

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, The Coventry Corporation, legal owner(s) of the property situate east side of Ninth Election District, Baltimore County, Maryland, fronting on Oakleigh Road, to be known as "CHERRYHILL", beginning 475 feet north of Jeppe Road, thence northerly, on the east side of Oakleigh Road, 2245 feet to the southernmost right-of-way of the Maryland and Pennsylvania Railroad, thence easterly, on the south right-of-way of said Railroad 1241.76 feet, thence the following courses and distances: S 27° 29' east 652.50 feet; S 33° 22' east 651.10 feet; S 11° 54' east 172.08 feet; S 32° 16' east 345.50 feet; S 57° 57' west 262.57 and S 57° 10' west 1118.86 feet to beginning.

herely 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 an C Residence zone.

Reasons for Re-Classification: To build Garden type apartments

Size and height of building: front 800 feet; depth 121 feet; height 32 feet. Front and side set backs of building from street lines: front see plat feet; side see plat 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.

The Coventry Corporation
Donagh Sullivan, Pres.
Legal Owner

Address 7301 York Road, Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of JANUARY, 1951, 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 Herford Bldg., in Towson, Baltimore County, on the 21st day of FEBRUARY, 1951, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting Jan 24/51
Posted for: A to C
Petitioner: The Coventry Corporation
Location of property: east side of Oakleigh Road 475 feet north of Jeppe Road
Location of Sign: East side of Oakleigh Road 575-1140 1715-2385 2885 feet north of Jeppe Road
Remarks: Harry C. Eastside
Posted by: Harry C. Eastside Date of return: Jan 22/51

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO A "C"
RESIDENCE ZONE - E. S. Oakleigh Road,
475 feet north of Jeppe Road,
The Coventry Corporation,
Petitioner.

The property in question is located east of Oakleigh Road, 500 feet north of Jeppe Road, in the Regensville section. The type of development in this immediate area is predominantly cottage, the area being sparsely developed with individual homes. The only access to this property from Jeppe Road is by three existing rights-of-way leading northerly from Jeppe Road, two of which are thirty feet in width and one forty feet in width, none of which are adequate to handle the traffic generated by a development of this size and density of population.

In addition, the sewerage of this property is not possible under the present facilities of the Baltimore County Metropolitan District. The Metropolitan District has informed this Department that the pumping station which would pump the sewage from this project is already over-loaded and would not be capable of serving the number of families involved in this project. Also, the interceptor serving the Loch Raven Boulevard area is about filled to capacity in the City which seems that if this high density apartment project was approved that there is a possibility that the land south of Taylor Avenue, through which the interceptor runs, could not be developed even with individual homes. Furthermore, there is no school available to handle the children from this project although a school site has been tentatively selected in this neighborhood. This would mean that the children from this project would have to be transported to the Loch Raven Elementary School, which is now crowded, or to a school ever further away.

It is the opinion of the Zoning Commissioner that this type of residential project should not be allowed in an area where the type of development is strictly cottage, especially in view of the lack of schools, roads and sewerage facilities. It is the opinion that the reclassification of this property would be detrimental to the health, safety and the general welfare of the community, would require large expenditures by the County which are unwarranted and, therefore, the reclassification should be denied.

It is this 30th day of April, 1951, ORDERED by the Zoning Commissioner of Baltimore County, 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 an "A" Residence Zone.

Charles D. Miller
Mayor of Baltimore County

REC'D JAN 20 1951 #1900 CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 19 1951
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 two successive weeks before the 21st day of February, 1951, the first publication appearing on the 12th day of January, 1951.

The UNION NEWS
Manager.

NOTICE OF PETITION FOR RECLASSIFICATION
The Zoning Commissioner of Baltimore County has received a petition from the Coventry Corporation, legal owner(s) of the property situate east side of Oakleigh Road, 475 feet north of Jeppe Road, to be known as "CHERRYHILL", beginning 475 feet north of Jeppe Road, thence northerly, on the east side of Oakleigh Road, 2245 feet to the southernmost right-of-way of the Maryland and Pennsylvania Railroad, thence easterly, on the south right-of-way of said Railroad 1241.76 feet, thence the following courses and distances: S 27° 29' east 652.50 feet; S 33° 22' east 651.10 feet; S 11° 54' east 172.08 feet; S 32° 16' east 345.50 feet; S 57° 57' west 262.57 and S 57° 10' west 1118.86 feet to beginning. The petition is for the reclassification of the property from an "A" Residence Zone to a "C" Residence Zone. The Zoning Commissioner of Baltimore County has received a petition from the Coventry Corporation, legal owner(s) of the property situate east side of Oakleigh Road, 475 feet north of Jeppe Road, to be known as "CHERRYHILL", beginning 475 feet north of Jeppe Road, thence northerly, on the east side of Oakleigh Road, 2245 feet to the southernmost right-of-way of the Maryland and Pennsylvania Railroad, thence easterly, on the south right-of-way of said Railroad 1241.76 feet, thence the following courses and distances: S 27° 29' east 652.50 feet; S 33° 22' east 651.10 feet; S 11° 54' east 172.08 feet; S 32° 16' east 345.50 feet; S 57° 57' west 262.57 and S 57° 10' west 1118.86 feet to beginning. The petition is for the reclassification of the property from an "A" Residence Zone to a "C" Residence Zone.

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The UNION NEWS
Manager.

January 16, 1951
\$32.00
RECEIVED Of The Coventry Corporation the sum of Thirty Two (\$32.00) Dollars being cost of petition for reclassification, advertising and posting of property, east side of Oakleigh Road, 9th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, Feb. 5, 1951
at 10:00 a.m.

PAID
JAN 16 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY W. H. Miller

District No. 9 Baltimore Co.
Maryland
Scale 1"=100' Jan 4-1951.
Wm. H. Dunning - Reg. Surv. #2007
54 AC +

District No. 9 Baltimore Co.
Maryland

Maryland

Scale 1"=100' Jan 4-1951.

Wm. N. Dunning - Reg. Surv. # 2007

54 AC +

