

MICROFILMED

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO A "C"
RESIDENCE ZONE - Property situate
170 feet northwest of Shelbourne
Road, opposite Graystone Road,
13th District -
Mrs. R. & Pauline Gross, Petitioners

The property which is the subject of this petition is one of three under consideration in the area west of Shelbourne Road adjoining the apartment project known as "Westland Gardens". It is readily accessible to the industrial area located along the Washington Boulevard and the Baltimore & Ohio and Pennsylvania Railroads as well as to the proposed industrial expansion at Friendship Airport.

It appears that the public utilities in this area are of sufficient capacity to take care of the increased population which is contemplated. The sewerage of this property can be effected by use of the lines already laid in the streets leading southeasterly from Shelbourne Road. The water pressure in this area is sufficient to meet the additional requirements necessitated by this development.

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 widening of Madison Choice Lane leading to Wilkins Avenue and a portion of this road has been completed. In addition, Westland Boulevard is planned 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 Boulevards, it is felt that the present road system will not be overburdened.

There is now under construction in the immediate neighborhood a twelve room elementary school. This school has been planned so that twelve rooms can be added for future expansion. These additional 12 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 expanding industrial areas in the Thirteenth District and for the protected industrial development in the vicinity of the Friendship Airport, the availability of water and sewer facilities, the sufficiency of roads in this area and the feasibility of providing school facilities, it is the opinion of the Zoning Commissioner that multiple type housing should be allowed to extend westward to the Spring Grove property and that the reclassification of this property, in part, from an "A" Residence Zone to a "C" Residence Zone would not be detrimental to the health, safety and the general welfare of the community. The portion of the property described in the petition to remain an "A" Residence Zone

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

It is this day of May, 1951, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property, be and the same is hereby reclassified, in part, from an "A" Residence Zone to a "C" Residence Zone, excepting that portion fronting on the north side of Shelbourne Road to a depth of 125 feet, said reclassification, however, is subject to the filing of a plan with this Department approved by the Baltimore County Planning Commission and the Chief Engineer of the Department of Public Works of Baltimore County, said plan to especially make provisions, among other things, for the following:

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

Wm. H. Hall
Zoning Commissioner
of Baltimore County

October 22, 1951

RE: GO

RECEIVED at Michael Paul Smith, Attorney, the sum of \$10.00 being cost of certified copies of petition and other papers in the matter of reclassification of property on Shelbourne Road, 13th District of Baltimore County and Gross, petitioners.

Zoning Commissioner



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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1884

District: 13 Date of Posting: Jan. 5/52
Posted for: A to C
Petitioner: Edw. R. Gross
Location of property: 170 feet N.W. of Shelbourne Road, 4th Graystone Road
Location of Signs: Signs on N.W. of Shelbourne Road
Remarks: 2 signs 170 feet N.W. of Shelbourne - Graystone Roads
Posted by: Harry C. Cartside Date of return: Jan. 5/52

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NOTICE OF ZONING PETITION
FOR RECLASSIFICATION
13th District

Pursuant to petition filed with the Building and Zoning Department of Baltimore County for change or withdrawal from an "A" Residence Zone to a "C" Residence Zone of the property hereinafter described, the Zoning Commission of Baltimore County, by authority of the Zoning Act, hereby gives notice of the filing of said petition in the Zoning Office in the Bockland Building, Towson, Baltimore County, Maryland.

On Monday, November 18, 1951, at 1:00 p. m.

in Baltimore County, Md., the following mentioned and described property shall be changed or reclassified as follows, (if reclassification is to be effected) to which lot or parcel it should

comprising 11.4 acres of land, more or less, situate about 170 feet northwest of Shelbourne Road, Graystone Road, in the 13th District of Baltimore County.

Beginning at the corner of the lot owned by Robert Berlin, and wife, William A. Stewart to Rodrick Arnold, and running thence

with and binding on part of the lot and containing about forty-four degrees and forty minutes

thence running and binding with and on the parcel owned by

whole parcel conveyed an abutment to Arnold, south 83-1/2 degrees and three-fourths degrees east six

degrees and three-fourths degrees east to the corner of the lot owned by

thence running and binding with and on the parcel owned by

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OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Catonville, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.
December 9, 1950

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Doug, 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 successive weeks before the 9th day of December, 1950, that is to say the same was inserted in the issues of December 1 and 8, 1950.

THE BALTIMORE COUNTIAN

By P. L. Morgan
Editor and Manager.
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