

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

1. Thomas J. Gulderson & Son, Inc., a duly incorporated, suitable owner and contract purchaser
 2. Evidences of the property status

Beginning for the same at a point on the east side of Loch Raven Blvd. 530' more or less south from the intersection formed by the south side of Annapolis Road and the east side of Loch Raven Blvd. and running thence bounding on the south side of a proposed 60' road 5' 48" - 15' - 40' - 5' 30" more or less and thence by a curve to the left with a radius of 100' for a distance of 85' and thence S. 68° 55' - 40' - E 25' to West side of a proposed extension of Willow Oak Road 60' wide and thence thence on the west side of said Willow Oak Road S. 68° 55' - 40' - E 25' for a distance of 100' more or less and thence N. 68° 55' - 40' - E 25' for 330 feet more or less and thence S. 68° 55' - 40' - E 25' for 437 feet more or less to the east side of Loch Raven Blvd. and thence bounding on the east side of Loch Raven Blvd. by a curve to the left with a radius of 111.4' 100' more or less to the point of beginning. Containing 1.7 acres more or less.

Beginning for the second at a point on the south side of Annapolis Road 630' south from the intersection formed by the south side of Annapolis Road on the east side of Loch Raven Blvd. and running thence bounding on the south side of Annapolis Road S. 68° 55' - 40' - E 25' for 330 feet more or less thence S. 68° 55' - 40' - E 25' for 437 feet more or less to the west side of the proposed extension of Willow Oak Road 60' wide thence bounding on the west side of said Willow Oak Road S. 68° 55' - 40' - E 25' for 330 feet more or less to the east side of Loch Raven Blvd. and thence bounding on the east side of Loch Raven Blvd. by a curve to the left with a radius of 111.4' 100' more or less to the point of beginning. Containing 2.8 acres more or less.

Beginning for the third at a point on the west side of proposed extension of Willow Oak Road 100' south from the intersection of south side of Annapolis Road and the west side of Willow Oak Road and thence bounding on the west side of said Willow Oak Road S. 68° 55' - 40' - E 25' for 330 feet more or less thence S. 68° 55' - 40' - E 25' for 437 feet more or less to the east side of the proposed extension of Willow Oak Road 60' wide thence bounding on the east side of said Willow Oak Road by a curve to the left with a radius of 111.4' 100' more or less to the point of beginning. Containing 3.0 acres more or less.

Thomas J. Gulderson & Son, Inc.

Contract Purchaser
 Legat Owner

Address - 8601 Chestnut Oak Road
 Towson 4, Maryland

MICROFILMED

ORDERED by The Zoning Commissioner of Baltimore County, this 19th day of June 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 23rd day of June at 10:00 A.M.

Zoning Commissioner of Baltimore County

(over)

June 14, 1948

\$42.00

RECEIVED of Thomas J. Gulderson & Son, Inc. the sum of Forty Two (\$42.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Loch Raven Boulevard, 9th District.

Zoning Commissioner

Witness my hand and seal of office, this 25th day of June 1948.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1/30

District - 9
 Posted for - 14 days
 Petitioner - Thomas J. Gulderson & Son
 Location of property - East side of Loch Raven Blvd. 500 feet south of Annapolis Road
 Location of signs - East side of Loch Raven Blvd. 1 sign 275' 3 signs 415' 3 signs 515 feet south of Annapolis Road
 Remarks -
 Posted by - Harry G. Santich
 Date of return - June 17/48

MICROFILMED

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being an extension of an existing road, the above re-classification should be had.
 It is Ordered by the Zoning Commissioner of Baltimore County this 17th day of June 1948, that the above described property or area should be and the same is hereby re-classified, from and after the date of this Order, from an R-1 Residential zone to a R-2 Residential zone.

blair H. Davis
 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 re-classification should NOT be had
 It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of June 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 sustained as to and remain a R-1 zone.

Zoning Commissioner of Baltimore County

Approved - Sept 27 1948
 County Commissioners of Baltimore County
 John R. Hart

PETITION FOR RECLASSIFICATION #1230

Location - Three parcels east of Loch Raven Boulevard south of Annapolis Road, Baltimore 9th Dist.
 Present Zoning - "R" Residence
 Proposed Zoning - "R2" Residence
 Recommendation Requested - June 11, 1948
 Date of Reply - July 8, 1948

The petitioner is asking for reclassifications which inherently establish a street layout, and thereby is indirectly involving the question of approval of the layout. It seems to us that the first thing that should be done is for the owner to submit a layout plan for consideration by the Planning Commission and the Roads Engineer, setting proposed zoning changes. If this tract were reclassified and came to us in its present form for approval as a subdivision plat, it would not be approved because of certain unsatisfactory features in the present design. If, for example, RPA is intended to be a school site, it would be undesirable to have traffic streets on all four sides.

Generally speaking, approval of group housing in the tract seems to be reasonable and logical because of the present zoning to the north and south of this property. We wish to call attention to, however, the fact that on the north, Residence "R" zoning does not extend along Loch Raven Boulevard and although it does so on the south, the owners have agreed that the frontage along the Boulevard will be used for garden apartments. This is in keeping with the City's plan to restrict Loch Raven Boulevard frontage in the same manner. If the reclassification be granted we feel that it should be subject to some effective form of agreement that Loch Raven Boulevard frontage will be restricted against group housing.

Malcolm H. Dill, Director
 Baltimore County Planning Commission

cc: Charles H. Boing
 Nathan L. Smith
 Christian H. Kahl
 William W. MacVicar

MICROFILMED

RECD JUN 24 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 17/48
 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 17th day of June 1948, the first publication appearing on the 17th day of June 1948.
 THE JEFFERSONIAN,
 Manager
 Cost of Advertisement, \$

MICROFILMED

1230

ROAD

LEIGH

WILLOW OAK RD

ROAD

S 63° 45' 00" E 170.1

S 64° 15' 00" W 200.1
15' ALLEY

ROAD

AMUSKAI

ROAD

S 63° 45' 00" E 633.1
15' ALLEY

633.1

PROPOSED GROUP
C

S 67° 20' 20" W 710.1

60.1

S 67° 20' 20" E 710.1

PROPOSED GROUP
C

N 68° 52' 45" W 711.1

15' ALLEY

WATER OAK

S 67° 22' 30" W 113.1

S 67° 22' 30" W 113.1

TENTATIVE LAYOUT
VINSON TRACT
JULY, 1948
SCALE 1" = 40'