

1M—11-51

#2029

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

John G. Kaufman, et al vs Bd. of Zoning Appeals

Case No. Misc. 1057

Feb. 14, 1952, Action of Board of Zoning appeals
Trial Date sustained. 10 A. M.

~~Please be prepared for trial on that day.~~

Ingleside & Edmondson Aves.
(Paker property)

GEORGE L. BYERLY, Clerk.

RE: PETITION FOR RECLASSIFICATION - First and second parcels from an "A" Residence Zone to a "B" Residence Zone; third parcel from an "A" Residence Zone to a "D" Residence Zone; fourth parcel from an "A" Residence Zone to a "C" Residence Zone; and fifth parcel from an "A" Residence Zone to a "B" Commercial Zone - Property situated near intersection of Edmondson Ave. and Ingleside Ave. First District 2274, and Ingleside Ave. First District Jonathan Woodner Company, Petitioner

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on the 25th day of October, 1951, from an order of the Zoning Commissioner of Baltimore County dated September 11, 1951, granting the petition for reclassification from an "A" Residence Zone to a "B" Residence Zone of parcels Nos. 1 and 2 (on the plat being parcels Nos. 1 and 3), excluding the lots outstanding in other owners as set forth in the within petition; and from an "A" Residence Zone to "D" Residence Zone as to the 3rd parcel (on plat being parcel No. 2), excluding the lots outstanding in other owners as set forth in the within petition; and from an "A" Residence Zone and "B" Commercial Zone to a "C" Residence Zone as to parcel No. 4, excluding the lots outstanding in other owners as set forth in the within petition; and from an "A" Residence Zone to an "B" Commercial Zone as to the 5th parcel, excluding the lots outstanding in other owners as set forth in the within petition; and it appearing from the facts and evidence adduced at the appeal that the granting of said petition would not be detrimental to the health, safety, morals, and general welfare of the community; therefore,

It is this 16th day of November, 1951, ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner of Baltimore County, granting the Petition as aforesaid, be and the same is hereby ratified; and

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OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by John G. Kaufman from an order of the Zoning Commissioner of Baltimore County dated September 11, 1951, granting the petition for reclassifications as to five parcels of land as therein stated.

The case came on for hearing before the Board, testimony was taken for and against said petition, and counsel for both sides heard.

The property which is the subject of this petition consists of a tract of land containing 186 acres, surrounded on three sides by the following roads: To the south by the Baltimore National Pike, also known as Edmondson Avenue Extended; to the east by Ingleside Avenue; and to the northeast by Johnnyeys Road. The boundary lines on the West and North-west adjoin farm lands.

Reclassifications are requested as to parcels Nos. 1 and 3 from "A" Residence Zones to "B" Residence Zones; and parcel No. 2 from an "A" Residence Zone to a "D" Residence Zone; and parcel No. 4, which comprises an area which now has an "A" and "B" Commercial classification, to be changed to a "C" Residence Zone; parcel No. 5 from an "A" Residence Zone to an "B" Commercial Zone. The plat of the property shows that the boundary line to the Northwest adjoining the farm lands will remain in an "A" Residence classification, as well as a certain portion on the Northern boundary along Johnnyeys Road. There is no request for a change, of course, on the proposed school site, which consists of 18 acres. The proposed commercial area will be an extension of certain tracts of land now being used commercially. It will be noted from this plat that an effort was made to lay out the development in such a manner as to cause as little change as possible in classification where

the boundaries of the property in question meet with the properties which lie adjacent thereto. Cottage type property will lie next to cottage type property, and commercial against commercial. In other places where the property adjoins a low-type housing or sparsely settled area where there is a rather haphazard development, there will be erected some semi-detached houses along the border line.

A portion of parcel No. 4 binds on Edmondson Avenue Extended, being a four-lane highway, which in itself provides a dividing strip from the type of development on the opposite side of said highway. The overall plan involves the erection of 1361 dwelling units with a total population of approximately 5000 persons. These units are broken down as follows: 252, or 18.5% will be garden-type apartments; 892, or 65.5% will be group houses; 217, or 16% will be detached or semi-detached dwellings. In addition thereto the shopping center will cover approximately 4 1/2 acres. It is apparent that this type development, bounded by the roads and properties heretofore mentioned, will constitute a community of its own, providing a wide variety and selection of homes and dwelling units enabling the persons interested to select types of homes that fit their needs and that will be within their means. The preliminary plans provide for adequate streets and rights-of-way within the confines of the development itself, with access to the Baltimore National Pike or Edmondson Avenue Extended to Ingleside Avenue and to Johnnyeys Road, as well as for future street extensions into the present undeveloped farm land to the North and Northwest. It will be noted that the proposed alignment of the recently approved Beltway runs along the irregular Western boundary line of the property in question.

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the Board approves said reclassifications, subject to the filing with the Zoning Department of Baltimore County of a final plan of the development, including the commercial area as shall be approved by the Baltimore County Planning Commission; and, provided, that the cottages and semi-detached houses on the northern boundary adjoining the farm lands and adjacent parcel No. 1, and further that the cottages and semi-detached houses along Johnnyeys Road shall be built prior or concurrently with any group, commercial, or garden type apartment buildings.

Approved:

COUNTY COMMISSIONER
OF BALTIMORE COUNTY

BY *John G. Kaufman*
President

Date: FEB 26 1952

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PETITION FOR RECLASSIFICATION : REPONSE AUGUSTINE J. MUELLER
PROPERTY near INTERSECTION OF : ZONING COMMISSIONER OF
EDMONDSON AVE., extended, and : BALTIMORE COUNTY
INGLESIDE AVE., FIRST DISTRICT
OF BALTIMORE COUNTY : JONATHAN WOODNER COMPANY, PETITIONER
: : : : :
: : : : :
ORDER FOR APPEAL

Mr. Clerk:

Please enter an appeal in the above entitled matter on behalf of Mr. John G. Kaufman, one of the protestants.

John G. Kaufman
John G. Kaufman
24 W. Penn. Ave.,
Towson 4, Maryland
Attorney for Protestants

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The plan calls for a proposed school site of sufficient area to take care of the elementary school education of the community, as well as space for recreational facilities for children and adults. The testimony showed that there will be no danger of the children crossing heavily traveled arteries or highways to and from the school, since the school site is situated within the development itself.

The density of population resulting from this type development will require the installation of a sanitary sewer, which is now approximately 12000 feet from the property in question. (The interceptor is located along Dead Run to the North.) When this is properly installed it will also benefit the adjoining property owners who are now using septic and other private disposal methods which are not conducive to the general health of the community. Water will also be made available in certain portions which are now using other means of water supply. Some of the witnesses testified that they are in favor of the reclassifications because they would provide them with these utilities which they sorely need.

There were witnesses both for and against the granting of the petition. The Board noted that some of the closest neighbors were in favor of the granting of the petition, including a group of 34 persons living in the immediate area. There were many protests against the granting of the petition, but it was noted that some of these were far removed from the site in question; and while their objections were, no doubt, real to them, they were of a general nature and not conclusive. The Board is of the opinion that this is a carefully planned and well integrated community development located in an area that will benefit from such a project, and will have a tendency to raise the health and general welfare standards in certain neighboring areas.

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The Board is of the opinion that the granting of this petition for the reclassifications, as therein set forth, will not be detrimental to the health, safety, morals, and general welfare of the community, and the reclassifications should be granted; subject to the filing with the Zoning Department of a final plan of the development, including the commercial area as approved by the Baltimore County Planning Commission; and, provided, that the cottages and semi-detached houses on the northern boundary adjoining the farm lands and adjacent parcel No. 1, and further that the cottages and semi-detached houses along Johnnyeys Road shall be built prior or concurrently with any group, commercial, or garden type apartment buildings.

The Board will, therefore, sign an order granting the said reclassifications.

John G. Kaufman
Chairman

John G. Kaufman
Board of Zoning Appeals of
Baltimore County

John G. Kaufman
Board of Zoning Appeals of
Baltimore County

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FILED SEP 24 1951

PETITION FOR RECLASSIFICATION : REPONSE AUGUSTINE J. MUELLER
PROPERTY near INTERSECTION OF : ZONING COMMISSIONER OF
EDMONDSON AVE., extended, and : BALTIMORE COUNTY
INGLESIDE AVE., FIRST DISTRICT
OF BALTIMORE COUNTY : JONATHAN WOODNER COMPANY, PETITIONER
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ORDER FOR APPEAL

Mr. Clerk:

Please enter an appeal in the above entitled matter on behalf of Mr. John G. Kaufman, one of the protestants.

John G. Kaufman
John G. Kaufman
24 W. Penn. Ave.,
Towson 4, Maryland
Attorney for Protestants

The property which is the subject of this petition is located at the northwest corner of Baltimore National Pike and Ingleside Avenue, in the First District of Baltimore County. The property extends northwesterly on the west side of Ingleside Avenue to Johnnyeys Road and northwesterly on Johnnyeys Road a distance of 2,000 feet.

The plan which the owner has filed in connection with the petition indicates that cottages, semi-detached houses, apartments and group houses will be constructed and a commercial area provided if the necessary zoning changes are effected. The plan involves 1361 dwelling units which at 3 1/2 persons per family involves a population of 5000 persons, in an average size community.

It is considered good community planning to provide for various types of residential units. Such provision is desirable in order to take care of varying needs at different stages of family life without necessitating removal to another locality, thus having to break neighborhood ties formed over a period of time. A young couple may wish initially a small efficiency apartment. As the family grows in size, a cottage or semi-detached house with considerable yard space may be desired. As children grow up and go away, a group house or apartment may be desired by the parents. Best developers, regardless of the site of the tract, tend to develop it with a single type of dwelling unit. The fact that the plan for this development provides for a variety of types is distinctly in its favor. Of the 1361 dwelling units, 252 - or 18.5% - are comprised in garden type apartments; 892, or 65.5%, in group houses; and 217, or 16%, in detached or semi-detached dwellings. A proposed shopping center contains approximately 18 acres. Eighteen acres have been allowed for an elementary school site adjacent to the south property line, where additional acreage may be added whenever the adjoining tract is planned for development.

The 1361 dwelling units on the total of 186 acres produce a gross density for the entire neighborhood of 7 1/3 families per acre. Most group house developments average from 10 to 13 families per gross acre. Single-family cottages on small lots would run not less than 5 to 6 families per gross acre.

From the foregoing it can be seen that the density of population for this development is not excessive and does not in fact greatly exceed the density allowed in an "A" Residence Zone under the present Zoning Regulations and Restrictions.

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It appears that this plan has taken into account the general welfare of the community. All types of dwelling units have been provided and the existing cottage areas have been protected by having cottage areas face them. A school site, a commercial area and public utilities and facilities are planned in order to take care of the needs of the development itself and the surrounding areas.

It is ORDERED by the Zoning Commissioner of Baltimore County this _____ day of September 1951 that the above described properties or tracts, be and the same are hereby reclassified _____ from _____ and after the date of this Order, the first and second parcels from _____ as an "A" Residence Zone, excluding the lots outstanding in other owners as set forth in the within petition; the third parcel from _____ as an "A" Residence Zone, excluding the lots outstanding in other owners as _____ in the within petition; the fourth parcel from an "A" Residence Zone and an "B" Commercial Zone, to a "C" Residence Zone, excluding the lots outstanding in other owners as set forth in the within petition; and the fifth parcel as a Residence Zone to an "B" Commercial Zone, excluding the lots outstanding in other owners as set forth in the within petition.

The 1361 dwelling units on the total of 186 acres produce a gross density for the entire neighborhood of 7.3 families per acre. Most group houses have an average about 10 to 13 families per gross acre. Single family detached dwellings have an average of 15 to 20 families per gross acre. Cottages on small lots, permitted under present zoning, would produce less than 6 to 8 families per acre. The neighborhood has a net density of 20 families per acre as compared to the 13.6 families per acre permitted by the Subdivision Ordinance. The plan also shows a large amount of undeveloped land in the case of the plan. Most of the lots which have lot depths of less than 120 feet, and most of which have a greater depth. Several of the group houses have been planned on large lots, and some of the lots which run have purposely been planned on large lots. It is thought that these could be park-like areas under the jurisdiction of the Metropolitan District, with

What of "general welfare"? Objections have been raised by some residents of Catonsville proper, as well as by some living closer to the project itself.

In this particular instance, however, Mr. Waller's decision was in accordance with the implications of our technical comment, and I believe that he actually used considerable discretion in substantiating that it contained "It had to be made available for reference, if desired, and it would have been made available for reference, if desired, and the records of the case on this hearing, it could be located and referred to." Reference was given consideration in cases that were in connection with the first hearing before your board but only as hearsay.

Mr. Waller is ill at home and, therefore, there is not the opportunity for me to check with him as to whether he has any objection to transferring this to you. I am, therefore, taking the responsibility upon myself in doing so and will leave it up to you to decide in the manner in which it should be handled in connection with the hearing this afternoon. Inasmuch as this is our only rule file, I think it quite likely to have returned when you sit down with him. Of course, there is at least some story in Mr. Waller's personal file.

PAID
OCT 1 - 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *J. L. Lingo*

Hearing:
Monday, July 9, 1951
at 2:00 p. m.
303 Washington Avenue

PAID
JUL 3 - 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
J. L. [Signature]

Petition for Zoning Re-Classification

2029

To The Zoning Commissioner of Baltimore County

I, or we, Jonathan Woodner Company, legal owner, of the property situate

in the First Election District of Baltimore County, Maryland, and at near the intersection of Edmondson Avenue Extended and Ingleside Avenue, more particularly described in the Exhibits herewith, wishing to develop the entire tract of 1.666 acres into an integrated plan of development containing detached houses, semi-detached houses, group houses, and rental units,

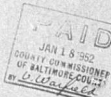
January 15, 1952

612.00

RECORD OF CATONVILLE COMMUNITIES AGREEMENT

and Protective Association, Inc., the sum of \$12.00 below cost of certified copies of petition and other papers filed in the matter of appeal - reclassification of property on Johnnyeake Road and Ingleside Avenue, Jonathan Woodner Company, petitioners.

Zoning Commissioner



hereby petition that the zoning status of the above described property be reclassified, pursuant to the

See Appendix A and Petitioner's Exhibit No. 1 - Zoning Plat, Ingleside Tract; Petitioner's Exhibit No. 2, being proposed Subdivision Layout of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 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593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The establishment of a carefully planned and well integrated community in the most desirable and advantageous manner.

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, rear feet.

All as shown on proposed Subdivision Plat filed herewith in duplicate.

Property to be posted as prescribed by Zoning Regulations, Maryland, Code, No. 2.

I, or we, appear by proxy as 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.

See Appendix A and Petitioner's Exhibit No. 1 - Zoning Plat, Ingleside Tract; Petitioner's Exhibit No. 2, being proposed Subdivision Layout of

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

by Jonathan Woodner Company, legal owner.

Address Maryland Trust Building, Baltimore 2, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of

June, 1952, 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 Beeked Ridge, in Towson, Baltimore County, on the

29th day of July, 1952, at 2:00 o'clock, P.M.

by Jonathan Woodner Company, legal owner.

Zoning Commissioner of Baltimore County

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COTTAGES
(NO CHANGE)

PARCEL NO. "1"
("A" TO "B")
SEMI-DETACHED
21.598 Acres

PROPOSED SCHOOL SITE
(NO CHANGE)

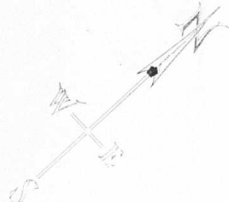
PARCEL NO. "2"
("A" TO "D")
GROUP
91.236 Acres

PARCEL NO. "4"
("A" & "E" TO "C")
APARTMENTS
24.297 Acres

EDMONDSON

AVENUE

EXT



COTTAGES
(NO CHANGE)

2173.48'
PARCEL NO. "1"
("A" TO "B")
SEMI-DETACHED
21.598 Acres



POOL SITE

PARCEL NO. "2"
("A" TO "D")
GROUP
91.236 Acres

PARCEL NO. "3"
("A" TO "B")
SEMI-DETACHED
37.735 Acres

PARCEL NO. "5"
("A" TO "E")
COMMERCIAL
5.520 Acres

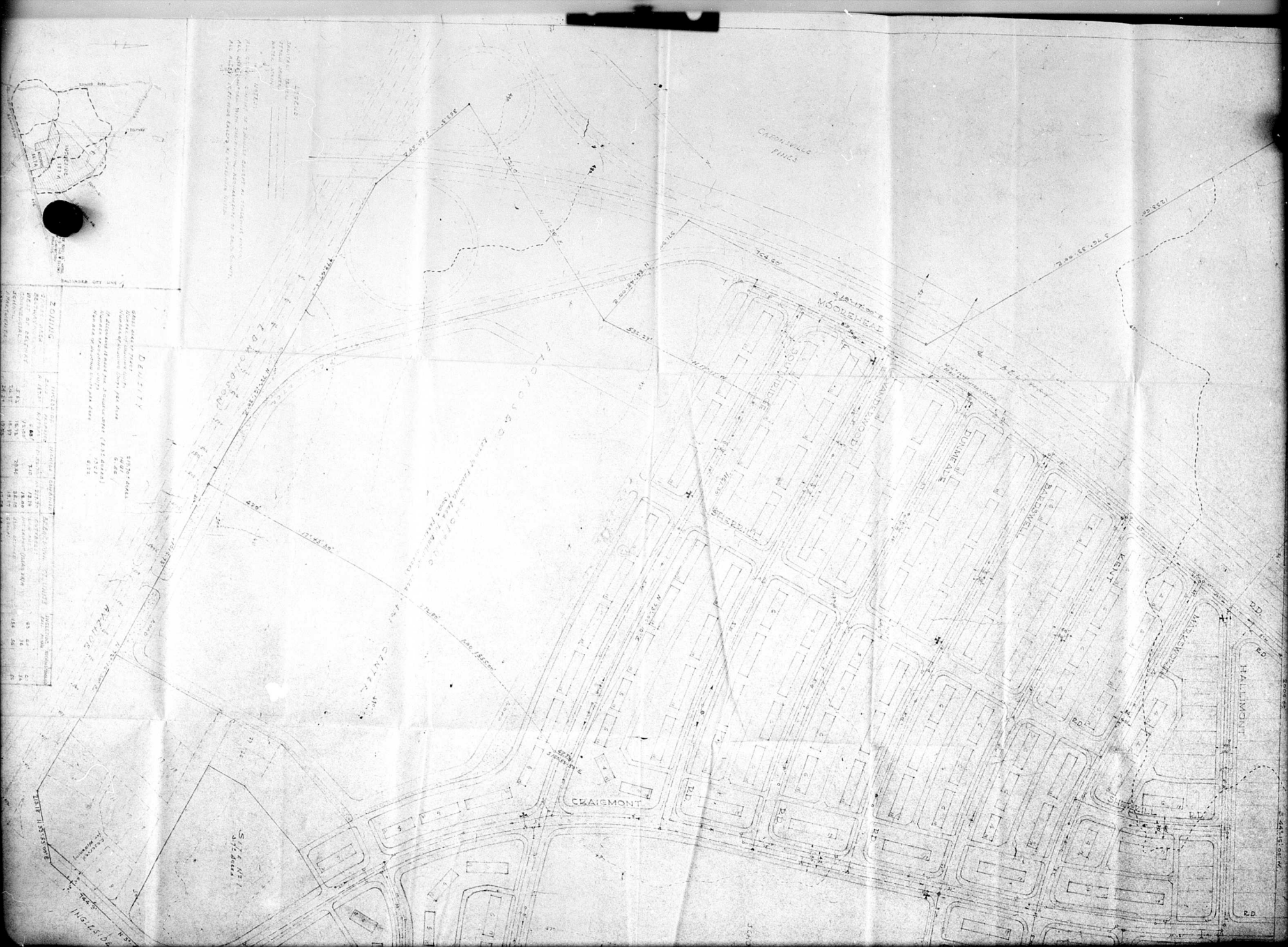
PARCEL NO. "4"
("A" & "E" TO "C")
APARTMENTS
24.297 Acres

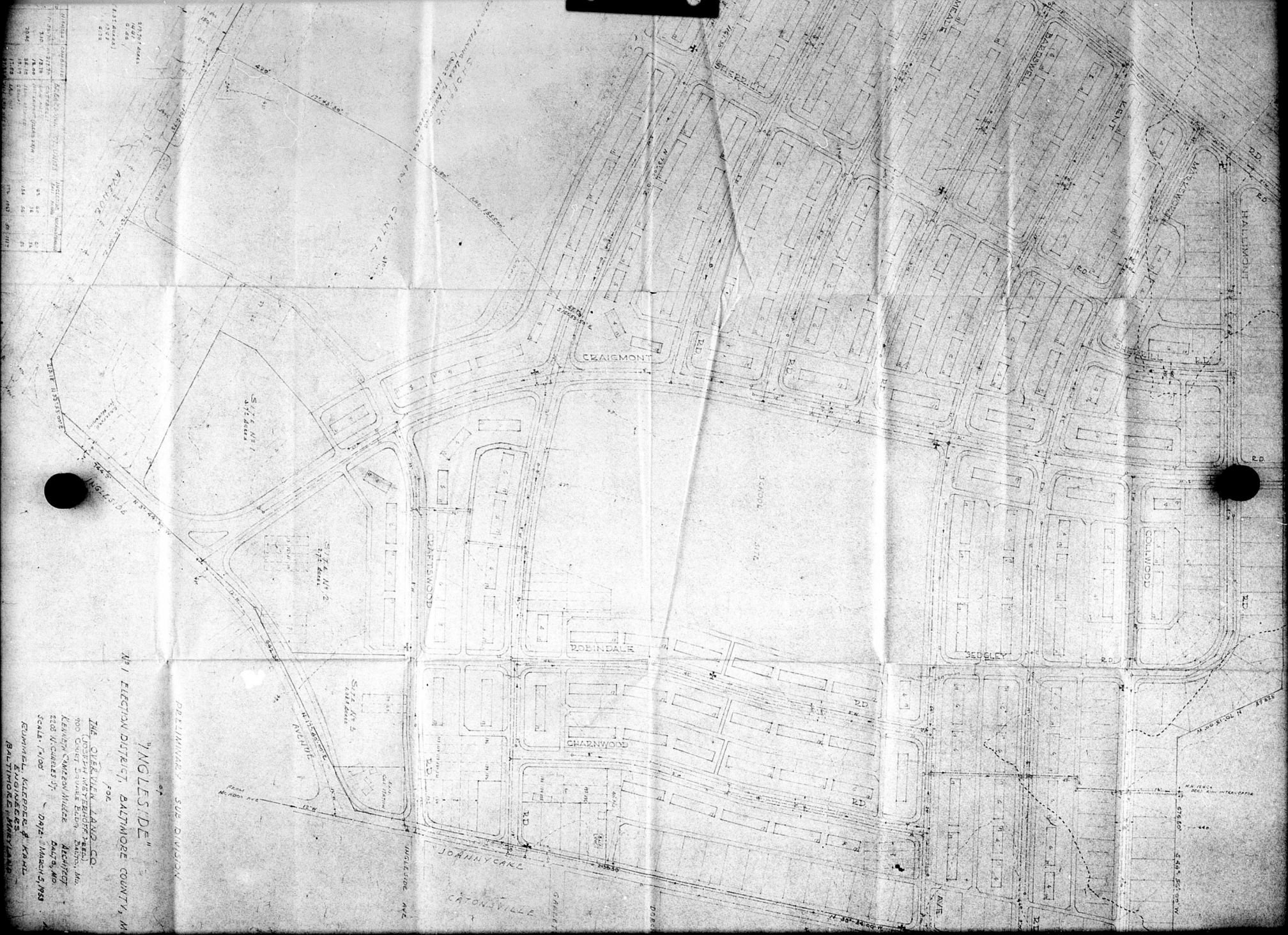
ZONING PLAT
INGLESIDE TRACT

EDMONDSON AVENUE - JOHNNYCAKE ROAD
BALTIMORE COUNTY, MARYLAND

Jonathan Woodner Co.
Washington, D.C.

Scale 1" = 100.00'
Date



[illegible]

PRELIMINARY SUB DIVISION

"INGLESLIDE

N^o 1 ELECTION DISTRICT, BALTIMORE COUNTY, M^{aryland}

THE OVERVIEW LAND CO.
(JOSEPH W. EYERHOF, PRES.)

For

900 COURT SQUARE BLDG. BALTO, MD
KENNETH CAMERON MILLER ARCHITECT

22205 N. CHARLES ST.
BALTO, MD

1

DATE: MARCH 5, 1968 SCALE: 1"=100'

С. И. КУЗНЕЦОВ & КАН

Neophila, *Neophila* p. 111

ENGINEERS

BALTIMORE, MARYLAND