STROOP

For Reclassification of Land on :: THE ZONING COMMISSIONER OF

OPINION OF THE ZONING COMMISSIONER.

This Petition for reclassification by The Fiduciary Cospany requests to permit the erackion of group bounes

No action was taken at the time of the original h plan of development was submitted by the petitioner. Subsequently con which the proposed plan was fully discussed with the opponents of the

-+ +ha northeast corner of Loch Raven Boulevard and Taylor Ave., in the

hereby petition that the above described property or gree. MARKENDER TRANSMISSIONER (as to nonting pursuant to Zonting Act of 1941)

EXEMPLICATE AND ADMINISTRATION OF A TRANSMISSION ASSESSMENT OF A MARKENDE OF A

residential
Character of CERRENT use for which above property is to be used: Group houses....

Material of Construction of Building. To be approved by Buildings Dept. of Balto.Co.
To be approved by Zoning Dept. of Balto.Co.
Size and hight of building: front. feet, dept. feet begind. feet building front.
To be approved by Zoning Dept. of
Front and side set bashs of building from street lines: front. feet begind. Property to be posted as prescribed by Zoning Department.

Property use pouces as presence by more re-classification, advertising, etc., upon filing of this petition, not to exceed that and further agree to and are to be bound by the rules, regulation of the rules of the visions and requirements herein set forth and as set forth in the resolutions and orders of the tixers 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 XX Baltimore
THE FIDUCIARY COMPANY

By James Carey 34 Vice Pu Address 15 National Park Blds

ORDERED by The CREEK Con missioner of Baltimore County, this 25 day of September 19.44, that the subject matter of this petition be advertised, as required pursuan \$38 the "Zoning Act"/ in a newspaper of general circulation throughout **ROCKERSAIDAKCORKEGEN**

Baltimore County, that property be posted, and that the public hearing beroon be had in the office of Zonfing the property commissioners of Baltimore County, in the XEXENCIANE, in Townen, Baltimore County, on the 16th day of October 19 44 at 10 clock A. M

Oct is to their fee de bis Jan. 3/46 Granted.

The proposed plan is most modern in every respect. It provides for wide, curving streets and small groups of houses arranged in various positions tending to prevent the monotony of continuous rows of similar houses. Adequate space between groups has been provided, together with a large area for lawns and trees; in fact only 27% of the land area is to be used for houses.

administration of the Zoning Law in this County. Practically every application for this type of construction brings opposition but it is often difficult to understand why. There can be no doubt that this type of housing appeals strongly to many of our people rly evidenced by the outstanding success of such developments as Rodgers Forge area and numerous similar projects throughout the County. No doubt it i of the fact that many of our citizens and prospective citizens want group housing, and where their erection does not tend to interfere with the trend of development along other lines on adjacent properties there is no sound remuon for refusing to permit

In many cases a group house development of a high character such as is and many similar neighborhoods throughout the County where group housing is so foreign of group housing would be completely out of place.

Loch Rayen Soulevard area is as yet largely undeveloped. Segl-detached bouses of the cheaper type have already been erected just to the north of this property

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it annearing that he reason of It Is Ordered by the County Commissioners of Baltimore County this ______day of See Order Whached County Commissioners of Bullimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason ofthe above ce-classification should NOT be had: It Is Ordered by the County Commissioners of Baltimore County, this day of

County Commissioners of Baltimore County

11		Loca		w
		tion:	PETITION NO	PETITION FOR ZONING RE-CLASSIFICATION
			NO	PETITION FOR RE-CLASSIFIC
				CATION

by me after its approval by the Highsava Department of this County.

The Zoning Commissioner has given this case very careful study and thorough consideration and has concluded that there is a demand for group housing in the Towson area; that the construction of group houses in accordance with the final plans submitted in this case will not result in the overcrowding of land or the undue concentration of population in the area in which it is located, that such a development at this location will in no manner annoy, interfere with or affect those who have opposed it, or decrease the value of their properties, nor will it in any nammer adversely affect the public health, safety, morals or general welfare, and for this reason an Order has been signed grating this reclassification.

Take. Van. 2, 1946. J. January. John J. Tianuary. Icolac Consistence of Sellieure Courty.

IN THE MATTER OF THE PETITION OF The Piductary Company For Reclassification of land on Loah Raven Foulevard from "A" Residential to "D" Residential Zone

Pursuant to the advertisement , posting of property, and public hearing on the petition filed herein , and it appearing for the reasons stated in an opinion filed herein that the Reclassification petitioned for should be granted;

IT IS ORDERED BY The Zening Commissioner of Baltimore County this 3rd day of January 1946, that the above described property or area should be and the same is hereby reclassified , from and after the date of this Order, from an "A" Residence Zone to a "D" Residence Zone, subject, however, to the strict compliance as to layout of roads, location of house groups, setbacks, and architectural and other treatment in construction of house groups as particularly set forth on approved plot plan filed and approved by me and letter from Gustave W. Iser, Architect, dated October 11, 1945, which letter is approved and agreed to by Loch Raven Village, Inc., contract purchaser and developer.

John J. Timanus Zouling Commissioner of Baltimore County

The above Order of the Zoning Commissioner is hereby approved this 24th day of April, 1946.

COUNTY COMMISSIONERS OF BALFIMORE COUNTY

BY Christian Which (
Fresident.

Petition for Zoning Re-Classification

To The GREEN Commissioner K of Baltimore County:-

I, or we The Piduciary Company ...

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residential
Character of XXXXXXX nee for which above property is to be used: ... Group. houses...

Material of Construction of Emiling. To be approved by Buildings Dept. of Balto.Co.

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70 be approved by Zonding Dept. of

Prout and side set backs of building from street lines from feet field, but feet Balto.Co. Property to be posted as prescribed by Zoning Department.

reperty to be posted as presertion by coming terpertiness.

I, or we, agree to use expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed 222, and further agree to and are to be bound by the rules, regulating 2017ing visions and requirements herein set forth and as set forth in the resolutions and orders of the forest Commissioners of Baltimere County, pursuant to the Zoning Act for Baltimore County and as press by or referred to in the "Applications for Hollding Permits now adopted and used in XX Baltimore Counts ECENTRICALLY COMPANY

By Lam. Carey 34 Vie Pr Adres 1st National Ereck Bldg.

September 1941 that the subject matter of this petition be advertised, as required pursuan \$200.00 for 1941 that the subject matter of this petition be advertised, as required pursuan \$200.000 for the Table Tab

Relineace County, that property be posted, and that the public hearing layron he had in the office of Zonling Commissioners of Rathmere County, in the EXECUTIONAL Commissioners of Rathmere County, in the EXECUTIONAL IN TURNOR, Relineare County, on the ... 16th ... day of ... October ... 19 44 at 10 october At M.

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NOTICE OF ZONING RE-CLASSIFICATION

Parsons to petition 'lies' with the Sadim' Comissions of Baltimor' Compay for change or "calessication Comissions of use area to that of a group house use area of the property hereins after described, the Zodning Comissions or Baltimore Compay hereins after the Compay of the Comissions of Baltimore Compay, by a table Zodning Office, in the Record Salidade, in Towesh, Baltimore County, Warland:

On Monday, October 16, 1944, at 10:00 o'clock p. m.

to determine whether or not the following mantiamed and described property should be changed or re-classified as aforesaid, (if re-classified, doors Houses will be exceted), to wit

September 28, 1944.

\$17.00

RECEIVED of The Fiduciary Company, (M. Wm. Adelson), the sum of Seventeen Dollars, covering cost of advertisement and posting of property, Northeast corner of Loch Reven Poulevard and Taylor Ave., 5th Election District of Balto. Co., pursuant to petition being filed for reclassification.

Zoning Cemmissioner.

Hearing: October 16, 1944, at 10:00 o'clock Name

Burney 14

ZONING DEPARTMENT—BA	
Certificate of Posting of Re-Classic	
cethe District	Date of Returns 191 19 194 1
Date of Posting Property	7,
beation of Sign on Property	
seation of property East side & Month side of	Jock Raven Blod
Re-Classification of Special Permit Petitioned	Though Houses
Petitioner Fiduciary Co.	
Remarks: Light on the or and the 1000' East of and inspector making return from the of the original and the	Joek layer Blod.
nspector making return	
ZONING DEPARTMENT—E	ALTIMORE COUNTY, MD.
Certificate of Posting of	f Re-Classification Notice
9th District	Date of Return Sept 29 1944
Date of Posting Property Sept 29	/299
Location of Sign on Property 30	feet from front Street or Road.
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Re-Classification Petitioned for	houp Houses
Petitioner: Faduciang	Co.
Remarks: Light postel	or East and of bale
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ZONING DEPARTMENT—E	BALTIMORE COUNTY, MD. Re-Classification Notice
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Date of Posting Property Leps 2	9. 1944
9th District Date of Posting Property Legst Location of Sign on Property	feet from front Street or Road.
Location of property cost	by ar age
Re-Classification Petitioned for	Thoup House
Petitioner: Liductor	y Co:
Remarks: they on fue	aylor are
Inspector making return Seurs	Raplul L





