

The testimony before the Board disclosed that there is not adequate sewerage facilities to permit the erection of group houses, since the facilities now installed are over-crowded. The Board still signs an order affirming the order of the Zoning Commissioner in denying the reclassification of this property from an "A" Residence Zone and a "C" Residence Zone to a "D" Residence Zone.

Board of Zoning Appeals
of Baltimore County

I dissent from the above opinion and feel that the reclassification should be granted with the proviso that the group houses be set back at least 100 feet from the west side of Loch Raven Boulevard.

CHAIRMAN

MICROFILMED

OPINION OF THE BOARD OF ZONING
APPEALS OF BALTIMORE COUNTY

This is an appeal by The Fiduciary Company, and others, owners of the property described in the petition from the order and decision of the Zoning Commissioner dated March 21, 1950, by which order the petition for reclassification of two parcels of land, described in the petition, from an "A" Residence Zone to a "D" Residence Zone and the third parcel from a "C" Residence Zone to a "D" Residence Zone, was denied.

The case came on for hearing, testimony was taken, petitions for and against the reclassification were filed and considered by the Board and counsel for both sides heard.

The first parcel is on the east side of the Loch Raven Boulevard, 600 feet south of Hillen Road; the second parcel is on the northeast side of Taylor Avenue beginning 2374.25 feet southeast of the Loch Raven Boulevard and the third parcel on the northeast side of Loch Raven Boulevard at a point 500 feet northeast of the northeast side of Hillen Road, Ninth District of Baltimore County.

The purpose which the petitioners desire to use this property is for the erection of group houses. The Board feels that there is no need for group houses in this locality and the reclassification of the property would depreciate the value of adjoining properties as well as increase the traffic hazards because the roads are not adequate to take care of the additional traffic which will be brought to this property by virtue of building group houses. The Board feels that due to the topography of the land it is not adequate for group houses.

MICROFILMED

RE: PETITION #1310 OF THE FIDUCIARY COMPANY AND OTHERS FOR A RECLASSIFICATION OF THREE PARCELS OF LAND IN THE 9TH DISTRICT OF BALTIMORE COUNTY.

Pursuant to the advertisement, posting of the properties and public hearing on the petition held on the 25th day of October, 1948, the Zoning Commissioner, at the time of said hearing, did request that a plat clearly indicating the proposed locations, sizes, front, side and rear yard set-backs from property lines, and elevation plans of proposed buildings, or other structures, and further showing the layout of roads and streets, be supplied him, as per the authority in his vested by the Zoning Regulations and Restrictions for Baltimore County.

Pursuant to said request, the said applicants did supply the Zoning Commissioner with such a plat for a portion of said property, and the Zoning Commissioner did, by his Order, dated the 25th day of April, 1949, reclassify said portion of said property from a "C" Residence Zone to a "D" Residence Zone. However, said Petitioners have failed to supply the requested plat for the remainder of the property described in this petition. Therefore, no affirmative showing having been made which warrants, or justifies, a change of zone, the application for a reclassification of the remainder of said property is hereby refused.

It is Ordered by the Zoning Commissioner of Baltimore County, this 24 day of March, 1950, that the above petition be and the same is hereby DENIED and the remainder of the property described in the petition be and the same is hereby continued as a "C" Residence Zone.

MICROFILMED

County Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION OF THE FIDUCIARY COMPANY - LOCH RAVEN BOULEVARD - 9TH DISTRICT OF BALTIMORE COUNTY.

Pursuant to the advertisement, posting of property, and public hearing on the a petition held on the 25th day of October, 1948, and it appearing by reason of location, the hereinafter described portion of the hereby described lot of ground in the foregoing Order to be reclassified from a "C" residence zone to a "D" residence zone group house zone; a portion of said hereby described lot of ground hereby reclassified is described as follows:

beginning for the same on the westernmost side of Loch Raven Blvd. at a point distant 200' southwesterly from the southwestermost side of Wyand Road, and running thence binding on the westernmost side of Loch Raven Boulevard 1669', thence northwesterly at right angles to the Loch Raven Boulevard 855', more or less, to the easternmost side of Pleasant Plains Road, thence northeast along said side of said road 1000', more or less, to a point 200' southerly from Wyand Road, and thence northerly parallel to Wyand Road 200' to the place of beginning. Containing 0.13 acres of land, more or less, as shown on the plat plan filed with the Zoning Department of Baltimore County.

The firstly and second described parcels of land described in said petition, and the remainder of the hereby described parcel of land in said petition is left for future determination by the undersigned Zoning Commissioner and it is unaffected by this Order.

It is ORDERED by the Zoning Commissioner of Baltimore County this 24th day of April, 1949, that the above described property, or parts, being a portion of the hereby described lot described in the foregoing petition should be and the same is hereby reclassified from and after this date from a "C" residence zone to a "D" residence zone.

County Commissioner
of Baltimore County

Approved _____
County Commissioner of Baltimore County
Date May 19, 1949 _____
President.

MICROFILMED

RE: PETITION No. 1310 OF THE FIDUCIARY COMPANY AND OTHERS FOR RECLASSIFICATION OF THREE PARCELS OF LAND - Ninth District of Baltimore County

Appeal in the above entitled petition for reclassification coming on for hearing on the 15th day of June, 1950, from an order of the Zoning Commissioner of Baltimore County, passed on the 21st day of March, 1950, denying the petition for reclassification from an "A" Residence Zone and a "C" Residence Zone to a "D" Residence Zone, and it appearing from the facts and evidence adduced at the appeal hearing that the petition for said reclassification should be denied, since the granting of same would adversely affect the health, safety, morals and/or the general welfare of the community, therefore:

It is this 20th day of July, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner in denying the petition is hereby affirmed.

Board of Zoning Appeals
of Baltimore County

I dissent from the above Order

CHAIRMAN

MICROFILMED

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Knows the Fiduciary Co., legal owner... of the property situate Taylor Properties, Inc., Ravenswood Apartments, Inc., Wm. A. Hahn & Wm. Charles A. Spann, and M. Hahn, and the Hillendale Realty Co., legal owners of

All those three parcels of land in the 9th District of Baltimore County, described as follows:

First Parcel:

Situate on the west side of Loch Raven Boulevard, beginning 800' south of Hillen Road, thence southerly, on the west side of Loch Raven Boulevard, 600' to the following courses and distances: S 60° 10' west 606.00', S 55° 14' west 665.00', S 42° 30' west 400.71', N 85° 21' west 106.10', S 44° 45' west 650.00', S 50° 30' west 119' to a branch of Hillen Road and running thence northwesterly and generally along Hillen Road 2045', thence leaving Hillen Road along the following courses and distances: N 85° 20' east 200.31', N 35° 40' east 150', N 79° 49' east 333.21', N 24° 10' east 1061.60', S 70° 53' east 411.50', S 75° 50' east 579.54', thence southeasterly along the center line of the proposed 50 foot road the following courses and distances: S 15° 11' east 250.00', S 10° east 115.00', S 27° 32' east 140' chord, S 53° 42' east 114.40', S 55° 54' east 606.30' to beginning.

Second Parcel:

On the northeast side of Taylor Ave., beginning 1374.25' south of Loch Raven Boulevard, thence southerly and binding on the northeast side of Taylor Ave. N 50° 20' west 319.70', S 20° 24' west 325.25', S 79° 20' west 903.33', S 21° 26' west 940', S 25° 20' east 450', S 10° 07' east 107' to the center line of Loch Raven Boulevard, thence binding on the center line of said Boulevard S 0° 21' east 800', S 79° 57' east 541.95' S 34° 25' east 1350', N 13° 30' east 178', N 79° 53' east 300', S 47° 17' east 101.40', N 10° 50' east 411.50', N 54° 21' east 71' west 124.00', thence by line curving toward the right with a radius of 211.0' and for a distance of 301.70', S 60° 10' west 145.00', thence S 20° 24' west 450.00', thence S 40° 10' east 145.00', thence S 20° 24' west 201', thence S 22° 22' west 231' and thence N 45° 31' east 251.50' to beginning.

Third Parcel:

Beginning for the same on the northwest side of Loch Raven Boulevard at a point 500' more or less, northeast of the northeast side of Hillen Road and running thence northwesterly and generally parallel to Hillen Road 640.00', more or less, to the southeast side of Pleasant Plains Road, thence northwesterly along the southeast side of Pleasant Plains Road, 3100', more or less, to a point 100' south of the north side of Hillen Road 1300', more or less, to the north side of Hillen Road, thence southeasterly along the southeast side of Hillen Road 640.00', more or less, to beginning. Containing 0.440 acres, more or less.

Commissioner of Baltimore County, in the Record Bldg. in Town, Baltimore County, on the 20th day of October, 1948, at 11:00 A.M.
_____ Zoning Commissioner of Baltimore County

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REC- MAR 28 1950

Mr. Charles H. Deing
Zoning Commissioner
Townson 4, Maryland

Re: Petition # 1310 of The Fiduciary Company, Taylor Properties, Inc., William Hahn and Charles A. Spann and Anna S. Spann, Charles A. Spann and Anna S. Spann, and the Hillendale Realty Co., for the reclassification of three parcels of land in the 9th District of Baltimore County

Mr. Commissioner:

You will please enter an appeal in behalf of The Fiduciary Company, Taylor Properties, Inc., Ravenswood Apartments, Inc., William Hahn and Maude E. Hahn, and Charles A. Spann and Anna S. Spann, excepting The Hillendale Realty Co., to the Board of Zoning Appeals of Baltimore County from your decision of March 21st, 1950 denying the petition filed by the above named petitioners in the above case, and forward the papers to the Board of Zoning Appeals of Baltimore County.

Wm. P. Balto
Michael Paul Smith
Attorneys for Petitioners

Dated this 25th day of March, 1950.

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firstly and secondly describe parcels of the hereby petition that the zoning status of the above described property be reclassified, pursuant to the zoning law of Baltimore County from an "A" Residence Zone to a "D" Residence Zone and the third parcel from a "C" Residence Zone to a "D" Residence Zone.

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.

WE, we, agree to pay expenses of above reclassification, 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.

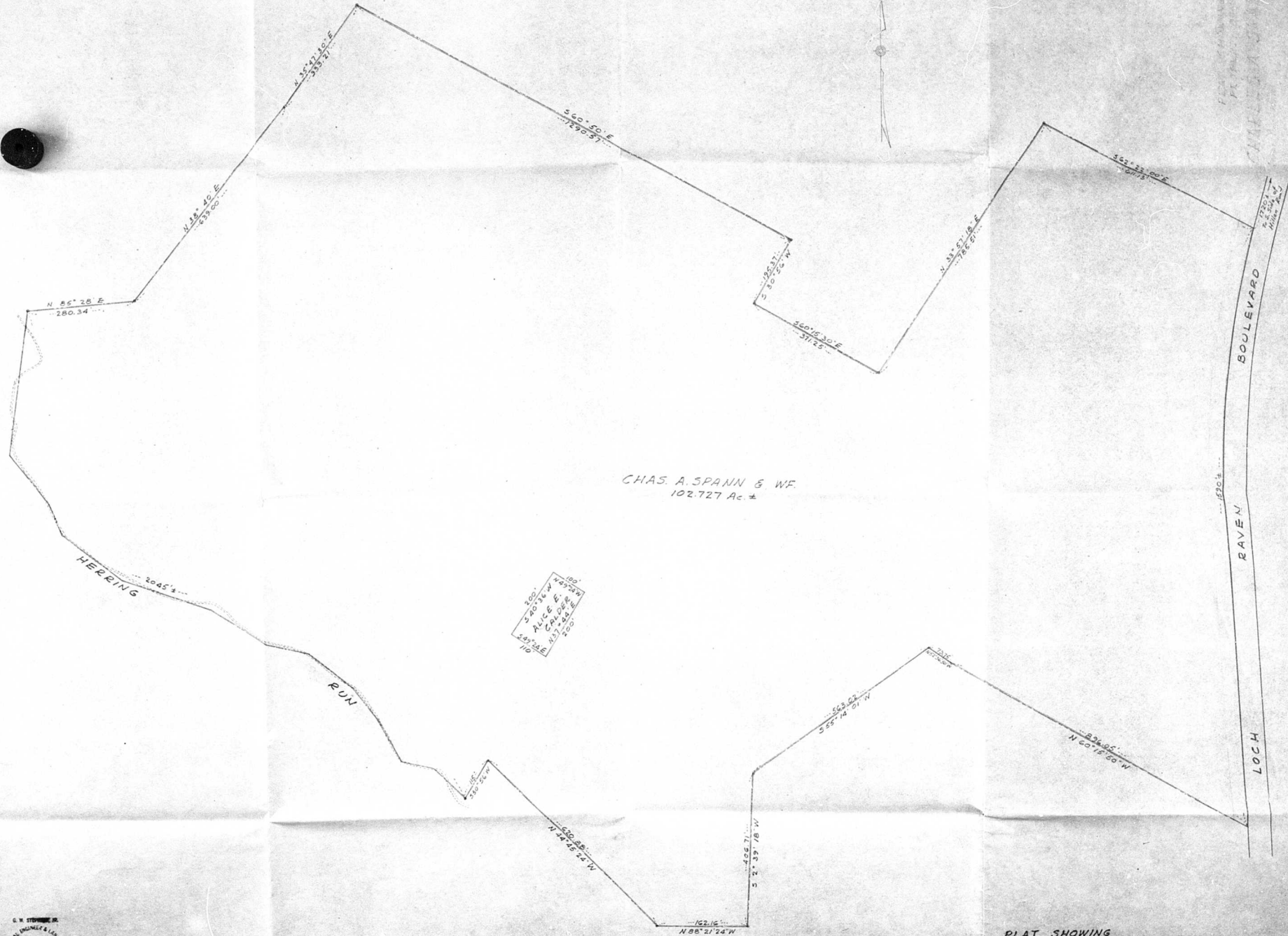
Witness my hand and seal this 24th day of April, 1949.
_____ Mayor of Baltimore City
_____ County Commissioner of Baltimore County
_____ Taylor Properties, Inc.
_____ Ravenswood Apartments, Inc.
_____ Hillendale Realty Co.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of October, 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 Record Bldg. in Town, Baltimore County, on the 20th day of October, 1948, at 11:00 A.M.
_____ Zoning Commissioner of Baltimore County

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Beginning for the same on the west side of Loch Raven Boulevard at a point 680.0 feet more or less, south of the south side of Hillen Road and running thence southerly along the west side of Loch Raven Boulevard 1020.0 feet, more or less, thence leaving the west side of Loch Raven Boulevard and running westerly the six following courses and distances, viz: North 62° 54' 13" West 41.00 feet, North 82° 35' 13" East 567.00 feet, South 23° 34' 31" East 785.07 feet, North 66° 38' 48" East 370.55 feet, North 30° 33' 00" East 391.56 feet and North 61° 66' 00" East 1289.36 feet to the east side of the Country Club of Maryland Golf Course, thence northerly along the said east line North 34° 19' 00" East 1051.95 feet, thence leaving the said east line of the Golf Course and running easterly the two following courses and distances, viz: South 70° 53' 30" East 411.36 feet and South 73° 50' 44" East 575.74 feet to the west side of a 60 foot road, as proposed to be laid out, thence South 56° 39' 47" East 310.00 feet to the centerline of said proposed 60 foot road, thence southerly along the centerline of said proposed 60 foot road the five following courses and distances, i.e., along a curve to the left with a radius of 4500.0 feet for a distance of 300.06 feet, said curve being subtended by a chord bearing South 11° 21' 23" East 299.0 feet, thence along a curve to the left with a radius of 2800.0 feet for a distance of 117.77 feet, said curve being subtended by a chord bearing South 15° 09' 26" East 116.90 feet, thence 27° 33' 24" East 120.00 feet thence along a curve to the right with a radius of 960.0 feet for a distance of 112.67 feet, said curve being subtended by a chord bearing South 23° 42' 02" East 112.60 feet and South 62° 54' 29" East 606.38 feet to the place of beginning.

Containing 66.034 acres, more or less.



PLAT SHOWING
PROPERTY OF
CHARLES A. SPANN & WIFE
SCALE: 1 in. = 100 FT.
SEPT. 1948

