

FILED APR 9-1947

RE: PETITION OF R. CONTEE ROSE, ET AL,
FOR THE CHANGING OF RECLASSIFICATION
FROM AN "A" RESIDENCE ZONE TO A "C"
RESIDENCE ZONE, EAST SIDE LOCH HAVEN
BOULEVARD, AT INTERSECTION OF NORTH
EIGHT STREET OF HILLEN ROAD - NORTH
DISTRICT

ORD R OF BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

Upon hearing on appeal to this Board from the Order of
Zoning Commission of Baltimore County, dated April 1, 1947, in
granting the petition for reclassification from an "A" Residence
Zone to a "C" Residence Zone and it appearing that the Board from
the evidence and facts adduced at the appeal hearing that the
said order of the Zoning Commission should be affirmed, in that
the property described in said petition is adjacent to
existing commercial zones and also adjacent to heretofore
several reclassifications from "A" Residence Zone to "C" (Group
house) Residence Zone, and such reclassification to a "C"
Residence Zone is the best adaptable use of the property de-
scribed in the petition, that no congestion in the roads or
streets or traffic hazard will be involved and no violation
or menace to the general public thereabouts as to the health,
safety and general welfare and, further, that the layout of
the streets and roads for a development purposes has been
approved by the Highway Department of Baltimore County, and
copy of such layout of roads, etc., and its approval by said
Highway Department has been filed in this matter:

Therefore it is this 26th day of September, 1947,
ORDERED by the Board of Zoning Appeals of Baltimore County
that the aforesaid Order of the Zoning Commission in granting
the reclassification of the property described in the petition,
from an "A" Residence Zone to a "C" Residence Zone is hereby
sustained and such reclassification is hereby ordered by this
Board, subject, however, to the regulation and requirement, as
stated in said Order of Zoning Commission as to the layout of
streets, roads or avenues and location of buildings shall, in
the main, comply with plot plan filed with the zoning Com-
missioner.

Edward A. Hoff
Board of Zoning Appeals
of Baltimore County

Approved: County Commissioners of Baltimore County

Christina M. Hall

February 5, 1947

24
\$22.00

RECEIVED of R. Contee Rose and Arthur W. Bryan
Four \$22.00 Dollars, being cost of
petition for reclassification, advertising and posting
of property, east side Loch Haven Boulevard, north
Hillem Road, 9th District of Baltimore County.

Zoning Commissioner.

Respect
Tuesday, Feb. 26, 1947
at 3:00 o'clock p.m.

PAID
FEB 26 1947
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

RECEIVED of William F. Bollan, attorney for
appellants, the sum of Twenty Two (\$22.00) Dollars,
being cost of appeal to the Board of Zoning Appeals
from decision of Zoning Commissioner in granting
petition of R. Contee Rose, Petitioner, property
on east side of Loch Haven Boulevard, from "A"
Residence Zone to "C" Residence Zone.

Zoning Commissioner.

PAID
APR 15 1947
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

Arthur W. Bryan, Esq., Legal Owner of the property situated
on east side of Loch Haven Boulevard, in the 9th District of Balto-
Co., beginning at the intersection of the northeast side of Hillem
Road and said side of Loch Haven Boulevard, thence northerly, on the
said side of Loch Haven Boulevard, 1375' with an average depth mea-
sured of 750', containing 11 acres of land, more or less, being
property of R. Contee Rose and Arthur W. Bryan as shown in plat
filed with the Zoning Department.

herby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an "A" Residence Zone to a "C" Residence Zone.
Reasons for Re-Classification:-

Character of use for which above property is to be used: RESIDENTIAL BUILDINGS

Size and height of buildings: front 10 feet; depth 10 feet; height 10 feet.
Front and side set backs of building from street lines: front 10 feet; side 10 feet.
Pro., try to be posted as prescribed by Zoning Regulations.

Whereas, agree to pay expenses of above re-classification, 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.

Arthur W. Bryan
Arthur W. Bryan
Legal Owner
Address: 2416 Hillem Rd., Baltimore

ORDERED by The Zoning Commissioner of Baltimore County, this 6th day of
February, 1947, that the subject matter of this petition be advertised, as required
by the "Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore
County, that property be posted, and that the public hearing hereon be had in the office of the Zoning
Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the
20th day of February, 1947, at 3:00 o'clock P.M.
Clayton D. King
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1947
THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., in each
issue of February 12, 1947, at 3:00 o'clock P.M.
appearing on the 12th day of February, 1947.
By John F. Sullivan
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of the above reclassification should be had
It is Ordered by the Zoning Commissioner of Baltimore County, this 6th day of
February, 1947, that the above described property or area should be and the same is
herby re-classified, from and after the date of this Order, from A zone to C zone.

Zoning Commissioner of Baltimore County
Pursuant to the advertisement, posting of property and public hearing on the above petition and
it appearing that by reason of the above reclassification should be had
It is Ordered by the Zoning Commissioner of Baltimore County, this 6th day of
February, 1947, 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 C zone.

Pursuant to advertisement, posting of property and public hearing
held on the within petition and it appearing by reason of location, the
adaptability of the property for the use desired, its proximity to exist-
ing multiple housing, the type of and attractive substantial buildings
to be erected, their setback distances from the fronting street and from
the evidence and other facts adduced at the hearing, the above reclassi-
fication should be had.

It is ORDERED by the Zoning Commissioner of Baltimore County
this 10th day of April, 1947, 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 "C" Residence Zone.

This Order is passed subject to and based on and contingent
upon the strict compliance with the following condition to wit:
That the layout of streets, roads or avenues and location
of buildings shall, in the main, comply with the plot plan
filed with the Zoning Commissioner.
Clayton D. King
Zoning Commissioner of
Baltimore County.

Approved: _____
County Commissioners of Baltimore County
Date: _____ By: _____ President

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Posted: 7 Date of Posting: Feb 12/47
Posted for: Apartment Buildings
Petitioner: R. Contee Rose
Location of property: East side Loch Haven Road
and the northwest side of Hillem Road
Location: 3434 Loch Haven Blvd 300-210-220
North of the Hillem Road
Respect: _____
Posted by: Henry C. Gonsky Date of return: Feb 13/47