

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
 We, James Keely, and Company, Inc., legal owners of the property situate in the 9th Election District of Baltimore County and being more particularly described as follows:

Beginning for the same on the centerline of Rodgers Forge Road produced at a point distant 1807 feet, more or less westerly from the west side of York Road measured along the centerline of the said Rodgers Forge Road produced. Said point of beginning being also on the north side of the land conveyed by Nora L. Keely, et al to the Board of Education of Baltimore County, distant westerly 108.27 feet from the north west corner of said land, and running thence and blasing on the north side of said Board of Education property North 89° 54' West 321.73 feet to a concrete monument at the north west corner of said property distant 795.67 feet northerly from the north side of Dumbarton Road at its intersection with Register Avenue and continuing on said line produced North 89° 54' West 71.32 feet to a stone, thence by lines of division the two following courses and distances, viz North 89° 51' West 427.17 feet and North 89° 54' West 111.67 feet, thence North 47° 41' East 1595.0 feet for part of the distance along the centerline of the Maryland and Pennsylvania Railroad thence along the south line of the land conveyed by Dumbarton to Shapard Pratt the two following courses and distances, South 43° 11' East 320.50 feet and South 61° 20' East 988.30 feet, thence by a line of division South 0° 00' West 397.36 feet to the place of beginning.
 Containing 27.474 acres of land, more or less.

Size and height of building: front 19 feet, depth 32 feet, height 25 feet.
 Front and side set backs of building from street lines: front 25 feet, side 15 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.

JAMES KEELY & CO. INC.
 By James Keely, PRES.
 Legal Owner
 Address 4200 EDMONDSON AVE.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of March, 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 Record Bldg., in Towson, Baltimore County, on the 27th day of March, 1951, at 10:00 o'clock A.M.

Christian G. Sullivan
 Zoning Commissioner of Baltimore County
 (over)

MICROFILMED

Baltimore County Planning Commission Session 4, Maryland

WILLIAM W. MARYLAND, Chairman
 JOHN A. ROY
 H. ROBERT MARYLAND

March 21, 1951

MEMORANDUM
 TO: Robert Snyder
 FROM: Malcolm H. Hill
 SUBJECT: Rodgers Forge, Section 11

At its regular meeting last night, the Planning Commission considered a preliminary plan for Section 11 of Rodgers Forge in the 9th District. The feeling was expressed that in view of the already existing extent of group house and apartment development in Rodgers Forge and the fact that Section 11 contains the same type of group house development without making provision for open space to provide adequately for recreational needs of this relatively high density neighborhood, such provision should be considered at this time.

The recreational facilities planned in connection with the Rodgers Forge Elementary School will be no more than meet the requirements for active play of the younger age groups accompanied by that school. Although a considerable amount of vacant land still remains between Dumbarton Avenue, Rodgers Forge Avenue, York Road, and the elementary school site, the development is not contemplated at this time and for the most part does not appear well suited or geographically located to provide a playground for this community.

Consideration is given to the possibility of providing an area of some six acres immediately north of the elementary school and at the east end of this proposed subdivision. While not as large as the desirable site for a complete playground, it is our thought that it might be sufficient for a full sized baseball diamond for older youth and adults and also for certain other sports. The fact that this tract would be separated from the future recreational facilities of the Rodgers Forge Elementary School by the proposed extension of Stevenson Lane, a thoroughfare of considerable importance, does not appear to be objectionable. As you know there is an informal baseball diamond now in use on this tract, which is nearly level and particularly suitable for playground purposes.

The Planning Commission voted to request the Board of Recreation to investigate the situation referred to above and make a recommendation as to the need and desirability of provision of a playground in this location.

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 We, James Keely, and Company, Inc., legal owners of the property situate in the 9th Election District of Baltimore County and being more particularly described as follows:

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-1 Residential Zone" to an "R-2 Residential Zone."
 Reasons for Re-Classification: To construct group houses not to exceed seven (7) dwellings per group.

Size and height of building: front 19 feet, depth 32 feet, height 25 feet.
 Front and side set backs of building from street lines: front 25 feet, side 15 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.

JAMES KEELY & CO. INC.
 By James Keely, PRES.
 Legal Owner
 Address 4200 EDMONDSON AVE.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of March, 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 Record Bldg., in Towson, Baltimore County, on the 27th day of March, 1951, at 10:00 o'clock A.M.

Christian G. Sullivan
 Zoning Commissioner of Baltimore County
 (over)

MICROFILMED

March 14, 1951

\$35.00
 RECEIVED at James Keely Co. Inc. the sum of Thirty Three (\$33.00) Dollars, being a cost of petition for reclassification, advertising and posting property, Rodgers Forge Development, 9th District of Baltimore County.

Zoning Commissioner

Hearings
 Tuesday, March 27, 1951
 at 10:00 A.M.

PAID
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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being the continuation of an established "R-1" Residence Zone

the above re-classification should be had.
 It is Ordered by the Zoning Commissioner of Baltimore County, this 13th day of April, 1951, that the above described property or area should be and the same is hereby continued, from and after the date of this Order, from an "R-1" Residence Zone to an "R-2" Residence Zone, subject to the conditions and provisions as set forth in letter to the petitioner of even date.

Christian G. Sullivan
 Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT be had.
 It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of April, 1951, 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 to and remain as

Zoning Commissioner of Baltimore County

Approved
 Date 4/27/51
 County Commissioners of Baltimore County
 By Christian G. Sullivan, President

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 16, 1951

THIS IS TO CERTIFY That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on March 2, 1951, at 10:00 A.M., before the 27th day of March, 1951, to 81 the first publication appearing on the 27th day of March, 1951.

THE JEFFERSONIAN,
 R. T. Smith
 Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

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District 9 Date of Posting Mar 14/51

Posted for: J. Keely Co. Inc.
 Location of property: Dumbarton & Register

Location of Sign: Sign at Dumbarton & Register 700 feet north of Dumbarton Rd.

Posted by: Harry E. Eastwick
 Date of return: Mar 14/51

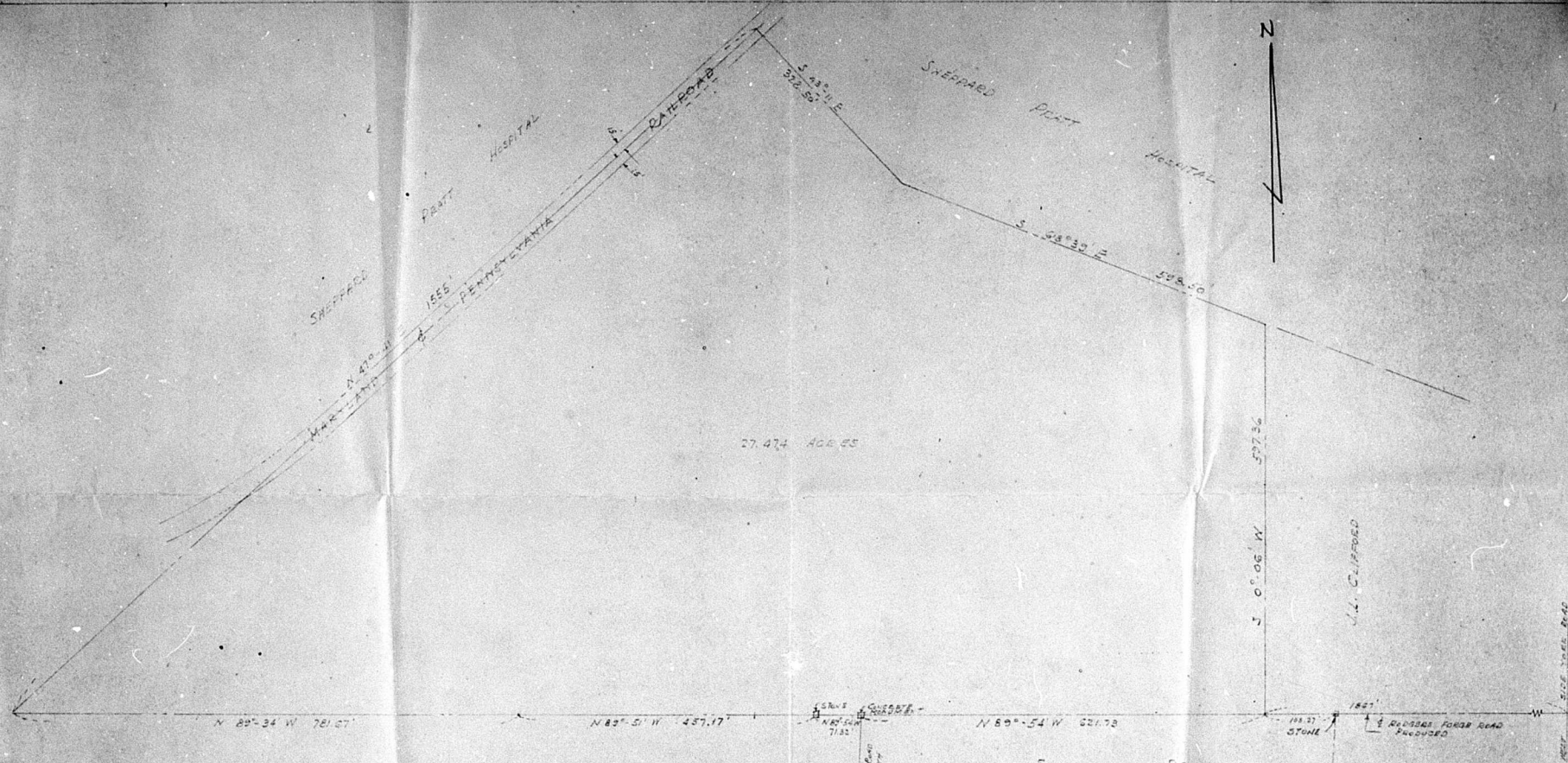
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REC'D MAR 22 1951

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EXTENSION OF RODGERS FORGE
FOR REZONING
FROM 'A' RESIDENTIAL TO 'D' RESIDENTIAL
ELECTION DIST. NO. 9 BALTIMORE COUNTY

FEB. 28, 1951.

SCALE 1"=100'

