

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, or we, Mardo Homes, Inc., legal owner... of the property situate

at the southwest corner of Old Frederick Road and Winters Lane, 1st District of Balto. Co., thence southerly on the west side of Winters Lane 768 feet; thence southeasterly 154 feet; thence southeasterly 63.4 feet; thence southeasterly 21 feet; thence southeasterly 100 feet; thence southeasterly 44 feet; thence southeasterly 580.07 feet; thence southeasterly 150.76 feet to the westernmost side of Melvin Ave., thence southeasterly on the westernmost side of Melvin Ave. 760 feet, thence southeasterly 375.5 feet; thence northwesterly 1595 feet; thence northwesterly 230 feet; thence northwesterly 730 feet to the southernmost side of Old Frederick Road and thence northeasterly on the southernmost side of Old Frederick Road 629 feet to beginning. Being property shown on plot plan of Melvin Ave.

hereby 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 a "C" Garden Type Apartments.

Reasons for Re-Classification: Garden Type Apartments

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.

Mardo Homes, Inc.
3 W. W. Cor. Old Frederick Road and Winters Lane
1st District
Legal Owner
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of October, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 1:00 27th day of October, 19 50 at 1:00 o'clock, P. M.

Zoning Commissioner of Baltimore County

(over)

MICROFILMED

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "C" RESIDENCE ZONE, S. W. Cor. Old Frederick Road and Winters Lane, 1st District of Baltimore County, Mardo Homes, Incorporated, Petitioner

The property sought to be reclassified, in the above matter, from an "A" Residence Zone to a "C" Residence Zone, was before the Zoning Commissioner and the Board of Zoning Appeals in 1945, both of whom refused the reclassification. There has been no change in the immediate vicinity which would warrant a change of classification at this time, as a matter of fact, the streets and roads in the vicinity are narrow and multiple housing would cause congestion in the roads and streets and would create a traffic hazard and endanger the safety from fire and would be an unnecessary over-crowding of land and an undue and uncalled for concentration of population thereby endangering the health and the general welfare of the community.

The neighborhood is now zoned for and is fairly well developed with individually owned cottages and bungalows, many of the owners who have protested the reclassification of the area contend that multiple housing development will depreciate the value of their homes and discourage a continuation of individual homes. It seems to me that this type of development ought to be confined for the present, at least, to neighborhoods which are already typed for group houses and apartments, particularly in view of the fact that a reclassification of the subject property would be "spot zoning".

MICROFILMED

It is this 1st day of November, 1950, ORDERED by the Zoning Commissioner of Baltimore County, that the above petition for reclassification be and the same is hereby denied and that the above described property, or area, remains an "A" Residence Zone.

Charles H. Doag
Zoning Commissioner
of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1831

District 1 Date of Posting Oct. 13, 1950
Posted for A. L. D.
Petitioner Mardo Homes, Inc.
Location of property Old Frederick Road - Winters Lane
Location of Sign Sign on Old Frederick Rd. Melvin Ave. Sign on Old Frederick Rd. - Winters Lane Sign on Melvin Ave. Sign on Old Frederick Rd. - Winters Lane Sign on Melvin Ave. Sign on Old Frederick Rd. - Winters Lane
Remarks Sign 100 feet north of Melvin Ave.
Posted by Harry C. Harland Date of return Oct. 13, 1950

MICROFILMED

NOTICE OF ZONING PETITION FOR RECLASSIFICATION 1st District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to a "C" Residence Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, Maryland, in the Record Building, Towson, Baltimore County, Maryland, on Friday, Oct. 27, 1950 at 1:00 p.m.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid, (if reclassified, Garden Type Apartments to be erected) to wit:
All that parcel of land lying at the southwest corner of Old Frederick Road and Winters Lane, in the 1st District of Baltimore County, thence southerly on the west side of Winters Lane, 768 feet; thence southeasterly 154 feet; thence southeasterly 63.4 feet; thence southeasterly 21 feet; thence southeasterly 100 feet; thence southeasterly 580.07 feet; thence southeasterly 150.76 feet to the westernmost side of Melvin Ave., thence southeasterly 375.5 feet; thence northwesterly 1595 feet; thence northwesterly 230 feet; thence northwesterly 730 feet to the southernmost side of Old Frederick Road and thence northeasterly on the southernmost side of Old Frederick Road 629 feet to beginning. Being property shown on plot of Melvin Park filed with the Building and Zoning Department.

By Order of Chas. H. Doag, Zoning Commissioner of Baltimore County, Oct. 6, 1950.

OFFICE OF RECORD OCT 10 1950 THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD-ARGUS
Cattowsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 14, 1950

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Doag, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 14th day of October, 19 50, that is to say the same was inserted in the issues of October 6 and 13, 1950

THE BALTIMORE COUNTIAN

By P. J. Morgan, Editor and Manager.

MICROFILMED

October 10, 1950

\$40.00

RECEIVED of Mardo Homes, Inc. the sum of Forty (\$40.00) Dollars, being cost of petition for reclassification advertising and posting of property, southwest corner of Old Frederick Road and Winters Lane, 1st District of Baltimore County.

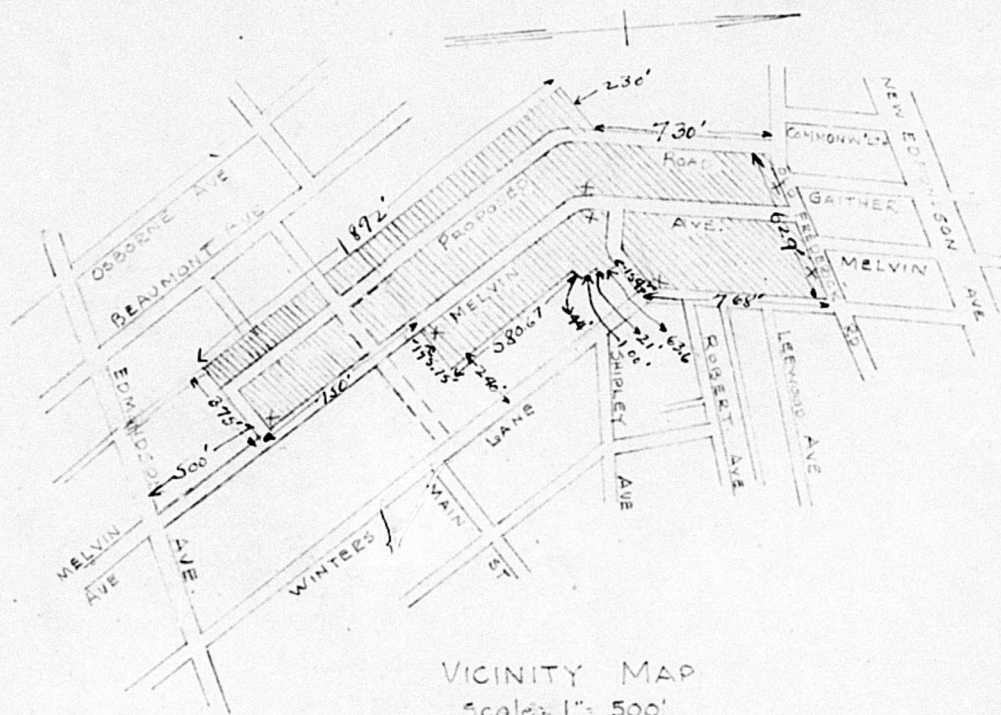
Zoning Commissioner

Hearings

Friday Oct. 27, 1950

at 1:00 p.m.

PAID



VICINITY MAP
Scale: 1" = 500'

PROPOSED EXTENSIONS OF STREET
SHOWN THUS: - - - - -

KNOWN AS MELVIN PARK