

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "D" RESIDENCE ZONE - Proposed 50' E. of Back River Neck Road, and 300' N.W. Middleborough Road, 10th District - The Berkshire Land Corporation, Petitioner.

The property which is the subject of this petition is located on the west side of Back River Neck Road, 3500 feet south of Eastern Avenue. The neighborhood consists of small farms and sparse, cottage type residential development. The sanitary sewer extends southerly on Back River Neck Road to Woodlyn Avenue, a distance of 3000 feet from this location. The Chief Engineer of the Metropolitan District informed this Department that even though the existing sewer is at a depth of 15 feet on Back River Neck Road, the sewage from this project would have to be pumped in order to get into the main at this point.

Due to the sparseness and character of the development in this area and the impracticability of providing sewerage, it is the opinion of the Zoning Commissioner of Baltimore County that the development of this property with group housing or any multiple type housing is premature and should be denied without prejudice.

It is this 24th day of May, 1961, 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 in an "A" Residence Zone.

Harry E. Gurtich
Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

PRAYER. The Berkshire Land Corp., legal owner... of the property situated on a proposed road 50 feet wide, 200 feet west of Back River Neck Road, in the 10th District of Baltimore County, (said proposed road beginning 200 feet northwest of Middleborough Road) thence South 86° 40' 40" east 200 feet; thence due east 210 feet; thence South 69° 54' west 446 feet thence N 80° 56' west 300 feet to the center line of the existing 20 foot road, thence northeasterly, on the center line of said road, 250 feet, thence South 89° 15' east 100 feet and thence S 26° 40' east 500 feet to beginning. Being property of The Berkshire Land Corp., as shown on plot plan filed with the Buildings & Zoning Department,

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A-1 zone to an D-1 zone.

Reasons for Re-Classification: to meet group housing

Size and height of building: front... feet; depth... feet; height... feet. Front and side set backs of building from street lines: front... feet; side... feet. Property to be posted as prescribed by Zoning Regulations.

~~XXXXXX~~ 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 Berkshire Land Corp.
By [Signature] Secretary
Legal Owner
Address: 202 E. 25th St. Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of April 1961, 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 30th day of April 1961, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

4/30
10 AM

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1971

District: 15
Posted for: A to D
Petitioner: The Berkshire Land Corp.
Location of property: west side of Back River Neck Road
200 feet west of Back River Neck Road
Location of signs: west side of Back River Neck Road
300 feet N.W. of Middleborough Road
Remarks:
Posted by: Harry E. Gurtich
Date of return: April 20/61

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1971

District: 15
Posted for: A to D
Petitioner: The Berkshire Land Corp.
Location of property: 200 feet west of Back River Neck Road
300 feet N.W. of Middleborough Road
Location of signs: on west side of Back River Neck Road
+ 2 signs 200 feet west of Back River Neck Road
Remarks:
Posted by: Harry E. Gurtich
Date of return: April 20/61

Certificate Of Publication

ESSEX, MD., April 5th., 1961.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the Monday 30 day of April 1961, the first publication appearing on the Thursday 19 day of April 1961.

THE EASTERN ENTERPRISE, INC.

Manager.

NOTICE OF ZONING PETITION FOR RECLASSIFICATION - 15th DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or re-classification from an "A" Residence Zone to a "D" Residence Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, being office in the County OFFICE BUILDING, N. E. Cor. Susquehanna and Washington Aves., Towson, Maryland.

On Monday, April 18, 1961 at 10:00 a.m.

to determine whether or not the following mentioned and described property should be changed or re-classified as aforesaid, (2) residential, Group Houses to be erected, to wit:

All that parcel of land in the 15th District of Baltimore County, proposed 50' E. of Back River Neck Road, 200 feet west of Back River Neck Road, (said proposed road beginning 200 feet northwest of Middleborough Road) thence S 89° 40' east 210 feet; thence due East 210 feet; thence S 89° 15' east 100 feet; thence N 80° 56' west 300 feet to the center line of the existing 20 foot road, thence northeasterly, on the center line of said road, 250 feet; thence S 89° 15' east 100 feet and thence S 26° 40' east 500 feet to beginning. Being property of The Berkshire Land Corp., as shown on plot plan filed with the Buildings & Zoning Department, DEPARTMENT OF ZONING COMMISSIONER OF BALTIMORE COUNTY.

15th DISTRICT OF BALTIMORE COUNTY

\$200

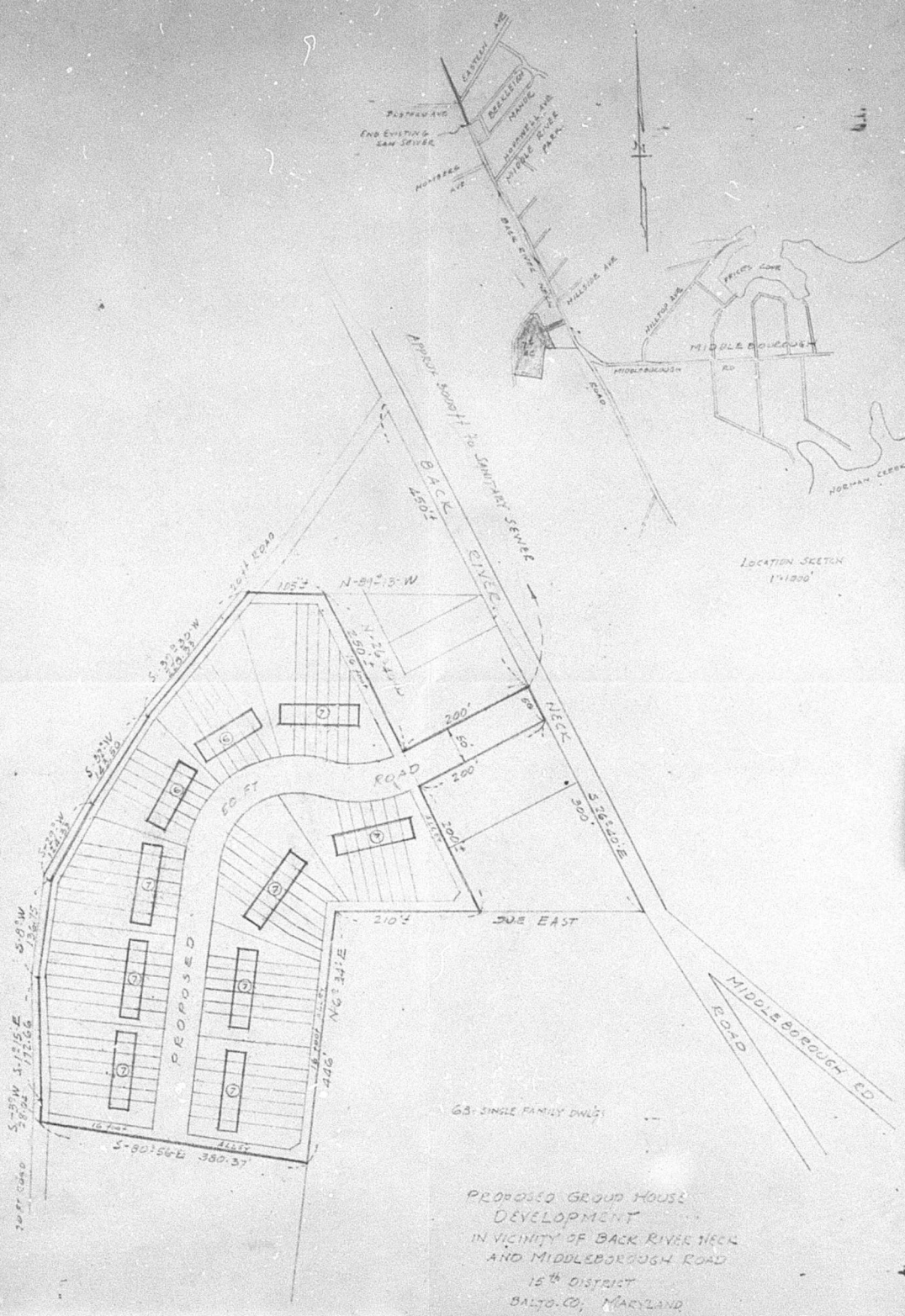
RECEIVED OF The Berkshire Land Corporation the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification, advertising and posting of property, property 200 feet west of Back River Neck Road, 10th District of Baltimore County.

Zoning Commissioner

Hearings
Monday, April 30, 1961
at 10:00 a.m.
in the COUNTY OFFICE BUILDING,
N. E. Cor. Susquehanna and
Washington Aves., Towson 4, Md.

PAID

APPROVED PLAN



PROPOSED GROUP HOUSE
DEVELOPMENT
IN VICINITY OF BACK RIVER NECK
AND MIDDLEBOROUGH ROAD
15th DISTRICT
BALTO. CO., MARYLAND



ALBERT E. POHMER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE: 833 PARK AVE. BALTO., MD.
SCALE: 1/4" = 100' ISSUED: 4-5-1951