

FILED JUN 27 1951

2039

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

XXXX We, Albert Stark & Harry Bart, legal owner, of the property situated lying and being in the Fifteenth Election District of Baltimore County and located on the east side of Ballard Avenue, 1200 feet north of the Martin Boulevard, a more particular description being appended hereto,

RESUBMIT for the same at a point in the center of Ballard Avenue, 1200 feet north of the Martin Boulevard and running thence and thence to the center of said Ballard Avenue North 5 degrees 50 minutes west 1,025.00 feet to a point thence thence east 833.25 feet to a point, thence South 5 degrees 3 minutes 10 seconds east 511.50 feet, thence North 5 degrees 3 minutes 10 seconds east 511.50 feet, thence South 5 degrees 3 minutes 10 seconds east 511.50 feet to the center of a 30 feet unopened road, thence running and thence on the center of said 30 feet road, South 5 degrees 3 minutes 10 seconds west 833 feet to beginning. Containing 30 acres of land, more or less,

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "D" Residence zone.

Reasons for Re-Classification: the property concerned in this petition is located in very close proximity to the Glenn L. Martin Company, plant which due to increased war contracts is increasing its employment. With the now growing influx of manpower at the plant a noticeable demand for increased housing exists and it is expected that the demand will continue to increase.

Size and height of building: front 16 feet; depth 30 feet; height 20 feet. Front and side set backs of building from street lines: front 30 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.

Albert Stark
Harry Bart
Legal Owner
Address 210 E. Lexington Street
Baltimore 2, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of June 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 Beekman Bldg., in Towson, Baltimore County, on the 27th day of June 1951, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO A "D" RESIDENCE
ZONE - Ballard Avenue, 1200 ft. N.
Martin Boulevard - 15th District -
Albert Stark and Harry Bart,
Petitioners

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being near the industrially zoned property of The Glenn L. Martin Company, water and sewers being available to the property the granting of which will not be detrimental to the health, safety and the general welfare of the community, the above reclassification should be had.

It is this 27th day of September, 1951, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to a "D" Residence Zone, subject to the filing of a plan with this Department approved by the Baltimore County Planning Commission and the Chief Engineer of the Department of Public Works, said plan to especially make provisions, among other things, for the following:

1. Adequate school and recreational and play areas.
2. Adequate rights-of-way for roads and public utilities.
3. Adequate off-street parking areas.

Approved:

County Commissioners of
Baltimore CountyBY *Arthur H. Kilduff*

Date: 10/10/51

Arthur H. Kilduff
Zoning Commissioner of
Baltimore County

July 9, 1951

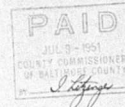
126.00

126.00 of John Contractors, Incorporated, the sum of Twenty Six (126.00) Dollars, being cost of petition for reclassification, advertising and posting property, cost side of Ballard Avenue, 1200 feet North of Martin Boulevard, 15th District of Baltimore County.

Zoning Commissioner

Revised

Monday, July 23, 1951
at 11:00 a.m.



Certificate Of Publication

ESSEX, MD. July 15th, 1951

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 15th day of July 1951, the first publication appearing on the Thursday 5 day of July 1951.

THE EASTERN ENTERPRISE, INC.
Manager.

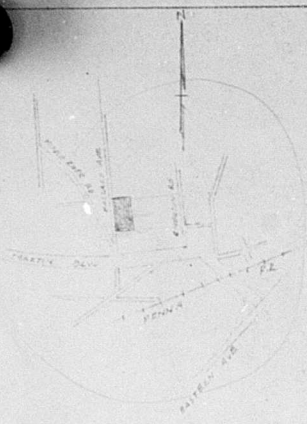
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2039
7-13-51

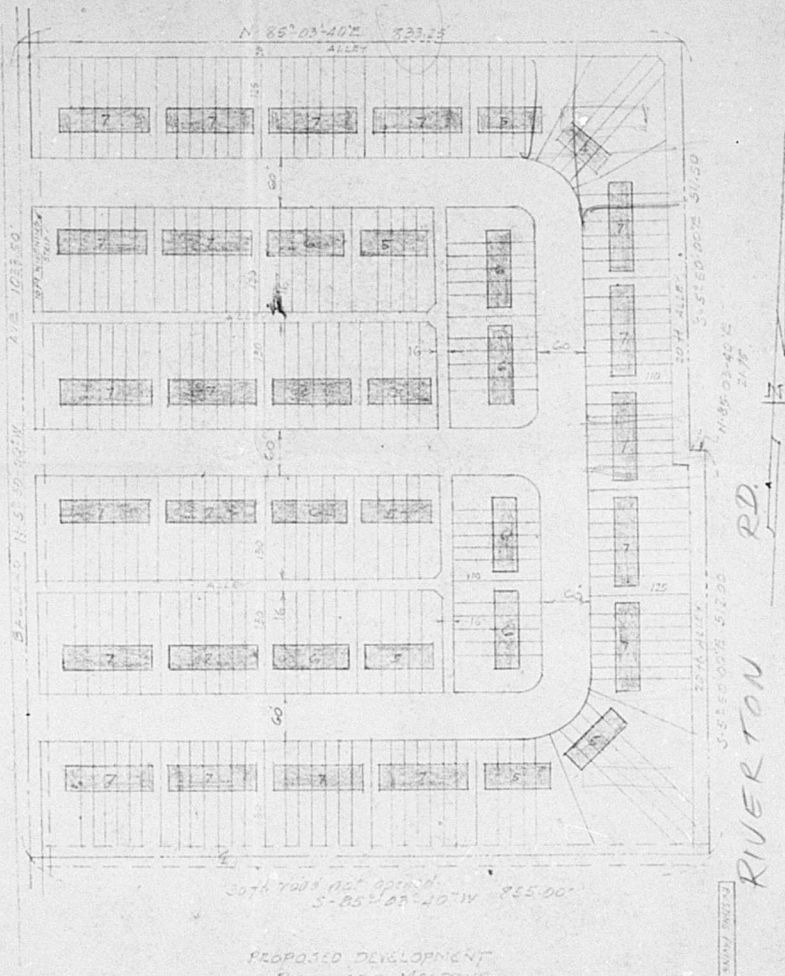
District: 15th
Posted for: From an "A" Residence Zone to a "D" Residence Zone
Petitioner: Albert Stark
Location of property: East side of Ballard Ave., 1200 ft. north of Martin Boulevard
Location of signs: 1st sign 130 ft. from Martin Blvd. on east side of Ballard Ave., 2nd sign 140 ft. + 3rd 150 ft. on east side of Ballard Ave. from intersection
Remarks: George R. Hammel
Date of return: 7-13-51

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
Pursuant to petition filed with the Zoning Commissioner of Baltimore County, on June 19, 1951, for reclassification from an "A" Residence Zone to a "D" Residence Zone, subject to the filing of a plan with this Department approved by the Baltimore County Planning Commission and the Chief Engineer of the Department of Public Works, said plan to especially make provisions, among other things, for the following:
1. Adequate school and recreational and play areas.
2. Adequate rights-of-way for roads and public utilities.
3. Adequate off-street parking areas.
The property is located on the east side of Ballard Avenue, 1200 feet north of Martin Boulevard, 15th District of Baltimore County. The property is owned by Albert Stark and Harry Bart. The property is currently zoned "A" Residence Zone. The petition is for reclassification to "D" Residence Zone. The petition is being advertised in the Eastern Enterprise, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 15th day of July 1951, the first publication appearing on the Thursday 5 day of July 1951.

Zoning Commissioner
Baltimore County
July 13 and 15



234 Group family lots
 62000 AREA OF TRACT 10.87 AC
 AREA IN STREETS - 3.90 AC
 NET AREA OF TRACT 13.93
 NET DENSITY - 14.89 / AC
 GROUP DENSITY 11.80 / AC
 HOUSES 100



PROPOSED DEVELOPMENT
 BALLARD MEADOWS
 GROUP HOUSES
 15th DIST. BALTO. CO. MD.
 UNITED CONTRACTORS
 210 E. LEWISTON ST. BALTO. MD.

2039



ALBERT E. POMER
 REGISTERED ENGINEER & LAND SURVEYOR
 OFFICE: 833 PARK AVE. BALTO. 1, MD.
 SCALE ISSUED

