

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Jan. DeCroos, Arthur M. Stevenson, legal owner of the property situate on Midvale Avenue and Rosewood Avenue in the development of "Holling Road Gardens" as shown on the attached plat, *2, 3, 4, 5, 28, 26*
37 inclusive (and 41 & 42)

Beginning for the first thereof at the northwesternmost corner of Edmondson and Rosewood Aves., Catonsville, 1st District of Balto. Co., and running thence westerly on the northernmost side of Edmondson Ave. 300' with a rectangular depth of 150'. Being lots numbered 2, 3, 4 and 5 as shown on plat of "Holling Road Gardens".

Beginning for the second thereof on the westernmost side of Midvale Ave. 150' north from the north side of Edmondson Ave. and running thence northerly on the westernmost side of Midvale Ave. 225' to the southeasternmost side of Midvale Road, thence northeasterly, on said side of Midvale Ave., 175', thence southerly, at right angles to Midvale Ave., 350', and thence westerly, parallel to Edmondson Ave., 155', more or less, to beginning.

Beginning for the third thereof on the westernmost side of Midvale Ave., at its intersection with the westernmost side of Midvale Ave., and running thence northeasterly and binding on the northwest side of Midvale Ave. 550', thence northeasterly, at right angles to Midvale Ave., 150' and thence southerly and parallel with Midvale Ave. 250', more or less, and thence by straight line to beginning. Being lots numbered 33, 34, 35, 36 and 37 as shown on plat of "Holling Road Gardens".

Beginning for the fourth thereof on the northwesternmost side of Midvale Ave. at the distance of 470' to the westernmost side of Midvale Ave., and thence northeasterly, on said side of Midvale Ave., 100' with an average irregular depth of 800'. Being lots numbered 41 and 42 on plat of "Holling Road Gardens".

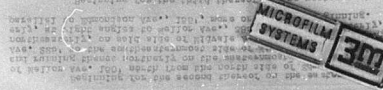
Baltimore County adopted pursuant to the Zoning Law of Baltimore County

Arthur M. Stevenson
Jan. A. DeCroos, atty.
 Legal Owner
 70 A. E. WALKER
 Address: 210 E. Baltimore St.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of February 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 Beckford Bldg., in Towson, Baltimore County, on the 11:00 16th day of March 1948 at 11:00 A.M.

Charles H. DeLong
 Zoning Commissioner of Baltimore County

(over)



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 "R" Residence zone.

Reasons for Re-Classification: The Petitioners desire to construct semi-detached dwelling houses on several of the lots.

Character of use for which above property is to be used: dwelling only.

Size and height of building: front 20 feet; depth 36 feet; height 11 feet. Front and side set backs of building from street lines: front 20 feet; side 36 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.

Arthur M. Stevenson
Jan. A. DeCroos, atty.
 Legal Owner
 70 A. E. WALKER
 Address: 210 E. Baltimore St.

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Charles H. DeLong
 Zoning Commissioner of Baltimore County

(over)

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

It is Ordered by the Zoning Commissioner of Baltimore County this 16th day of March 1948, 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 an "R" Residence 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 location, being in a residential area, the granting of which would be "spot zoning" the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 16th day of March 1948, 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 an "A" Residence zone.

Charles H. DeLong
 Zoning Commissioner of Baltimore County

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

PETITION FOR ZONING RECLASSIFICATION #1163

Location - Edmondson, Rosewood, and Midvale Avenues, Catonsville, 1st District

Owners - Jan. DeCroos & Arthur M. Stevenson

Present zoning - "A" Residence

Date Received - February 27, 1948

Proposed zoning - "R" Residence

Date of Reply - May 3, 1948

The properties included in this petition are a number of small vacant lots - 50 x 150. These are in a development consisting of one-family dwellings on which the owners desire to erect semi-detached houses. It felt that this would be very desirable because it would actually allow the owners to build four-family apartments on 50 x 150 lots. Among several adjoining areas which have already been established as "family" developments. Even the construction of two-family dwellings would not be considered as depriving the desirability of this vicinity and constitute an example of spot zoning.

Charles H. DeLong
 Zoning Commissioner of Baltimore County

cc: Charles H. DeLong
 Nathan L. Smith
 Christine A. Hall
 William E. Harrison

Feb. 25, 1948

\$27.00

RECEIVED of Arthur M. Stevenson, et al, the sum of Twenty Seven (\$27.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Edmondson and Rosewood Aves., 1st District of Balto. Co.

Zoning Commissioner

Hearings:
 Tuesday, March 16, 1948
 at 11:00 a.m.

PAID
 FEB 25 1948
 COUNTY COMMISSIONERS

March 6, 1948

\$5.00

RECEIVED of Arthur M. Stevenson, et al, the sum of Five (\$5.00) Dollars, being balance due on petition for reclassification, advertising and posting of property, Edmondson and Rosewood Aves., 1st District of Balto. Co.,

Zoning Commissioner

Hearings:
 Tuesday, March 16, 1948
 at 11:00 a.m.

PAID

NOTICE OF ZONING RECLASSIFICATION
TOWSON DISTRICT.

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

On Tuesday, March 16, 1948.

At 11:00 o'clock A. M.
to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid, (if reclassified, semi-detached dwellings to be erected), to wit:

Beginning for the first thereof at the northwesternmost corner of Edmondson and Rosewood Avenue, Catonsville, 1st District of Baltimore County, and running thence westerly on the northwestern side of Edmondson Avenue 225 ft. with a rectangular depth of 125 ft. being Lots Numbered 2, 3, 4 and 5 as shown on Plat of "Holling Road Gardens".

Beginning for the second thereof on the easternmost side of Mellen Avenue 150 ft. north from the north side of Edmondson Avenue and running thence northerly on the easternmost side of Mellen Avenue 225 feet to the southeasternmost side of Midvale Avenue, thence northeasterly on said side of Midvale Avenue, 175 ft. thence southerly at right angles to Mellen Avenue, 225 feet and thence westerly parallel to Edmondson Avenue 155 ft. more or less, to beginning. Being lots numbered 28, 29, 30, 31 and 32 as shown on plat of "Holling Road Gardens".

Beginning for the third thereof on the westernmost side of Mellen Avenue at its intersection with the westernmost side of Midvale Avenue and running thence northeasterly and bisecting on the northwest side of Midvale Avenue 125 ft. thence northeasterly, at right angles to Midvale Avenue, 150 ft. and thence southerly and parallel with Midvale Avenue 225 ft. more or less, and thence by straight line to beginning. Being lots numbered 23, 24, 25, 26 and 27 as shown on Plat of "Holling Road Gardens".

Beginning for the fourth thereof on the northwesternmost side of Midvale Avenue at the distance of 125 ft. to the westernmost side of Mellen Avenue and thence northeasterly on said side of Midvale Avenue, 168 ft. with an average irregular depth of 125 ft. being lots numbered 41 and 42 on plat of "Holling Road Gardens".

By Order of CHAS. H. LEHN,
Zoning Commissioner of
Baltimore County.

Pub. 27--Mar. 5.

RECD MAR 5 1948

41164

CERTIFICATE OF PUBLICATION

TOWSON, MD. *Mar. 5/48* 19

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the *16th* day of *March*, 19*48*, the first publication appearing on the *27th* day of *February*, 19*48*.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$-----

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1164

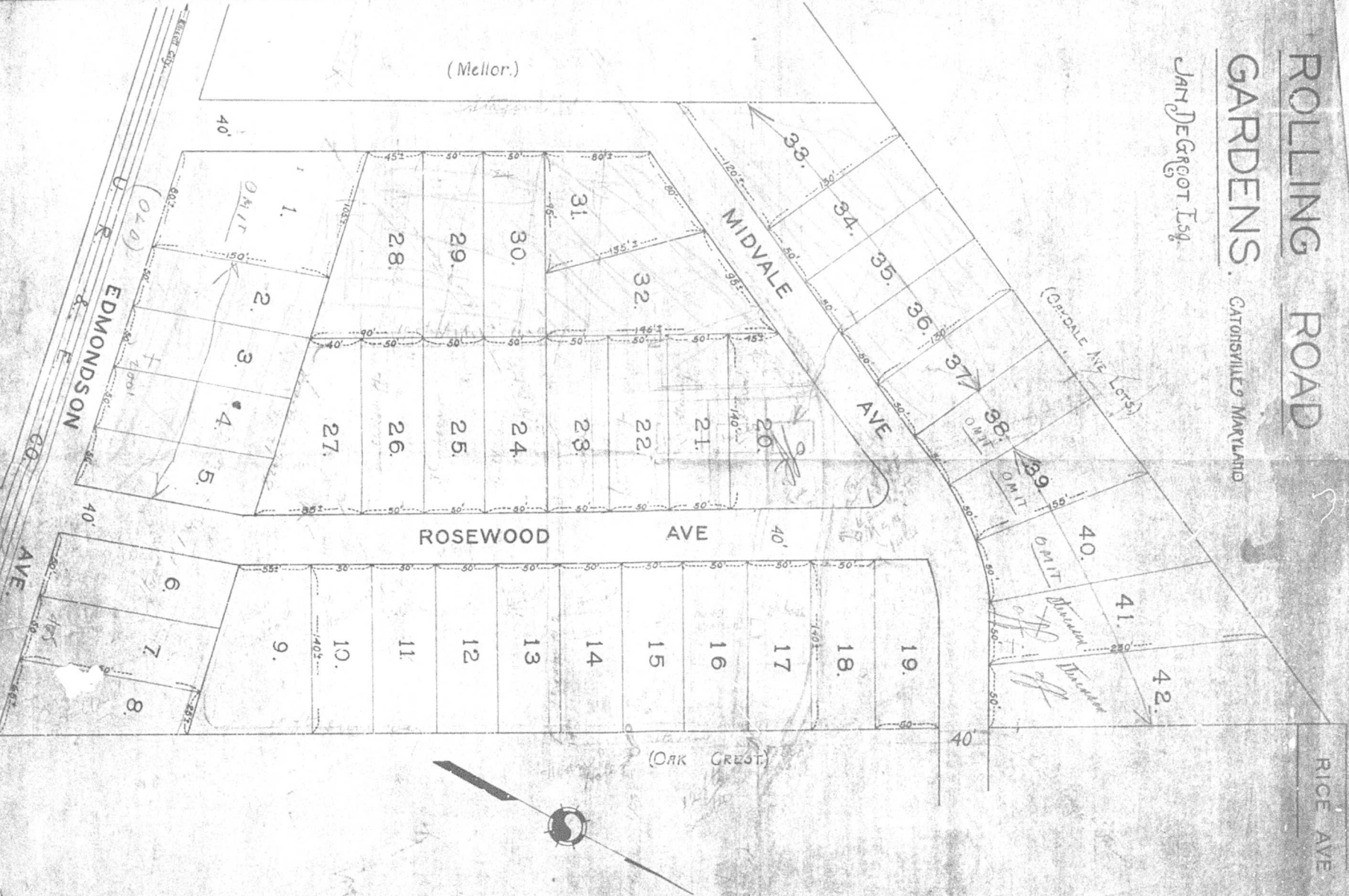
Date of Posting *March 5/48*

District: *1*
Posted for: *Semi-detached houses:*
Petitioner: *Jan DeGroot and Arthur M. Stevenson*
Location of property: *Edmondson Ave, Rosewood Ave, Mellen and Midvale Road*
Location of Signs: *1 sign Edmondson Ave and Rosewood Ave*
2 sign on the west side Rosewood Ave 150 feet north
of Edmondson Ave, 3 sign on the west side of
Mellen Road 4 sign of North side of Midvale Road
Remarks: *1 sign of North side of Midvale Road*
Posted by: *Harry C. Gartside*
Signature: *Mar 5/48*

ROLLING ROAD GARDENS.

CATONSVILLE, MARYLAND

JAN DE GEOROT ESQ.



(OAK CREST)

Scale 50' = 1"

Survey by J.L. Barnes
Jan 1926