1800

#1800

Petition for Zoning Re-Classification

MAP #1-B

To The Zoning Commissioner of Baltimore County:—

I, or we, THE EDMONDALE BUILDING CO. legal owner... of the property situate

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R" Residence zone to an "B" Commercial zone.

Reasons for Re-Classification: Group houses

Character of use for which above property is to be used: Residential

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.

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 for Baltimore County.

John J. Caslin
Attorney
Lexington Building
Towson, Md.

THE EDMONDALE BUILDING CO.
By Leonard Stulman
President — Legal Owner

Address 5 N. Guilford Ave., Balto. 2, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of August, 1950, 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 1st day of September, 1950, at 1:00 o'clock P. M.

Chas. H. Dorsey
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 being adjacent to an existing group house area the above re-classification should be had.

It Is Ordered by the Zoning Commissioner of Baltimore County this 7th day of September, 1950 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 "R" Residence zone to a "B" Residence zone.

Chas. H. Dorsey
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 ..... 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 ..... zone.

Zoning Commissioner of Baltimore County

Approved .....
County Commissioners of Baltimore County

Date Sept. 7, 1950

By C. Christian H. Kahl
President

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES
ENGINEERS
5 McCURDY AVENUE, TOWSON 4, MARYLAND

July 20th 1950.

The Edmondale Building Company
Description of Land on northwest side of
Edmondson Avenue Extended.

Beginning for the same at an iron pipe heretofore set on the southeast side of St. Agnes Lane at the point of beginning of the second parcel of land described in a deed from Isabella Brown Graham Hughes, et al to Title Guarantee and Trust Company dated June 9, 1944 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1438, folio 351 and running thence with and binding on the outlines of said second parcel of said conveyance the ten following courses and distances, viz: first, South 66 degrees 8 minutes East 1035.88 feet to an iron pipe heretofore set at the end of said first line; second, South 29 degrees 40 minutes West 667.0 feet to an iron pipe heretofore set on the northwesternmost side of Edmondson Avenue Extended 120 feet wide, as now constructed; third, Southwesterly binding on said northwest line of Edmondson Avenue Extended and on northwest line of land acquired by State of Maryland, State Roads Commission from Isabella Brown Graham Hughes, trustee, et al by deed dated August 18, 1941 and recorded among the aforementioned Land Records in Liber G.H.K. No. 1187 folio 447, by a line curving toward the south with a radius of 11398.95 feet the distance of 1172.40 feet to the end of said third line and to a point distant 75 feet northwesterly, measured on a radial line from Station 28 + 30 on the centerline of said avenue; fourth, still binding on land heretofore mentioned as acquired by State of Maryland, State Roads Commission, North 48 degrees 4 minutes West 137.30 feet to the easternmost side of St. Agnes Lane; fifth, crossing St. Agnes Lane North 81 degrees 52 minutes West 30.0 feet to a point on the westernmost side of said lane in the second line of the land described in a deed from Samuel S. Boggs to Joshua King, dated October 12, 1865 and recorded in aforementioned Land

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Records in Liber J.H.L. No. 46, folio 440; sixth, binding reversely on part of last mentioned second line North 86 degrees 54 minutes West 327.89 feet to the beginning of said line at a point in the eighth line of the parcel of land first described in a deed from Sarah A. Boggs to George B. Graham dated June 1, 1889 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 173 folio 57; seventh, running with and binding on part of last mentioned eighth line to the end thereof and continuing the same direction binding on the second line of the parcel of land secondly described in said deed from Boggs to Graham, in all, North 13 degrees 59 minutes West 450.0 feet to a stone heretofore set at the end of the second line of said secondly described parcel; eighth, running with and binding on the third and fourth lines of the secondly described parcel in said deed from Sarah A. Boggs to George B. Graham, North 38 degrees 13 minutes East 1016.0 feet and South 65 degrees 57 minutes East 470.75 feet to the northwest line of St. Agnes Lane; ninth, still South 65 degrees 57 minutes East 30.0 feet to the southeast side of said lane at a point in the last line of the parcel of land first described in said deed from Sarah A. Boggs to George B. Graham; tenth, running with and binding on part of said last line along the southeast side of St. Agnes Lane, North 16 degrees 22 minutes East 65.0 feet to the place of beginning.

Containing 40.14 acres of land, more or less.

The courses in the above description are referred to the True Meridian of the Topographical Survey of Baltimore City.

Baltimore County, Maryland
OFFICE OF LAW
Inter-Office Correspondence

#1800

MAP #1-B

TO: Wilbie H. Adams Date: May 11, 1950

FROM: James D. Nolan

SUBJECT:

Reference is made to your request for an opinion concerning the present classification of property shown on Plat Three, West Edmondale, copy of which plat was furnished me by your office with the file.

Briefly, the facts are that a part of this property located at the intersection of St. Agnes Lane and the Baltimore National Pike, was previously zoned as commercial property. Subsequent to the re-zoning, the owner had made application for reclassification from C Residence to B Residence for group houses, and with this Petition for Reclassification, a metes and bound description was attached, which description included that small portion of the tract zoned as commercial. As a result of this Petition, the property was properly reclassified as requested. The owner then presented plats to Baltimore County, showing that parcel of land formerly zoned commercial and reclassified as stated with group houses.

This, we believe, shows intent that the entire property was reclassified as residential, not reserving any portion for the commercial use. Also, the plat referred to hereinabove, shows a portion of property previously zoned commercial being actively built upon with group houses.

It is the opinion of the writer, that the entire property is zoned for group houses.

James D. Nolan
Assistant Solicitor

JDN/lp

RECD AUG 21 1950

#1800

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 18, 1950

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 2 times successive weeks before the 1st day of September, 1950, the first publication appearing on the 11th day of August, 1950.

THE JEFFERSONIAN,

J. Stanley Manager.

Cost of Advertisement, $.....

NOTICE OF PETITION FOR ZONING RE-CLASSIFICATION—1ST DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification of property hereinafter described, notice is hereby given that a public hearing will be held by the Zoning Commissioner of Baltimore County in the Reckord Building, in Towson, Baltimore County, Maryland, on Friday, September 1, 1950, at 1:00 o'clock P. M.

To determine whether or not the following property should be changed or reclassified as requested on the petition filed with the Zoning Commissioner of Baltimore County.

All that parcel of land situate on the northwest side of Edmondson Ave. Extd. and the northeast side of St. Agnes Lane, beginning at the intersection of the northwest side of Edmondson Ave. Extd. and the northeast side of St. Agnes Lane, and running thence and binding on the northeast side of St. Agnes Lane, N. 13 deg. 59 min. W. 450 ft. to the end of the second line of the land described in the deed from Sarah A. Boggs to George B. Graham, dated June 1, 1889, thence and binding on part of said second line N. 86 deg. 54 min. W. 327.89 ft. to the northwest side of St. Agnes Lane, thence and binding on the northwest side of St. Agnes Lane, N. 16 deg. 22 min. E. 65 ft. to the end of the fifth line of the land described in the deed from Boggs to Graham, thence leaving St. Agnes Lane and binding on the fifth line of the land described in the deed from Boggs to Graham, S. 65 deg. 57 min. E. 30 ft. to the northeast side of St. Agnes Lane, thence and binding on the northeast side of St. Agnes Lane, S. 38 deg. 13 min. W. 65 ft. to the end of the fourth line of the land described in the deed from Boggs to Graham, thence and binding on the fourth line of the land described in the deed from Boggs to Graham, S. 65 deg. 57 min. E. 470.75 ft. to the end of the third line of the land described in the deed from Boggs to Graham, thence and binding on the third line of the land described in the deed from Boggs to Graham, S. 38 deg. 13 min. W. 1016 ft. to the end of the second line of the land described in the deed from Boggs to Graham, thence and binding on part of the second line of the land described in the deed from Boggs to Graham, S. 13 deg. 59 min. E. 450 ft. to the northwest side of Edmondson Ave. Extd., thence and binding on the northwest side of Edmondson Ave. Extd., N. 29 deg. 40 min. E. 667 ft. to the place of beginning.

Containing 40.14 acres of land, more or less.

The courses in the above description are referred to the True Meridian of the Topographical Survey of Baltimore City.

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

Aug. 11-18.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1800

Date of Posting Aug 18/50

District 1

Posted for: To Pl

Petitioner The Edmondale Bldg. Co

Location of property N side of Edmondson Ave Extd. & east & west side of St Agnes Lane

Location of Signs N side of Edmondson Ave Extd. 25-125-225-350-450-550 710'E of St Agnes Lane, east & west sides

Remarks St Agnes Lane 75-175-275 N of Edmondson Ave.

Posted by Harry E Hartsock
Signature

Date of return: Aug 18/50

August 26, 1950

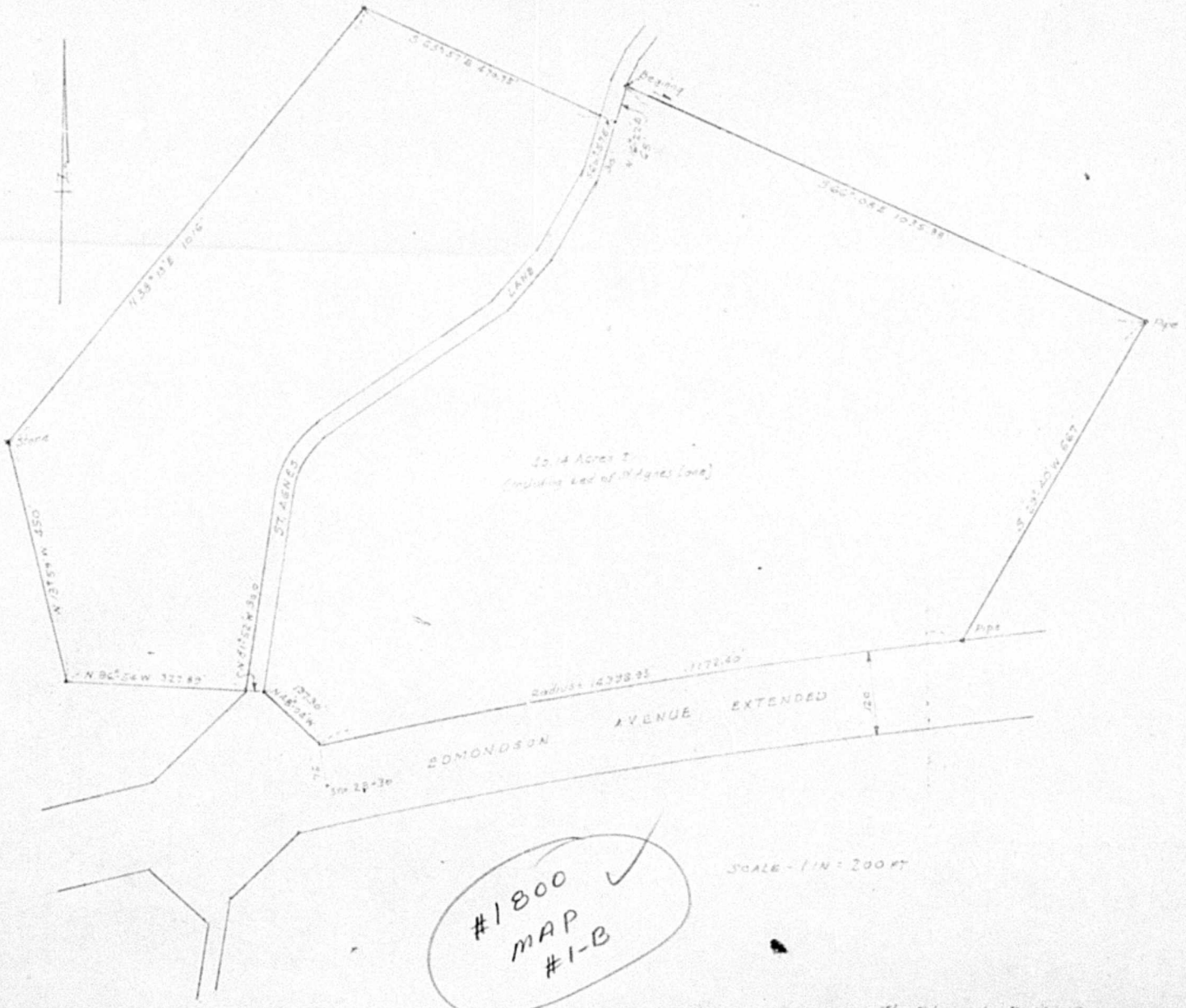
$49.00

RECEIVED of John J. Caslin, Attorney for The Edmondale Building Company, petitioner, the sum of Forty Nine ($49.00) Dollars, being cost of petition for reclassification, advertising and posting of property, North side of Edmondson Avenue, Extended, 1st District of Baltimore County.

Zoning Commissioner

Hearing:
Friday, Sept. 1, 1950
at 1:00 P. M.

PAID
SEP 1 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



#1800
MAP
#1-B

The Edmondale Building Co.
July 1950