

MEMORANDUM FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "P" RESIDENCE ZONE - 5 S. Side Oakleigh Road, 300.4 ft. S.W. White Oak Ave., 7th District of Baltimore, Gustave C. Voss and Marguerite Voss and Quentin H. Co., Petitioners

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being in an area where land has heretofore been released (land for group houses, the granting of which would not be detrimental to the general welfare of the community, the above reclassification should be had.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of March 1952, 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 "P" 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 of Baltimore County, said plan to especially make provision, 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.

[Signature]
 Zoning Commissioner
 of Baltimore County

Approved:

County Commissioners
 of Baltimore County

By *[Signature]*
 President

Date: March 21, 1952

FILED DEC 10 1951

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County

By *[Signature]*
 Legal owner of the property situated
 at
 300.4 ft. S.W.
 5 S. Side Oakleigh Road,
 7th District of Baltimore,
 Gustave C. Voss and Marguerite Voss and
 Quentin H. Co., Petitioners

Southeast side of Oakleigh Road, 7th District of Baltimore, beginning 300.4 feet Northeast of White Oak Ave., thence northeasterly, on the southeast side of Oakleigh Road, 617.47 feet; thence S 60° 13' East 552.28 feet; thence N 60° 13' East 37.10 feet; thence N 61° 30' East 285.78 feet to the west side of Quantin Ave., thence southeasterly, on the west side of Quantin Ave., 306.67 feet; thence S 61° 23' East 332.45 feet; thence S 61° 01' East 99 feet; thence S 61° 01' East 309.45 feet and thence N 65° 30' West 801.82 feet to beginning. Containing 11.9 acres of land

hereby 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 "P" Residence Zone.

Reasons for Re-Classification: GROUP HOUSES

Size and height of building: front 18.8 feet; depth 50.0 feet; height 28.5 feet.
 Front and side set backs of building from street lines: front 25.0 feet; side 10.0 feet.
 Property to be posted as prescribed by Zoning Regulations.

Now 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.

[Signature]
 Legal Owner

Address: 300.4 ft. S.W.
 5 S. Side Oakleigh Road,
 7th District of Baltimore,
 Gustave C. Voss and Marguerite Voss and
 Quentin H. Co., Petitioners

ORDERED by The Zoning Commissioner of Baltimore County, this 22nd day of March 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reokard Bldg., in Towson, Baltimore County, on the 7th day of January 1952, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County
 (over)

FILED DEC 28 1951

CERTIFICATE OF PUBLICATION

TOWSON, MD., 22nd day of March 1952

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 22nd day of March 1952, the first publication appearing on the 22nd day of March 1952.

The UNION NEWS

[Signature]
 Manager

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

It is Ordered by the Zoning Commissioner of Baltimore County, this 22nd day of March 1952, 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 an "P" Residence Zone.

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

It is Ordered by the Zoning Commissioner of Baltimore County, this 22nd day of March 1952, 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 an "A" Residence Zone.

Zoning Commissioner of Baltimore County

Approved: _____

County Commissioners of Baltimore County

By *[Signature]*
 President

BALTIMORE COUNTY BUILDING & ZONING DEPARTMENT Inter-Office Correspondence

From: Mr. N. C. Weismiller

To: Mr. A. J. Muller

Subject: Oakleigh Road 300.4' Northerly from White Oak Ave.

With reference to the petition covering the area lying on the east side of Oakleigh Road and beginning at a point 300.4 feet northerly from White Oak Avenue, I wish to advise as follows:

There is both sewer and water along Oakleigh Road to a point beyond the property in question. There is also water and sewer on Quantin Avenue along the side of this property.

In checking with the Planning Department, I found that they have a proposed school site which will be bounded by Oakleigh Road, White Oak Avenue and Quantin Avenue. This proposed school site will take in the frontage of the property in question for a distance of 470' along Oakleigh Road beginning at the southernmost part of said property, and thence leaving Oakleigh Road south of 15 minutes east, approximately 750' to intersect the line extended through from Quantin Avenue, about 25 minutes 10 seconds west, and thence running the course and distances to the place of beginning as shown on the plat accompanying the application for Re-zoning.

After deducting the area for the proposed school site from the property in question, it leaves only a small portion to be developed for residential purposes, (it is my understanding that there are two cottages in this area facing Oakleigh Road).

From all appearances the remaining portion is entirely too small for the development of group houses.

December 21, 1951

831.00

RECEIVED of Robert H. Langbehn, Inc., Contractor-Builder for Gustave C. Voss, petitioner, the sum of Thirty One (\$31.00) Dollars, being cost of petition for reclassification, advertising and posting property, southeast side of Oakleigh Road, 7th District of Baltimore County.

Zoning Commissioner

Hearings:
 Monday, Jan. 7, 1952
 at 11:00 a.m.
 in Board Room in the
 basement of Towson Building
 Towson, Maryland

PAID
 DEC 26 1951
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY

PAID
 MAR 17 1952
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
 Date of Posting: 12-22-51
 Posted to: Gustave C. Voss, et al.
 Petitioner: Gustave C. Voss, et al.
 Location of property: S.E. side of Oakleigh Road, 7th District of Baltimore, beginning at a point 300.4 feet northerly from White Oak Avenue, and thence southeasterly, on the west side of Quantin Ave., 306.67 feet; thence S 61° 23' East 332.45 feet; thence S 61° 01' East 99 feet; thence S 61° 01' East 309.45 feet and thence N 65° 30' West 801.82 feet to beginning. Containing 11.9 acres of land.

Remarks: _____
 Posted by: *[Signature]*
 Date of return: 12-22-51

NO PLAT
IN
THIS FOLDER

NO PLAT
IN
THIS FOLDER

NO PLAT
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THIS FOLDER