

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Lloyd E. Mitchell, Inc. legal owner, of the property situate as per attached sheet

Beginning for the same on the northwest side of Francis Ave., as now laid out 60 feet wide at a point distant 290 feet measured northwesterly along the northwest side of Francis Avenue from the northeast side of Friendship Road as now laid out 50 feet wide, and running thence and binding on the northwest side of Francis Avenue, N 47° 28' 20" East 170.23 feet to the outline of the whole tract, thence with said outline N 14° 01' 00" East 35.21 feet, N 60° 55' 50" East 696.14 feet and S 16° 17' 00" East 146.20 feet to the northwest side of Francis Ave., as now laid out 50 feet wide, thence binding thereon N 47° 28' 20" East 37.48 feet and N 85° 59' 00" East 67.92 feet to the outline of the whole tract, thence with said outline N 15° 17' 00" East 106.58 feet, N 60° 55' 50" East 191.31 feet, N 45° 00' 00" East 923.65 feet, S 86° 00' 00" West 200.37 feet, N 40° 46' 16" West 395.14 feet, S 80° 59' 00" West 2541.65 feet, thence leaving said outline and running N 33° 00' 00" East 320 feet, more or less, to the northeast side of Friendship Road, as proposed to be laid out 50 feet wide, thence southeasterly, binding on the northeast side of Friendship Road and following the curve thereof 970 feet, more or less, to the outline of the whole tract, thence with said outline N 44° 39' 30" East 216.37 feet, S 45° 20' 30" East 530 feet, S 44° 39' 30" West 184.37 feet to the northeast side of Friendship Road, thence binding thereon S 45° 20' 30" East 640 feet, more or less, to the outline of the whole tract, thence with said outline N 47° 28' 20" East 290 feet, more or less and S 45° 20' 30" East 399 feet to beginning.

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.

Lloyd E. Mitchell, Inc.

William P. Langman

Legal Owner

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of February, 1957, 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 Beckford Bldg., in Towson, Baltimore County, on the 19th day of February, 1957, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "C" RESIDENCE ZONE, NORTHWEST SIDE OF FRANCIS AVE., 290 ft. NORTHEAST OF FRIENDSHIP ROAD, 13th DISTRICT, LLOYD E. MITCHELL, Inc. PETITIONER

The property in question is located to the north of Francis Avenue approximately 600 feet west of Oakland Avenue. The type of development in this area is predominantly cottage, the closest apartment project being Westland Gardens located approximately 6500 feet from the property which is the subject of this petition. Access to this property is effected by two roads leading northwesterly from Francis Avenue.

Francis Avenue is a narrow rural road of insufficient width to accommodate the traffic which would be generated by a development consisting of 1182 apartment units, thus creating traffic hazards and endangering the safety from fire. In addition, the concentration of 1182 apartment units on 58 acres of land would result in a density of approximately 14 families per acre. Such an undue and unequal concentration of population would result in overcrowding of land, over-taxing the public utilities and crowding the schools, thereby endangering the health and the general welfare of the community.

As heretofore pointed out, this whole area is fairly well developed with individually owned cottages. The insertion of a rental housing project of this nature would completely alter the aspect of the neighborhood and discourage further private ownership of individual homes. It is the opinion of the Zoning Commissioner that generally this type of development should be confined to neighborhoods which are already typed for multi-family houses and that the present status of the neighborhood should be preserved. The reclassification of this property would be detrimental to the health, safety and the general welfare of the community and the petition for reclassification, therefore, should be denied.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of March, 1951, that the above petition be and the same is hereby denied and that the above described property or area should be and the same is hereby continued as and to remain an "A" Residence Zone.

Signature of Zoning Commissioner of Baltimore County

February 2, 1951

\$33.00

RECEIVED of National Realty Corporation the sum of Thirty Three (\$33.00) Dollars being cost of petition of Lloyd E. Mitchell, Inc., for reclassification, advertising and posting of property, Northwest side of Francis Avenue, 13th District of Baltimore County.

Zoning Commissioner

Hearing: Monday, Feb. 19, 1951 at 11:00 a.m.



NOTICE OF ZONING PETITION FOR RECLASSIFICATION

This District
Forwarded to petition filed with the Zoning Commissioner of Baltimore County for change of classification from an "A" Residence Zone to a "C" Residence Zone in the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Oakland Building, Towson, Baltimore County, Maryland.

On Monday, Feb. 19, 1951 at 11:00 a.m.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid. If reclassified, under Type Apartment (to be erected), to wit:

All that part of lot in the 13th District of Baltimore County, on the northeast side of Francis Ave., at a point distant 290 ft. measured northwesterly along the northwest side of Francis Ave. from the partition line of Friendship Road and running thence and binding on the north side of Francis Avenue, N 47° 28' 20" East 170.23 feet to the outline of the whole tract, thence with said outline N 14° 01' 00" East 35.21 feet, N 60° 55' 50" East 696.14 feet and S 16° 17' 00" East 146.20 feet to the northwest side of Francis Ave., thence binding thereon N 47° 28' 20" East 37.48 feet and N 85° 59' 00" East 67.92 feet to the outline of the whole tract, thence with said outline N 15° 17' 00" East 106.58 feet, N 60° 55' 50" East 191.31 feet, N 45° 00' 00" East 923.65 feet, S 86° 00' 00" West 200.37 feet, N 40° 46' 16" West 395.14 feet, S 80° 59' 00" West 2541.65 feet, thence leaving said outline and running N 33° 00' 00" East 320 feet, more or less, to the northeast side of Friendship Road, thence southeasterly, binding on the northeast side of Friendship Road and following the curve thereof 970 feet, more or less, to the outline of the whole tract, thence with said outline N 44° 39' 30" East 216.37 feet, S 45° 20' 30" East 530 feet, S 44° 39' 30" West 184.37 feet to the northeast side of Friendship Road, thence binding thereon S 45° 20' 30" East 640 feet, more or less, to the outline of the whole tract, thence with said outline N 47° 28' 20" East 290 feet, more or less and S 45° 20' 30" East 399 feet to beginning. Being property of Lloyd E. Mitchell, et al, as shown on plot of Urban Minor Apartments filed with the Building and Zoning Department.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

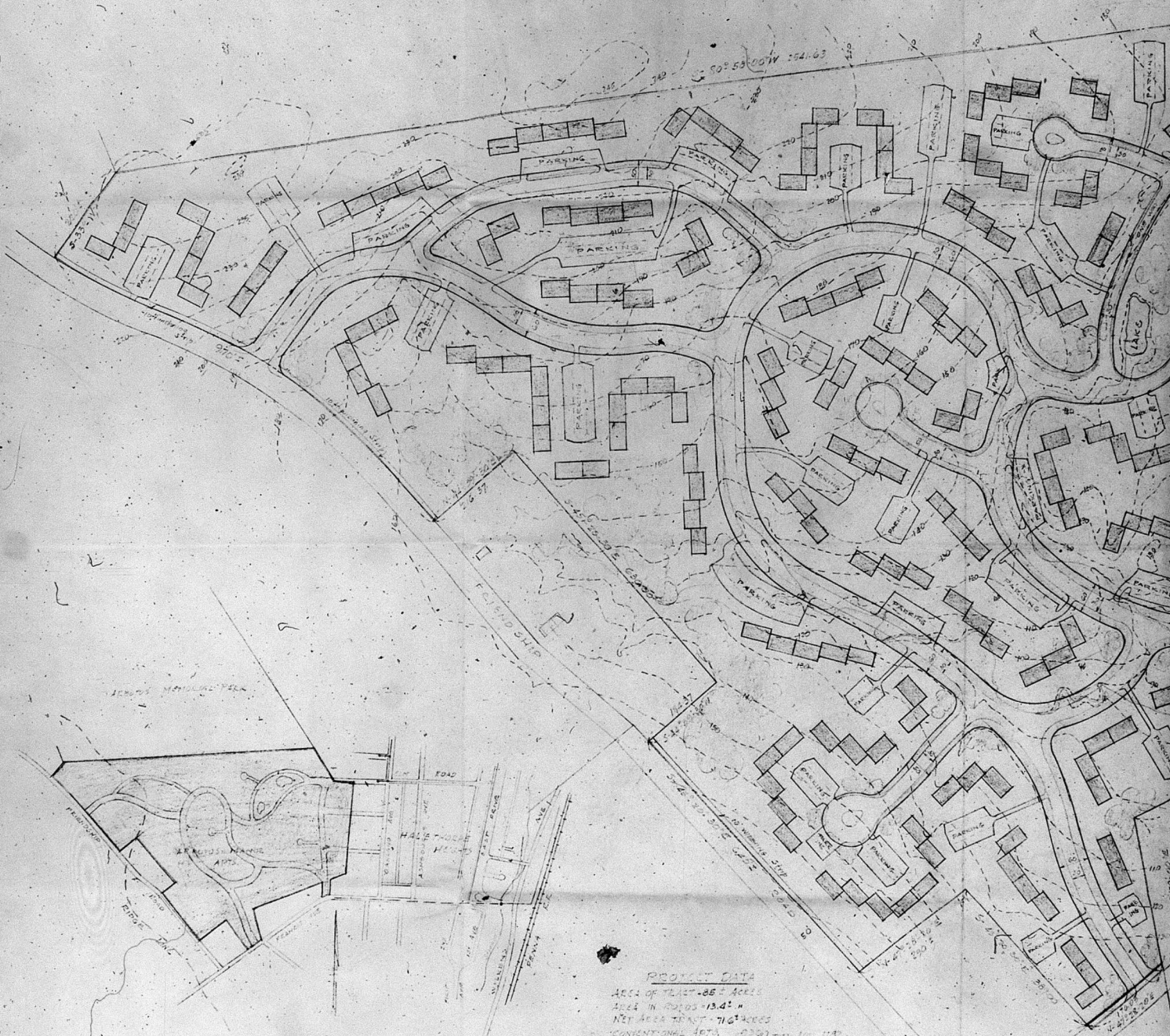
Towson, Maryland

District: 13 Date of Posting Feb 9/51
Posted for: A to C
Petitioner: Lloyd E. Mitchell
Location of property: N West of Francis Ave. 290 feet N.E. of Friendship Road
Location of Sign: N West of Francis Ave. 325- 500 feet N.E. of Friendship Road
Remarks:
Posted by: Harry C. Sartuck Date of return: Feb 9/51

RECD FEB 13 1951 OFFICE OF THE BALTIMORE COUNTIAN THE COMMUNITY NEWS THE HERALD-AROUS CATONSVILLE, MD. No. 1 Newburg Avenue

February 17, 1957
THIS IS TO CERTIFY, that the annexed advertisement of Augustus J. Muller, 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 17th day of February, 1957, that is to say the same was inserted in the issues of February 9 and 16, 1957
THE BALTIMORE COUNTIAN
By R. J. Morgan Editor and Manager.

ARABUS MEMORIAL CEMETERY



LOCATION SKETCH
1"=500' 0"

PROJECT DATA
 AREA OF TRACT - .85 ± ACRES
 AREA IN 190105 - 13.4 ± ±
 NET AREA TRACT - 71.6 ± ± ± ± ±
 CONVENTIONAL AREA - 220 ± ± ± ± ±
 BASEMENT AREA - 220 ± ± ± ± ±
 DRAIN 400 ± ± ± ± ±
 LAND COVER 12.41%
 PARKING 10.7%
 DENSITY 13.9 BUILDINGS PER ACRE
 DENSITY NET AREA 16.5

100' AL. CEMENT



CORNER DATA
 DIST. 485' AREA
 DIST. 13.4' AREA
 DIST. 716' AREA
 DIST. 475' AREA
 DIST. 100' AREA
 DIST. 12.4' AREA
 DIST. 100' AREA
 DIST. 13.9' AREA
 DIST. 10.5' AREA

PRELIMINARY PLAN
 ARBOUR MANOR APTS.
 DISTRICT NO. 13 EAST 39 MO.



ALBERT E. POTHMER
 REGISTERED ENGINEER & LAND SURVEYOR
 OFFICE 635 PARK AVE. BALTO. 1, MD.
 SCALE 1" = 100' BOARD JAN. 24