

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-
his wife
G. Nelson Davis & H. Myrtle Davis, legal owners of the property situate
Alfred H. Tolman & Mildred B. Tolman, his wife

herby petition that the zoning status of the ^{firstly} described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an "A" Residence Zone to an "A" Residence Zone.

Character of use for which above property is to be used: First parcel for approved
use, and the second parcel for group houses

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

I, or we, 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 of Baltimore County.

H. Myrtle Davis
Mildred B. Tolman
1231 Circle Drive
Address

ORDERED by The Zoning Commissioner of Baltimore County, this.....day of
.....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 herein be held in the office of the Zoning
Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the.....
.....day of.....January.....1948 at.....o'clock A.M.

.....
Zoning Commissioner of Baltimore County
(over)

RE: PETITION OF G. NELSON DAVIS AND H. MYRTLE
DAVIS, HIS WIFE AND ALFRED H. TOLMAN AND
MILDRED B. TOLMAN, HIS WIFE FOR RECLASSIFICATION
OF CERTAIN PROPERTY DESCRIBED
HEREIN FROM AN "A" RESIDENCE ZONE TO AN
"A" COMMERCIAL ZONE AND OTHER CERTAIN
PROPERTY DESCRIBED HEREIN FROM AN "A"
RESIDENCE ZONE TO A "B" RESIDENCE ZONE.

Pursuant to the advertisement, posting of the said two
lots of ground, a public hearing on the above petition, and its ap-
pearing from the evidence and data submitted that the petition
for a reclassification of the property firstly described in said
petition for a reclassification from an "A" residence zone to an
"B" commercial zone will be granted by reason of the following
facts:

That said reclassification will not be detrimental to the
health, safety and morals of the community involved and will not
tend to create congestion in the streets, roads and alleys, and will
not create a fire hazard and will not improperly interfere with
schools, churches, transportation, and other public facilities, re-
quirements and conveniences, ample off-street parking facilities
having been provided; further that the establishment of the commu-
nity shopping center at said location is necessary and desirable for
the present and future needs, growth and development of the commu-
nity; further that there are no shopping facilities within a radius
of approximately one mile of said location. There is existing at the
present time a large population in all types of residential
properties and there is such undeveloped land within said radius and
on beyond, which is about to be developed, and which the establish-
ment of a commercial shopping center will encourage.

It appearing that the property secondly described in said
petition is adjacent to existing group-house developments, and the
greatest utility to which said property is susceptible at the present
time is for group houses, for which there appears to be a need and
demand.

WHEREFORE, IT IS ORDERED by the Zoning Commissioner of
Baltimore County this 21st day of January, 1948, that the firstly
described property be and the same is hereby reclassified from an
"A" residence zone to an "B" commercial zone, and that the secondly
described property be and the same is hereby reclassified from an
"A" residence zone to a "B" residence zone.

Alfred H. Tolman
Zoning Commissioner of Baltimore County

Approved.....
County Commissioners of Baltimore County
Date *February 6, 1948* by *Christina H. Hall*
President

RE: PETITION OF G. NELSON DAVIS AND H.
MYRTLE DAVIS, HIS WIFE AND ALFRED
H. TOLMAN AND MILDRED B. TOLMAN,
HIS WIFE, FOR RECLASSIFICATION OF
CERTAIN PROPERTY DESCRIBED HEREIN
FROM AN "A" RESIDENCE ZONE TO AN
"B" COMMERCIAL ZONE AND OTHER CERTAIN
PROPERTY DESCRIBED HEREIN FROM AN "A"
RESIDENCE ZONE TO A "B" RESIDENCE ZONE.

The appeal in the above entitled matter coming on
for hearing on the 18th day of February, 1948, from the Order
of the Zoning Commissioner of Baltimore County, passed on the
21st day of January, 1948, granting the petition, and it
appearing from the facts and evidence adduced at the appeal
hearing that the Order of the Zoning Commissioner, in granting
the petition for reclassification of the firstly described
parcel, from an "A" Residence Zone to an "B" Commercial Zone,
be affirmed, due to the fact that said reclassification will
not be detrimental to the health, safety and morals of the
community involved; will not tend to create congestion in the
roads and streets; will not create a fire hazard and will not
improperly interfere with transportation and other public
requirements and conveniences; ample off-street parking facili-
ties having been provided and it appearing also that the
property secondly described, in said petition, is adjacent to
existing group house developments and the greatest utility to
which the property is susceptible at the present time is for
group houses, for which there appears to be a need and demand,
therefore:

It is this 27th day of May, 1948, ORDERED by the
Board of Zoning Appeals of Baltimore County, that the Order of
the Zoning Commissioner in granting the petition for reclassi-
fication of the firstly described parcel, from an "A" Residence
Zone to an "B" Commercial Zone and of the secondly described
parcel, from an "A" Residence Zone to a "B" Residence Zone, be
and the same is hereby affirmed and the property be reclassified,
from and after the date of this Order, as aforesaid.

David H. Brown
William G. Hall
Board of Zoning Appeals
of Baltimore County

Approved.....
County Commissioners
of Baltimore County
By *Christina H. Hall*
President
Date: *5/28/48*

IN THE MATTER OF THE PETITION
FOR RE-CLASSIFICATION FROM "A"
RESIDENCE ZONE TO "B" COMMER-
CIAL ZONE ON t. & s. side of
Maiden Choice Lane, Nr.
Shelbourne Road and from "A"
RESIDENCE ZONE TO "B" RESIDENCE
ZONE at int. of s.w. side Maiden
Choice Lane and N.W. side Shel-
bourne Road, 13th District of
Baltimore County - G. Nelson
Davis, et al, Petitioners
BEFORE CHARLES H. DOLING
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

John A. Turner, on his own behalf and on behalf of
others feeling aggrieved at the Order passed by the Zoning
Commissioner of Baltimore County on the 21st day of January,
1948, in the above matter, hereby take an appeal from the
decision of said Zoning Commissioner to the Board of Zoning
Appeals of Baltimore County.

John Oron Turnbull
John Oron Turnbull
Attorney for Appellants

December 24, 1947.

DESCRIPTION OF SECOND PARCEL
(continued)

courses and distances: North 42 Degrees 18 Minutes 00 Seconds
West 1018.00 feet, and North 43 Degrees 44 Minutes 00 Seconds
West 606.00 feet to the Southeast side of a 30 foot right-of-way
at a point 860.00 feet more or less southeasterly from Wilkens
Avenue, thence leaving Maiden Choice Lane and binding on the
Southeast side of said 30 foot right-of-way the two following
courses and distances: South 47 Degrees 56 Minutes 00 Seconds
West 397.00 feet and South 46 Degrees 00 Minutes 00 Seconds West
960.00 feet, thence leaving said right-of-way and running South
43 Degrees 00 Minutes 00 Seconds East 1649.00 feet to the North-
west side of Shelbourne Road as hereinbefore mentioned, thence
binding on the Northwest side of Shelbourne Road the two following
courses and distances: North 41 Degrees 30 Minutes 00 Seconds
East 257.50 feet and North 47 Degrees 00 Minutes 00 Seconds East
1111.50 feet to the place of beginning; saving and excepting the
first parcel as hereinabove described. Saving and excepting also
strip of land 150' deep binding along the northwesternmost side of Shelbourne
Road and parallel therewith extending from the Maiden Choice Lane to the
southwesternmost boundary of the whole parcel herein secondly described.

December 30, 1947

\$43.00

RECEIVED of Edward J. Ivannan, Attorney for
G. Nelson Davis, H. Myrtle Davis, Alfred H. Tolman and
Mildred B. Tolman, the sum of Forty Three (\$43.00)
Dollars, being cost of petition for reclassification,
advertising and posting of property, southeast side of
Maiden Choice Lane, 13th District of Baltimore County.

Zoning Commissioner

Hearing:
Dec 24
Monday, Jan. 28, 1948
at 10:00 o'clock a.m.

Received OK
12/31/1947

\$22.00

RECEIVED of John Oron Turnbull, Attorney for
Appellants, the sum of Twenty Two (\$22.00) Dollars
being cost of appeal to the Board of Zoning Appeals
of Baltimore County from the decision of the Zoning
Commissioner in granting the petition for reclassifi-
cation of property on the southwest side of Maiden
Choice Lane.

Zoning Commissioner

P. S. The date for hearing on appeal in the above
matter is Feb. 19, 1948 at 1:30 p. m.

December 24, 1947.

FIRST PARCEL

PROPOSED B COMMERCIAL ZONE

MAIDEN CHOICE LANE, VICINITY OF SHELBOURNE ROAD

DESCRIPTION:

Beginning for the same on the Southwest side of
Maiden Choice Lane at the distance of 150.00 feet measured
Northwesterly along the Southwest side of Maiden Choice Lane
from the Northwest side of Shelbourne Road, and running thence
and binding on the Southwest side of Maiden Choice Lane North
42 Degrees 18 Minutes 00 Seconds West 780.00 feet to a point
1225.00 feet more or less southeasterly to Wilkens Avenue,
thence leaving Maiden Choice Lane and running for lines of
division now made and at right angles to Maiden Choice Lane
South 47 Degrees 42 Minutes 00 Seconds West 400.00 feet, and
South 42 Degrees 18 Minutes 00 Seconds East 750.00 feet, thence
North 47 Degrees 42 Minutes 00 Seconds East 400.00 feet to the
place of beginning.

SECOND PARCEL

PROPOSED D RESIDENTIAL ZONE

MAIDEN CHOICE LANE, VICINITY OF SHELBOURNE ROAD

DESCRIPTION:

Beginning for the same at the intersection formed
by the Southwest side of Maiden Choice Lane and the Northwest
side of Shelbourne Road, and running thence Northwesterly binding
on the Southwest side of Maiden Choice Lane the two following

ALBERT E. FOHMER
PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR 312 N. CHARLES STREET, BALTIMORE 4, MD.

ALBERT E. FOHMER
PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR 312 N. CHARLES STREET, BALTIMORE 4, MD.

PAID
JAN 29 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

NOTICE OF HEARING
RECLASSIFICATION—15TH DIST.

Pursuant to petition filed with the Zoning Commission of Baltimore County, for change of reclassification from "A" Residence Zone to "C" Commercial Zone of the property hereinafter described, the Zoning Commission, by authority of the Zoning Act and Regulations, will hold a public hearing at the Zoning Office in the Richard B. Lewis, Baltimore County, Maryland.

On Tuesday, January 29, 1948,
at 10:00 o'clock A. M.

To determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid, the reclassified, the really described parcel for proposed commercial use and group houses to be erected on the secondly described parcel.

All those two parcels of land on the southwest side of Maiden Choice Lane, vicinity of Shelbourne Road, in the 15th District of Baltimore County:

First Parcel: (Approved Commercial Use)
Beginning for the same on the southwest side of Maiden Choice Lane at the distance of 1500 feet measured northwesterly along the southwest side of Maiden Choice Lane from the Northwest side of Shelbourne Road, and running thence and ending on the southwest side of Maiden Choice Lane south 42 degrees 15 minutes 00 seconds West 1000 feet to a point 122.50 feet, more or less, southwesterly to Wilkes Avenue, thence leaving Maiden Choice Lane and running for 100 feet of division now made and at right angles to Maiden Choice Lane south 42 degrees 15 minutes 00 seconds West 1000 feet, thence North 47 degrees 11 minutes 00 seconds East 1000 feet to the place of beginning.

Second Parcel: (Group houses)
Beginning for the same at an intersection formed by the southwest side of Maiden Choice Lane and the Northwest side of Shelbourne Road, and running thence northwesterly ending on the southwest side of Maiden Choice Lane the two following courses and distances: North 42 degrees 15 minutes 00 seconds West 1000 feet and North 42 degrees 11 minutes 00 seconds West 1000 feet to the southeast side of a 20 foot right-of-way at a point 600.00 feet, more or less, northwesterly from Wilkes Ave, thence leaving Maiden Choice Lane and ending on the southeast side of said 20 foot right-of-way the two following courses and distances: South 47 degrees 16 minutes 00 seconds West 200 feet and South 46 degrees 00 minutes West 200 feet, thence leaving said right-of-way and running south 42 degrees 00 minutes 00 seconds East 1000 feet to the northwest side of Shelbourne Road as hereinbefore mentioned, thence ending on the southwest side of Shelbourne Road the distance of 100 feet to the place of beginning.

REC'D JAN 13 1948

CERTIFICATE OF PUBLICATION #1127

TOWSON, MD., Jan 12 1948

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 20th day of January 1948, the first publication appearing on the 2nd day of January 1948.

The UNION NEWS

W. Farnuch Ryan
Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

1127

District 13

Date of Posting Jan 8/48

Posted for:

Commercial and Group Houses

Petitioner:

Nelson Davis

Location of property:

SW corner of Maiden Choice Lane and Shelbourne Road

Location of Signs:

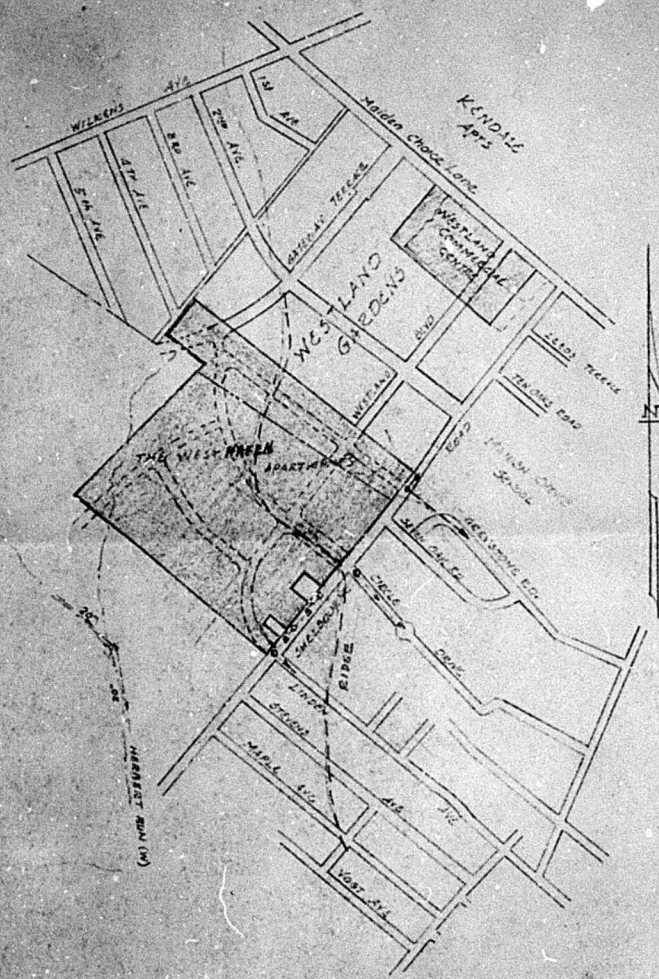
#1 sign at the southwest corner of Shelbourne Road & Maiden Choice Lane #2 sign on the SW side of Maiden Choice Lane 100 feet NW of Shelbourne Road #3 sign 350'-4 ft 650'-6 ft high 650 feet

Posted by

Signature

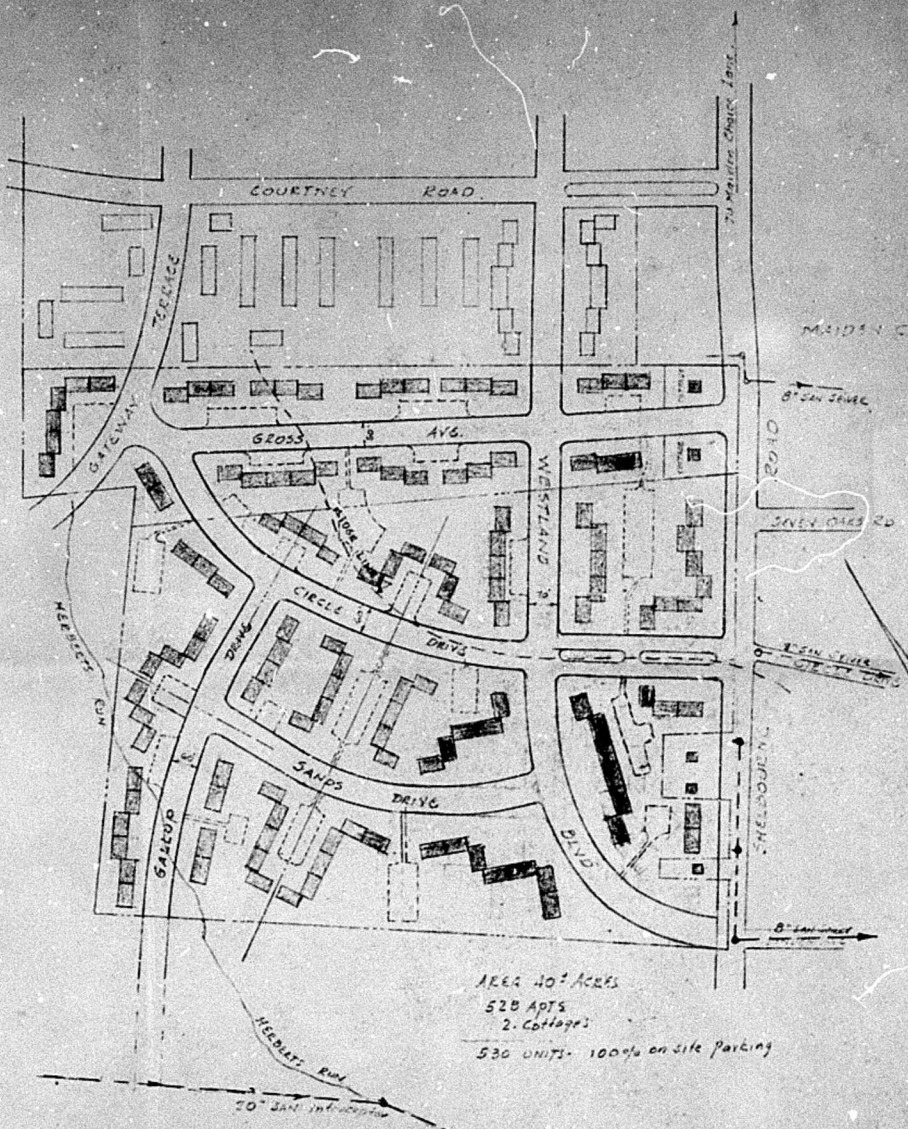
Date of return:

NW of Shelbourne Road on the SW side of Maiden Choice Lane #1 sign - the SE end of Curve 200 feet SW of Maiden Choice Lane
Harry C. Bartels
Jan 8/48



LOCATION SKETCH
1"=500'

UTILITY DATA
Sanitary Sewers: Approx 23 AC of S.W. portion of project will sewer to Roberts Run Interceptor. This interceptor is designed to take the required 60 people per acre.
Approx 17 AC of N.E. portion of project will sewer to the existing sewer along the Southern City of Westland Gardens. This sewer now serves a portion of this project. The total acreage to Outfall is less than 30 AC.
The above statements have been the recommendations of the Metropolitan District Design Engineers.



AREA 40+ ACRES
520 APTS
2 Cottages
530 UNITS - 100% on site parking

PRELIMINARY PLAT
THE WESTHAVEN APARTMENTS
13th DISTRICT
BALTIMORE CO., MD.



ALBERT E. POMHER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE: 633 PARK AVE. BALTO., MD.
SCALE 1"=2000' ISSUED 1-9-1951

RESIDENTIAL

RESIDENTIEL

SHOPPING CENTRE PARKING	231 CARS
THEATRE PARKING	76 CARS

PROPOSED SHOPPING CENTRE

for
DAVIS & TOLZMAN

MAIDEN CHOICE LANE
BALTO. CO, MD.

ALBERT S. POMMER



ALBERT E. POHMER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE: 322 N. CHARLES ST. BALTO., MD.
SCALE 1"=50'-0" ISSUED DEC. 29, 47

