perpetual maintenance.
14. All alleys shown on plan shall be surfaced to full width of 18 feet.
15. Lay concrete sidewalks at least 4 feet in width and maintain for the length of the subject block along all streets. Construct and maintain in compliance with Paragraph F Section on Masonry 22A Minimum Construction Requirements (now attached) and complete before mortgage insurance becomes effective.
16. Serve all lots with water, gas, sewers, electricity extension of these utilities to keep pace with the development program.
17. Grade all streets to the full width of their right of way and as the construction of each street is taken up it shall be continued until it connects with an existing hard surfaced street.

18. Install concrete curbs at least 8 inches wide with a sufficient depth to extend below the frost line on all interior streets.
19. That drainage problems which may develop will be solved.
20. That heavy long-lived trees be planted along all streets. These should be planted 40 feet to 60 feet apart except that none should be planted within 10 feet of street corners.
21. That all connections such as water, gas, sewers and electricity be laid before roads, streets and alleys shown on plan are paved. The pipes, conduits, together with all connections or materials shall be laid when used for them can be reasonably anticipated before the streets shown on the plan are paved.

We are enclosing herewith Circular No. 2, Subdivision Standards which outlines in detail the minimum requirements and desirable standards of the Federal Housing Administration. We are also enclosing Technical Bulletin No. 6, "Planning Neighborhoods for Small Houses" which will find many constructive suggestions.

If we can be of further assistance, please let us hear from you.

Yours very truly,

Kent R. Mullikin

State Director

Enc.

Enc.

Enc.

149
Sept. 10, 1942.

Mrs. Muehlenberg,
52nd St. & Bank St.,
Baltimore, Md.

Dear Mrs. Muehlenberg:

Largely through the efforts of John R. Heut, one of our County Commissioners, the developers of the group houses surrounding the Colgate school have agreed to eliminate the end house of the group development immediately to the north of your property.

This will approximately make the end house, toward 52nd street, 25 feet from the street line and should not in anyway interfere with the view from your dwelling.

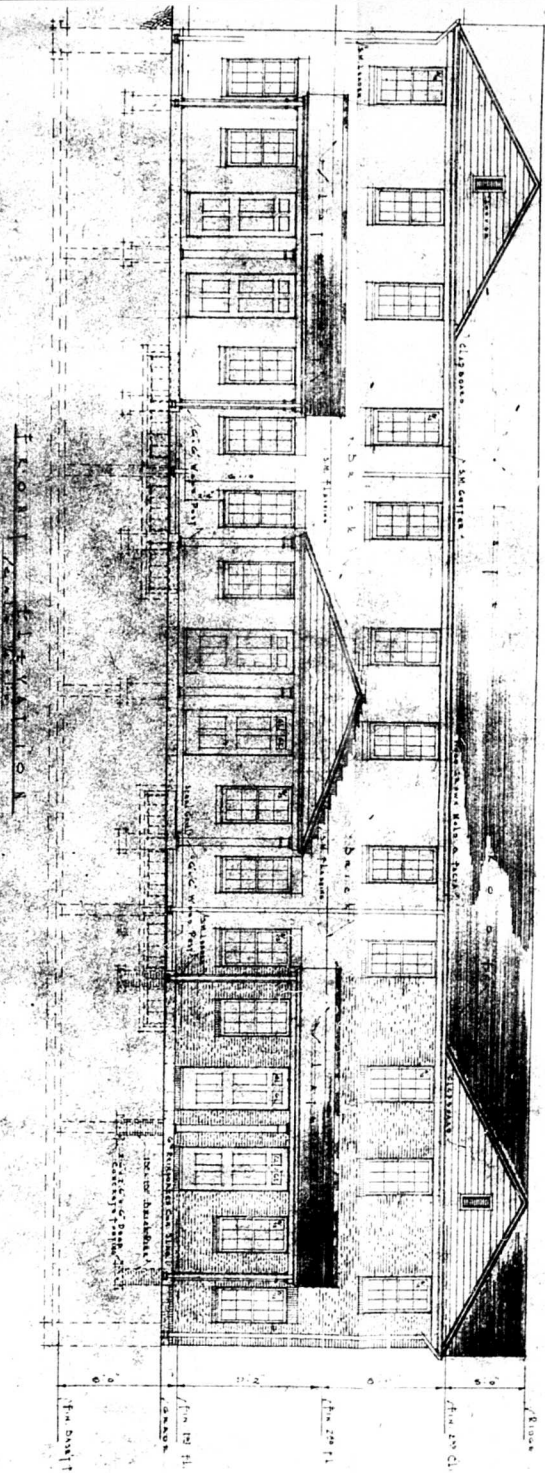
This office is somewhat limited in its powers and if had not been for the efforts of Mr. Heut I do not think that this desire could have been obtained.

Very truly yours,

JOHN J. TIMANUS,

Zoning Commissioner.

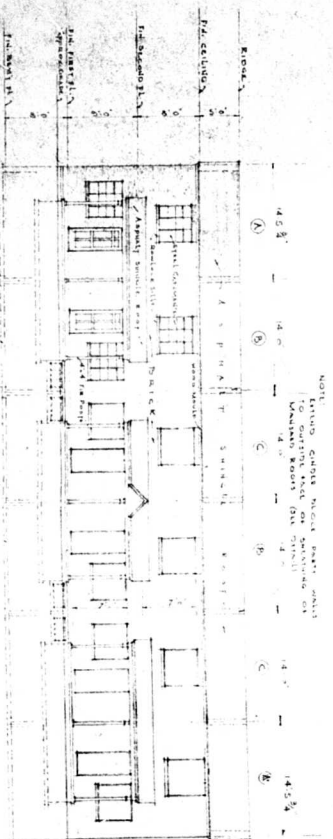
JJT-JH



TYPE	WIDTH	HEIGHT	REMARKS
1	3'-0"	7'-0"	1st Floor
2	3'-0"	7'-0"	2nd Floor
3	3'-0"	7'-0"	3rd Floor
4	3'-0"	7'-0"	4th Floor

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1	3'-0"	7'-0"	1st Floor
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3	3'-0"	7'-0"	3rd Floor
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NOTE: GABLES NOT TO SCALE
TO CORRESPOND TO SECTIONS ON
VARIANTS BOOKS OR OTHERS



FRONT ELEVATION
SCALE 1/8" = 1'-0"