

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

Know we, the undersigned, owners of Maryland & Burke Ave., beginning 130.30' from the southeast corner of Maryland & Burke Ave., Town, 9th District of Baltimore, Co., thence south, on east side of Maryland Ave., 490.00', thence east 191.77', thence S 81.200', thence east 66.01', thence north 40' to the south side of Burke Ave., thence east on south side of Burke Ave. 154', thence south 120', thence parallel west on south side of Burke Ave. 154', thence west 131' to a point 158' ing Burke Ave. 340', thence south 120', thence north 120' to a point 150' south of Burke Ave. and thence west 130.54' to beginning. Being property shown on 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 an "A-1" Residence zone.

Reason for Re-Classification: Character of use for which above property is to be used: REAR HOUSE

To be approved by Buildings Department: Front and height of building front: 12' 6" high feet, height of building rear: 12' 6" high feet, side and rear set backs of building from street lines: front: 10' 0" side: 10' 0" rear: 10' 0" feet, side: 10' 0" feet, Property to be posted as prescribed by Zoning Regulations.

Know 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 for Baltimore County.

Richard S. Morris
Richard S. Morris
Richard S. Morris
Legal Owner

Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of January, 1948, 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 had in the office of the Zoning Commissioner of Baltimore County, in the Bedford Bldg., in Towson, Baltimore County, on the 19th day of January, 1948, at 1:00 o'clock P.M.

Richard S. Morris
Zoning Commissioner of Baltimore County
(over)

RE: PETITION OF HARRY S. BOWEN, LESLIE S. BOWEN AND EDWARD S. STEVENSON FOR RE-CLASSIFICATION OF CERTAIN PROPERTY IN THE 9TH DISTRICT OF BALTIMORE COUNTY BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Pursuant to advertisement, posting of property and public hearing on the above petition, and it appearing from the evidence and data submitted that the following described portion of said property should be reclassified from an "A" residence zone to a "B" residence zone.

Said portion being situated on the south side of Burke Avenue beginning 652' east of Maryland Avenue and running thence easterly on the south side of Burke Avenue 154', thence south-westerly 120', thence northwesterly 120', thence northwesterly 125' to the place of beginning.

And it further appearing from the evidence and data submitted at said hearing that the following described portion of said property should be reclassified from an "A" residence zone to a "B" residence zone: said portion being described as follows: Beginning for the same on the easternmost side of Maryland Avenue at a point south 271.45' from the southernmost side of Burke Avenue and running thence southwesterly ending on the westernmost side of Burke Avenue 317.73', thence easterly 155', thence southwesterly parallel with Maryland Avenue 115', thence southwesterly 66.31', thence northwesterly 219', thence northwesterly parallel with Burke Avenue 165', thence south at right angles to Burke Avenue 125', thence westerly parallel with Burke Avenue 170' to the place of beginning.

And it further appearing from the evidence and data submitted at said hearing that the remainder of said tract of land to wit: All that portion thereof fronting on the easternmost side of Maryland Avenue with an average depth easterly of 219', as shown on the plat filed with the Zoning Department, should remain as an "A" residence zone.

WHEREFORE, it is ORDERED by the Zoning Commissioner of Baltimore County this 19th day of January, 1948, that the firstly above described portion of ground be and the same is hereby reclassified from an "A" residence zone to a "B" residence zone, and that the secondly described portion of ground be and the same is hereby reclassified from an "A" residence zone to a "B" residence zone, and that the thirdly described parcel of ground be and the same shall remain an "A" residence zone.

Richard S. Morris
Richard S. Morris
Richard S. Morris
Legal Owner

Approved: _____
County Commissioner of Baltimore County
Date January 25, 1948 By Richard S. Morris
President

PETITION FOR ZONING RECLASSIFICATION

LOCATION - East side of Maryland Avenue and south side of Burke Avenue, Towson, 9th Dist.

OWNERS - Harry S. Bowen, Leslie S. Bowen, Edward S. Stevenson

PURPOSE - "A" Residence

DATE RECEIVED - January 27, 1948

PAID TO THE

PROPOSED ZONING - "B" Residence

DATE OF REPLY - February 3, 1948

This tract is bounded on the north, west, and south by existing single family residences along Burke and Maryland Avenues and Algonquin Road. The proposed density change from "A" to "B" immediately to the east would have a density change from 1.0 to 1.5. The average single family residential development, although the present plan is shown for the requested group housing, it is safe to assume that the latter would involve a much higher density of development than would be found in the case either of cottages or garden apartments.

I do not see any logical justification for introducing group housing into a small acreage tract where the existing development on opposite sides of the street, and even on the same side of Burke Avenue near the corner of Maryland Ave., consists of single-family dwellings. No evidence has been submitted to indicate that it would not be feasible to develop this property for cottages.

The location of the new Towson High School, less than one block to the south of Algonquin Road, provides another argument against introduction of group housing at this site. The higher density tends to increase traffic problems. The main entrance to the Towson High School will be from the north off Algonquin Road. Existing streets leading to it are far from satisfactory as to capacity and alignment. Even though it may be assumed that eventually there may be improvement in this respect, it seems unreasonable to introduce any additional factors that would add further to traffic problems.

It is stated on page 25 of the aforementioned copy of the zoning regulations that the Zoning Commissioner shall have the power to require the production of plans of developments or sub-divisions of land, or of any land in connection with which applications for building or use permits or amendments for special permits or reclassification or temporary use shall be made, such plans to show the location of streets or roads and of buildings or other structures proposed to be erected, repaired, altered, or added to. All such plans shall be drawn to rear setbacks from property lines and elevation plans of proposed buildings or structures, and such details shall conform in all respect with zoning regulations. No such plans or plans, showing the existing or proposed location of streets or roads, shall be approved by the Zoning Commissioner unless such plans or plans shall have been previously approved by the Highway Department of Baltimore County and the Baltimore County Sanitation District.

CONCLUSION

This appears to be an instance that would call for the fullest possible concrete evidence of justification for the proposed change. Such evidence has not been presented. I question very much whether it would be possible to present such evidence (which should be in graphic form, accompanied by any necessary explanation in writing), as to make out an adequate case for the proposed change of zoning.

If the owners of the property were to come to the Planning Commission office for a very preliminary discussion of the project as a proposed development, I would very strongly urge them to give up any idea of group housing.

From the standpoint of good community planning, I feel that it would be unwise for all or any part of the property in question to be changed from an "A" Residence Zone to a "B" Residence Zone.

Richard S. Morris
Richard S. Morris
Richard S. Morris
Legal Owner

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

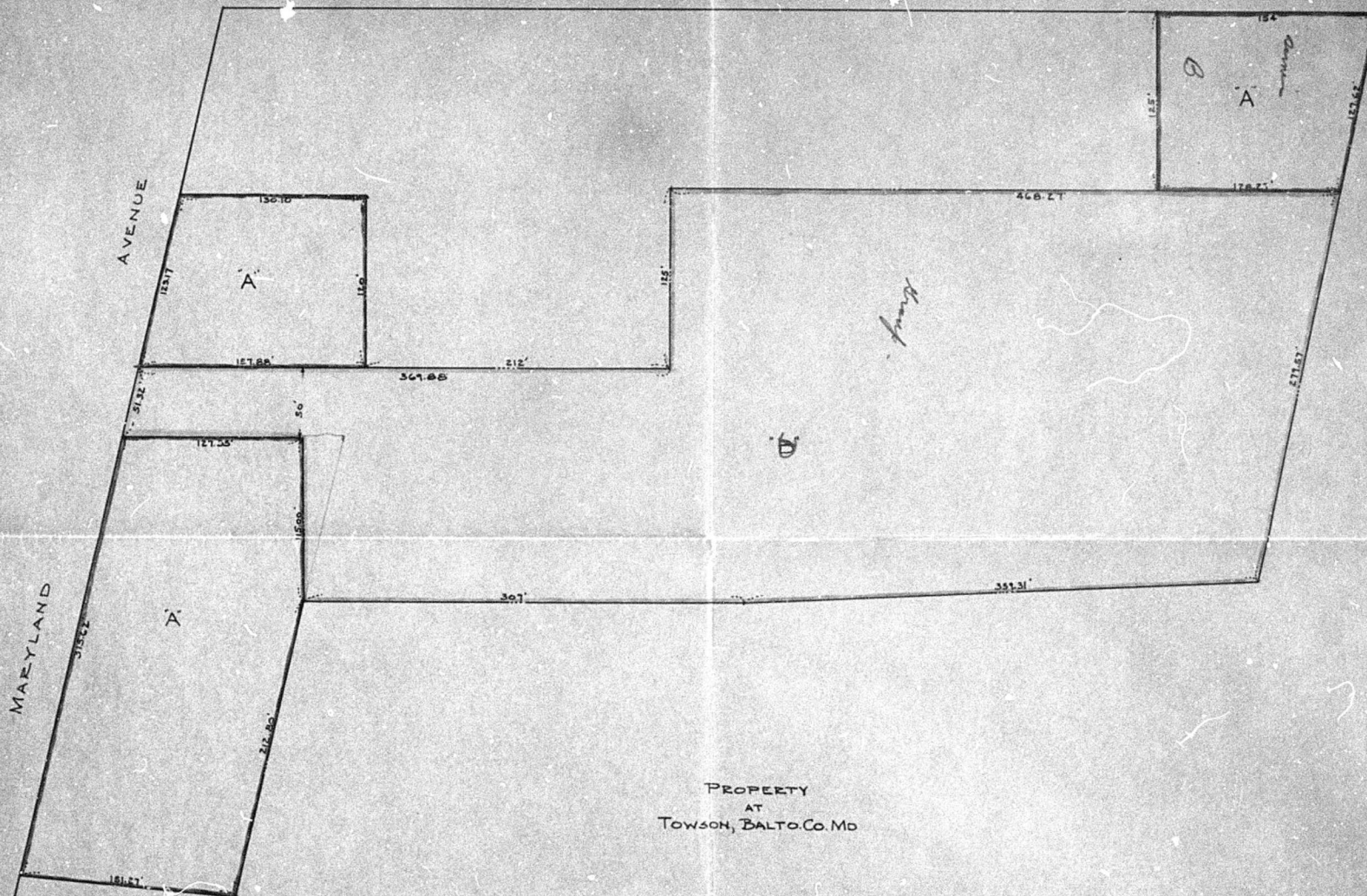
District: 9 Date of Posting: Jan 14/48
Posted for: Henry S. Bowen
Location of property: 130.30' from S.E. cor. of Maryland & Burke Ave. thence south on east side of Maryland Ave. 154' 00" and west on the south side of Burke Ave. 154' 00" and south 120' 00" to a point 158' 00" south of Burke Ave. 340' 00" and west 130.54' to beginning.
Reason: Burke Ave. 6'
Posted by: Henry S. Bowen Date of return: Jan 14/48

CERTIFICATE OF PUBLICATION

TOWNS, MD. 1948
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 14th day of January, 1948, the first publication appearing on the 14th day of January, 1948.
THE JEFFERSONIAN,
Manager.
Cost of Advertisement, \$ _____

BURKE

AVENUE



PROPERTY
AT
TOWSON, BALTO CO. MD

MICROFILMED

SCALE: 1"=50' FEBRUARY 13, 1948
DOLLENBEE BROTHERS
SURVEYORS & CIVIL ENGINEERS
DUNCAN BLDG., - TOWSON, MD.