The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on July 12, 1951, from Orders of the Zoning Commissioner of Baltimore County, dated May 8, 1951, granting the Fettitoas for Reclassification of property described therein, from an "A" Residence Zone to a "O" Residence Zone; and it appearing from the facts and syldence adduced that the granting of the lettions would not be detrimental to the health, safety, morels, and general welfare of the community as to treats one and two, therefore:

It is this 16th day of August, 1951, Ordered by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner of Baltimore County That the Order of the Zoning Commissioner of Baltimore County reclassifying the property from an "A" Residence Zone, be and the same is hereby affirmed, excepting that portion fronting on the North side of Shelbourne Road to a depth of 125 feet and, providing, that no garden-type apartments be exceted on that portion reclassified prior to the excetion of cottages on the North side of Shelbourne Road, but that both type buildings, in their respective areas, be created concurrently and said reclassification is subject, further, to the filling of a plan with the Zoning Department, approved by the Saltimore County Flanning Commission and the Chief Engineer of the Department of Fublic Works of Saltimore County making provisions, among other things, for the following:

- 1. Adequate recreational and play areas.
- Adequate rights of way for roads and public utilities.
 MICROFILMED

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RE: PETITION FOR REGIASSIFICATION FROM AN 70% RESIDENCE ZORS TO A FOR PRESIDENCE ZOME, Northwest aids of Sections Road, (formerly Maides Choice tand), Thirteenth District Chas. L. Sanda, Louis J. Sands and Marie Gallup, feritioners

The property which is the subject of this petition is one of three under consideration in the area west of Shelbourne Road algoling the apartment project known as "Restland Gardens". It is one the Washington Soulevard and the Baltimore & Chica Jone the Washington Soulevard and the Baltimore & Chica on Preparly and R. Bilroda sa well as to the proposed industrial expansion at Friendship Airport.

area are of sufficient especity to take ours of the increased population which is contemplated. The sewerage of this property can be set leading contemplate in the sewerage of this property can be set leading continued to the sewerage of the property can be set leading continued to the sewerage of the property can be set leading continued to the sewerage of the se

It is not felt that the addition of 600 housing units will cause a traffic problem in this area. The County has plans for the side-ing of Maden Choice Land leading to Wilding Avenue and a portion of twice land leading to Wilding Avenue and a portion of twice land to continue in a westerly direction through this project, which will lighten the load on existing Shelbourne Road. With the various roads that may be used to get this traffic to Southwestern and Washington Southwestern and Washington Southwestern is fait that the present read system will not be overheadened.

There is now under consideration in the immediate neighborhood a twelve room elementary school. This school has been planned so that twelve rooms can be added for future expanding. These additional better rooms should accommodate the children from a 600 family project such as this.

Due to the recent growing need for additional housing for persons employed in the excanding industrial state in the Thirteening of the excanding industrial regard in the Thirteening the the state of the Priority of the Priority of the state of the stat

3. Adequate off-street parking.

Approved:

County Commissioners of Baltimore County

by Fresident Saint Campbell

Date Soard of Zoning Arpeals of Baltimore County

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being the frontage on the north side of Shelbourne Road to a depth of 125 feet.

Roat to a septh of 100 feet,

by the Zoning Commissioner of Esitance County, that the
above described property, be and the same as is perely
reclassified, IN PART, from an "A" Residence when to a
"O" Residence Zone, excepting that portions from the
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that assistant on the county of the county of a plan with this Department of their own of Tablicance County assignment of the Color of the County assignment of the Color of the County assignment of the Color of t

- 1. Adequate school and recreational and play areas.
- 2. Adequate rights-of-way for roads and public utilities.
- 3. Adequate off-street parking.

Zoning Commissioner of Baltimore County OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE

This is an appeal by Barton J. Richtor, Robert C. Rancds, Marie S. Rancds, and Lee Chapman from the Orders of Rather Coning Commissioner of Baltimore County dated May 8, 1951, granting the Petitions for Reclassification from an "A" Residence Zone to a "O" Residence Zone on the Northwest side of Shalbourne Avenue (formerly Mailien Choice Lane) in the Thirteenth Election District of Baltimore County in which Charles L. Sands and Louis J. Sands and Marte Gallup were the Petitioners for one treat of land, and Edward R. Gross and Paulino Gross were Petitioners for the second tract.

The property which is the subject of those Fetitions is on the Northwest side of Shelbourne Road, adjoining the apartment project known as "Westland Gardens."

The expansion of industrial projects has brought about a great influx of defense workers and other type employees who will be needing housing accormodations in this vicinity, as well as at the Priendship Airport industrial development. The proper and logical place for garden-type spartments, to be consistent with the zoning regulations and decisions, is to place them in a neighborhood of like classification, such as is the case here. Testimony in the case did not reveal that the increased housing units would cause any serious traffic heard, especially in view of the fact that the County has planned to widsh Meiden thoise Lans leading to Wilkins Avenue; and, furthermore, Westland Sculevard when extended in the Westerly direction through this project will lighten the traffic on Skulbourne Road.

There are adequate public utilities of sufficient capacity to take care of the increased population, including sawrage, the lines of which are already laid on the streets leading Southeasterly from Shelbourne Sead. An Elementary Sancol is now in process of excetion with plans providing for

1848 #1848

Petition for Zoning Re-Classification

1789 Commenter 17941.

BECIMING for the same at a monument now set on the nor Shelbourne Road (furnerly Maidene Choice Lane marked: 3.C.H. #110-A 894824-68 E 517757-35 N the said point of beginning being based on the Maryland State Grid System of land surveys, and running thence and binding on the northwest side of Shelbourne Road north 42 degrees 45 minutes east 172 feet to the fourth or Ecuth 47 degrees 15 minutes east line of the lot of ground which by deed dated August 2k, 1936, and recorded among the land records of Baltimore County in Liber CWB Jr. 98%, folio 57, was granted and conveyed by Harry J. Kaufman and wife to Harry Elmer Moore and wife; thence reversing said fourth line and binding a north 47 degrees 15 minutes west 140 feet to the end of the said fourth line in the above mentioned deed; thence parallel with said Shelbourne Road north \$2 degrees 45 minutes east \$5 feet; thence south \$7 degrees 15 minutes east 1k0 feet to the northwest side of said Ehalbourne Road; thence continuing and binding on said Shelbourne Road north A2 degrees A5 nimbtes east 140 feet to the fourth or south 47 degrees 15 minutes east line of the lot of ground described in a partial release of mortgage dated October 18, 1937 and reco among the land records of Maltimore County in Liber CMB Jr. 1001, solio 883,etc from The Caurollton Bank of Baltimore to Harry J. Kaufman and wife; thence reversing said fourth line and binding thereon north h7 degrees 15 minutes wes the feet to the end of said fourth line in the above mentioned partial release of mortgage; thence north 42 degrees 45 minutes east 150 feet; thence south 47 degrees 15 minutes east 140 feet to the northwest side of said Shelbourne Road; thence continuing and binding on said Shelbourne Road north 42 degrees 45 minutes east 633.72 feet to the emi of the third or north 42-3/4 degrees east line of the lot of ground which by deed dated January 17, 1944 and recorded among the land records of Saltimore County in Liber 215 1326, folio 249, was granted and conveyed by Arthur E. Finley, unmarried, to Louis L. Sand and wife, xormanion EXECUTE thrace north 53 degrees 45 minutes west 1422.30 feet; thence parallel with said Shelbourne Road south 46 degrees 45 minutes west 940.5 feet more or less to intersect a line drawn north 47 degrees 45 minutes west from the place of beginning; thence reversing said line and binding thereon south 47 degrees Containing thirty-three 45 minutes east 1476.75 feet to the place of beginning. MICROFILMED (33) acres more or less

future expansion of a sufficient size to accommodate the children from a 600 family project of this type.

The granting of the Petitions will not adversely affect the health, safety, morals, and general welfare of the community; and the Board will, therefore, sign an Order affirming, in part, the Order of the Zoning Commissioner in granting the Petitions of Charles L. Sands, Louis J. Sands, and Marie Gallup, as well as Edward R. Gross and Pauline Gross, reclassifying the properties from an "A" Residence Zone to a "C" Residence Zone, with exception of that portion of the properties fronting on the North side of Shelbourne Road to a depth of 125 feet which shall remain in its present classification, and providing that no garden-type apartments be erected on the reclassified area prior to the erection of cottages on the North side of Shelbours Road, but that both type buildings, in their respective areas, be erected concurrently; and said reclassification is subject, further, to the filing of a plan with the Zoning Department, approved by the Baltimore County Planning Commission and the Chief Engineer of the Department of Public Works of Baltimore County, making provisions, among other things, for the following:

1. Adequate recreational and play aread.

 Adequate rights of way for roads and public utilities.

3. Adequate off-street parking.

Larl + Volida ...

so developed. (2.) It is economically unsound to develope land in any other way then by erecting draw brosse. The apartment

Size and height of building: front. 16 feet; depth. 23 feet; height 27 feet.

Prout and side set backs of building fron street lines: front. 27 feet; side. 27 feet.

Property to be posted as prescribed by Zoning Begulations.

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 soning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law yes pollutiness County.

County adopted pursuant to the Zoning Law yes platformer County

County adopted pursuant to the Zoning Law yes platformer County

County adopted pursuant to the Zoning Law yes platformer County

County Adopted Property County County County

**County Adopted Property County C

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Address

ORDERIO By The Zoning Commissioner of Daltimers County, this. 2015. day of October. 15-26. that the subject matter of this prittine be selectriced, as required by the "Zoning Lose of Reliniers County," has zee repart of count-circulation throughout Bulbianes. County, that property be posted, and that the public bearing herein be had in the office of the Zoning Commissioner of Bulbianers County, in the Rechard Bidg, in Toward, Bulbianers County, on the.

1.03. day of Agrowaber 7, 5, 50, as where Assistance County on the County of Towards of the County of Towards of T

Charles & Sand

Zoning Commissioner of Baltimore County

(a)

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4206 Hensington Id arbitur 17948.

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting Nov 3/52

District 13 a to 40 Pretition Chas & Sande Lostin of proper ME corner of Shellowers & Linden are

Enter of Sign & H sade of Shellowine Funder live is sign

Pared to Starry & Startarda Base of return Norv 3/52

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Date of Posting Jan 12/51

District /3 Leating of print II Wheels of Shelbourne Road opposite of Toaks, Excel I have der time land of the Shelbourne Road opposite of New South of Shelbourne Road Stagere opposite 10 ake herely I tenden are

Reharks:
Posted by Harry & Gartseds. Date of return. Jan. 13/57.

May 28, 1951

RECEIVED of N. H. Princose, for Lee Chapman, Appellant, the sum of Twenty Two (\$22,00) Dollars being cost of appeal to the Board of Zoning Appeals of Beltimore County from the decision of the Zoning Commissioner of Baltimore County granting the retition for reclassification of property of Edw. J. Brannan, et al, Louis J. Sands, et al and Riward R. Gross, Shelbourne Road, Thirteenth District of Baltimore County.

Zoning Commissioner

MAY 2 81951

May 88, 1951

RECEIVED of Michael Paul Smith, Attorney for Barton J. Richtor, Robert C. and Marie B. Kanode, Appellants, the sum of Twenty Two (\$82.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting the petition for reclassification of property of Edward J. Erannan, et al, Charles L. Sends, et al and Edward R. Gross, et al, Shelbourne Road, 18th District of Beltimore Wounty.

Zoning Commissioner

PAID

Oct. 1, 1951

1844-9,20

NO PLAT IN THIS FOLDER