

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, Henry S. Miller, Incorporated, and Joseph Haglin, President, of the Henry S. Miller, Incorporated, legal owner of the property situated on the east side of Park Heights Avenue, north of Glade Avenue, in the Third Election District of Baltimore County, and more particularly described as follows:

First parcel: Beginning on the north side of Streamway Lane at the distance of 170' east of Park Heights Ave., and running thence east 170' along said Streamway Lane, 250' to the west side of a County, thence northerly, binding on said 10 foot right-of-way of Baltimore and thence westerly 200' to a point 170' east of said Park Heights Ave. and thence southerly 250' to beginning.

Second parcel: Beginning on the south side of Streamway Lane at the distance of 170' east of Park Heights Ave., and running thence east 170' along said Streamway Lane, 250' to the west side of a County, thence northerly, binding on said 10 foot right-of-way of Baltimore and thence westerly 200' to a point 170' east of said Park Heights Ave. and thence southerly 250' to beginning.

above described.

Size and height of building: front _____ feet, depth _____ feet, height _____ feet.
Front and side of back of building from street lines, from _____ 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 the 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.

BALTIMORE GAZETTE, Inc.
By Joe Barker Pres.
Legal Owner
Address 216 E. Lexington Street

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 1949, 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 _____ day of _____ 1949, at _____ o'clock P.M.

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 _____ location and agreement dated the 27th day of May, 1949 between Henry S. Miller, Inc., et al. and Barton Oaks, Incorporated which is filed with the Zoning Commissioner of Baltimore County

It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ 1949, that the above described property or area should be and the same is hereby reclassified from and after the date of this Order, from a "A" Residence to a "C" Residence

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 _____ day of _____ 19____, 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 a _____

Approved _____
County Commissioners of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 19____
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 _____ successive weeks before the _____ day of _____ 19____, the first publication appearing on the _____ day of _____ 19____

The UNION NEWS

Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District _____
Postal fee _____
Petitioner: Barton Oaks, Inc.
Location of property: North & south side of Streamway Lane
Location of Sign: on the north & south side of Streamway Lane
Remarks: _____
Posted: May 13/49
Date of return: May 13/49

THIS AGREEMENT made this 27th day of May, 1949, by and between HENRY S. MILLER and HENRY I. ADLER, representing the inhabitants of Dumbarton, parties of the first part, and BARTON OAKS, INC., parties of the second part.

WHEREAS, the parties of the second part own a tract of land comprised of approximately sixteen (16) acres situated in Baltimore County and lying to the south of the tract known as Dumbarton, and

WHEREAS, the parties of the first part are the home owners in Dumbarton, and

WHEREAS, the parties of the second part have petitioned the Zoning Authorities of Baltimore County to the end that they may be permitted to establish two (2) four-family apartment houses on their lot at a distance of not less than one hundred seventy-five (175) feet from Park Heights Avenue, and

WHEREAS, the parties of the first part are entitled under the law to protect the rezoning requested by the parties of the second part, and

WHEREAS, there is attached hereto, for each of the parties of the second part, a plat of the said tract to be developed by the parties of the second part, together with an alteration rendering of the proposed apartment houses.

NOW THEREFORE, in consideration of the foregoing and in consideration of the actual underlinings of the parties herein set forth, the said parties hereby agree:

1. The parties of the first part agree that they and the residents of Dumbarton, whom they represent, will not protest nor appear in opposition to the zoning application of the parties of the second part.

2. The parties of the second part agree that if they receive favorable action and approval of their zoning application, they will promptly thereafter take the necessary steps to subject the land which they own to the south of Dumbarton as set forth on the attached plat to covenants running with the land, among which covenants will be the following:

- There will be no more than two (2) apartment houses built on said land and said apartment houses will be comprised of no more than four (4) single-family units each and said apartment houses will be located at a distance of at least one hundred seventy-five (175) feet from Park Heights Avenue.
- The land not so improved by apartment houses will be subdivided into lots of not less than one-third of an acre each and each such lot shall be improved with no more than one (1) single family dwelling.
- The houses to be constructed on the lots established with a minimum area of one-third of an acre as aforesaid shall cost a minimum of Fifteen Thousand Dollars (\$15,000) per house.

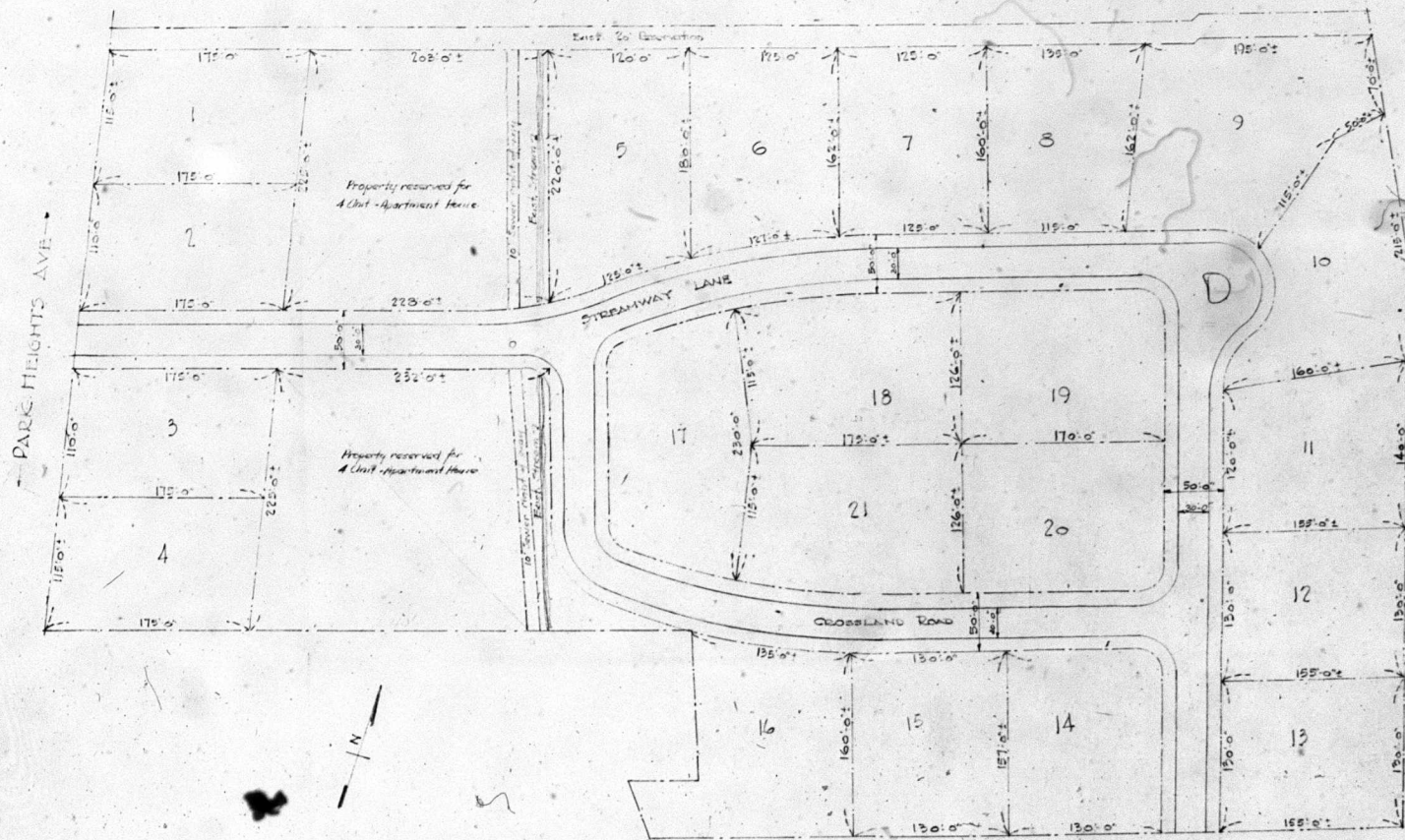
IN WITNESS WHEREOF, the parties of the first part have hereunto subscribed their hands and seals and the BARTON OAKS, INC., has hereunto caused its seal to be subscribed over the land of its President and underneath the signature of the President of BARTON OAKS, INC.

Witnesses: Henry S. Miller (REAL)
Henry I. Adler (REAL)
Joseph Haglin (REAL)
BARTON OAKS, INC.
By Joe Barker (REAL)
Secretary

STATE OF MARYLAND
CITY OF BALTIMORE

I HEREBY CERTIFY that on this _____ day of May, 1949, before me the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared _____, President of the Oak Roads Corporation and acknowledged the foregoing agreement to be the act and deed of said corporation.

AS WITNESS my hand and notarial seal.



"BARTON OAKS"
LAND DEVELOPMENT - PARK HEIGHTS AVE ADJACENT TO "DUMBARTON"

PROPOSED LAYOUT OF LOTS
 Scale 1"=50'-0"

GERSON BONNETT - CONSULTING ENGINEER
 608 PARK AVE BALTIMORE MD.

Notes
 All lots to be developed with single occupancy residences except as marked

**HIGHWAYS DEPARTMENT OF
 BALTIMORE COUNTY.**
 STREET ALIGNMENT AND LOCATION
 Approved *[Signature]*
 ROADS ENGINEER
 Date *April 2, 1947*

Subject To The Submission Of A Final Subdivision Map - To The Board Of Civil Service - For Approval And Record.

**BALTIMORE COUNTY
 PLANNING COMMISSION**
 Tentative approval April 24, 1947
[Signature]