

0254

### Petition for Zoning Re-Classification

To The ~~Commissioner~~ **Commissioners of Baltimore County**—  
 xxxxx Metropolitan Development Co., legal owner of the property situated on the northeast side of Back River Neck Road, at Joneshans, in the 14th Election District of Baltimore County, beginning 125' and extending easterly from Eastern Avenue, fronting 709.3' southwesterly on said Back River Neck Road, thence N 33° E 1092.2', thence S 55° W 435' and thence S 41° W 1254.2' to beginning.

hereby petition that the above described property or area, being within the ~~Residential~~ **Residential** ~~Zone~~ **Zone** of Baltimore County, be changed or re-classified (as to zoning) from a ~~residential~~ **residential** use area, ~~to a group houses use area, as shown on the attached plat~~ **to permit the erection of group houses**

Reasons for Re-Classification: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Character of ~~residential~~ **Group Houses** use for which above property is to be used.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Material of Construction of Building: ~~concrete foundation, concrete and brick walls~~ **concrete foundation, concrete and brick walls**  
 each unit \_\_\_\_\_ feet depth \_\_\_\_\_ feet height \_\_\_\_\_ feet  
 size and height of ~~each unit~~ **each unit** \_\_\_\_\_ feet, side \_\_\_\_\_ feet  
 Front and side set backs of building from street lines: front \_\_\_\_\_ feet, side \_\_\_\_\_ feet  
 Property to be posted as prescribed by Zoning Department.

xxx we, agree to ~~the provisions of above reclassification, advertising, etc., upon filing of this petition, not to exceed 1000' and further agree to, and are to be bound by the rules, regulations, provisions and requirements herein set forth and as set forth in the resolutions and orders of the ~~Commissioner~~ **Commissioners** of Baltimore County, pursuant to the Zoning Act for Baltimore County and as provided by or referred to in the "Applications for Building Permits now adopted and used in the Baltimore County Metropolitan District".~~

Metropolitan Development Company,  
 By Harry Lee (Pres) Legal Owner  
 Address: 208 W. Lexington Street, Baltimore, Md.

Ordered by The ~~Commissioner~~ **Commissioners** of Baltimore County, this \_\_\_\_\_ 18th \_\_\_\_\_ day of ~~February~~ **February**, 1944, that the subject matter of this petition be advertised, as required pursuant to the "Zoning Act" in a newspaper of general circulation throughout ~~Baltimore County~~ **Baltimore County**, that property be posted, and that the public hearing herein be held in the office of Zoning ~~Commissioner~~ **Commissioners** of Baltimore County, in the ~~County~~ **County** of Baltimore, on the \_\_\_\_\_ 24th \_\_\_\_\_ day of ~~March~~ **March**, 1944, at 11 o'clock A. M.

Harry Lee  
 Zoning ~~Commissioner~~ **Commissioners** of Baltimore County.

RECEIVED BALTIMORE COUNTY ZONING DEPARTMENT  
 APR 11 1944

As both of the above roads are interior streets and as the changed setbacks are not material and do not create traffic hazards, or undue concentration of population or no material curtailment of proper setback distances, this Department feels justified in approving the present location of group units, in preference to the fronting roads, and of the changed setbacks as above noted.

Therefore, the above modification of setback distances is approved by this Department.

Very truly yours,  
 JOHN J. THOMAS,  
 Zoning Commissioner.

JJT:Jh

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

It is Ordered by the ~~County~~ **County** Commissioners of Baltimore County, this \_\_\_\_\_ 24th \_\_\_\_\_ day of ~~March~~ **March**, 1944, 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~~ **residential** use area, to a ~~group houses use area, as shown on the attached plat~~ **group houses use area, as shown on the attached plat** furnished showing the location, ~~thence N 33° E 1092.2', thence S 55° W 435' and thence S 41° W 1254.2' to beginning~~ **thence N 33° E 1092.2', thence S 55° W 435' and thence S 41° W 1254.2' to beginning** and subject to approval of building plans by Building Department.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_ the above re-classification should NOT be had.

It is Ordered by the County Commissioners of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1944, 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 it 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.

| Plot               | Location |
|--------------------|----------|
| 1600 Dartford Road |          |
| 1643 Dartford Road |          |
| 1634 Gail Road     |          |
| 1636 Gail Road     |          |

TO County Commissioners for Baltimore County  
 PETITION FOR ZONING RE-CLASSIFICATION

April 30, 1944.

Federal Housing Administration,  
 Fidelity Building,  
 Baltimore, Md.

Gentlemen:  
 It has been brought to the attention of this Department that there are certain variances in the setback distances of certain building groups, from the fronting streets, in the development of the Burleigh Manor Apartments, situated on the northeast side of Back River Neck Road near to and southeasterly from Old Eastern Avenue, from such setback distances as given on the plat of this development, approved by the Zoning Department, these variances being as follows:

- #1600 Dartford Road, while the main building groups face Dartford Road and have the requisite setbacks, yet the southermost building unit is but 17'8" from Kingsley Road instead of 20' as originally shown on the plat.
  - #1643 Dartford Road shows a setback of the nearest unit to Dartford Road of 13'8" instead of 15' as shown on the above development plat.
  - #1634 Gail Road, shows a setback of the nearest unit to this road as being 15' instead of 20' on the above plat. And
  - #1636 Gail Road shows the nearest unit to be 24' from the road instead of 30' as called for in the original plat.
- Dartford Road is laid out 60' wide with a 40' paved portion, leaving 10' on either side, within the road proper. For sidewalks, etc., and Gail Road is shown to have a width of 50' with a 30' paved center and likewise a 10' strip on either side for sidewalks, etc.

80.00 Feb. 10, 1943

RECEIVED OF METROPOLITAN DEVELOPMENT COMPANY, the sum of Eight (80.00) Dollars, being cost of advertisement and posting of property east side of Back River Neck Road, 14th District, pursuant to petition being filed for re-classification.

Zoning Commissioner.

W. Walker  
 2/10/42

FILED MAR 3 1942

### CERTIFICATE OF PUBLICATION

NOTICE OF PUBLISHING AND CANCELLING OF ADVERTISEMENT  
 Pursuant to Section 210 of the Zoning Act for Baltimore County, Md., the following advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the \_\_\_\_\_ day of \_\_\_\_\_, 1944, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1944.

TOWSON, MD. \_\_\_\_\_ 19\_\_\_\_  
 THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the \_\_\_\_\_ day of \_\_\_\_\_, 1944, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1944.

THE JEFFERSONIAN,  
 \_\_\_\_\_  
 Manager.

Cost of Advertisement, \$ \_\_\_\_\_

7100 Dartford measures 17'8" to Kingsley  
 7143 Dartford measures 13.5' to Dartford  
 7134 Gail Rd. measures 15' to Gail  
 7136 Gail measures 24' to Main Rd.  
 Address to F.A.C.  
 208 W. Lexington St.

ZONING DEPARTMENT—BALTIMORE COUNTY, MD.  
 Certificate of Posting of Re-Classification Notice  
 District \_\_\_\_\_ Date of Notice \_\_\_\_\_  
 Date of Posting Property \_\_\_\_\_  
 Location of Sign on Property \_\_\_\_\_ feet from front Street or Road.  
 Location of property: E. SIDE BACK RIVER NECK RD.  
 211 S. E. EASTERN AVE.  
 Re-Classification Petitioned for: GROUP HOUSES  
 Petitioner: Metropolitan Dev. Co.  
 Remarks: HEARING 3/9/42 at 11 A.M.  
 Inspector making return: H.C. Smith

NO PLAT IN THIS FOLDER