

2300

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RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "DP" RESIDENCE ZONE -
 1166 feet east of Sherwood Road, 9th District.
 The Raven Holding Corporation, Petitioner.

The property which is the subject of this petition is located on the north side of East Avenue, immediately adjacent to the north boundary of Baltimore City. The property on the south side of East Avenue has been improved with group houses. The petitioner owns a small parcel of land extending into the County, this small parcel being a part of a larger tract which is located in the City. It is the contention of the petitioner that this property should be reclassified from an "A" Residence Zone to a "DP" Residence Zone to allow the construction of group houses, such houses being allowed on the opposite side of the street.

It was also pointed out by the petitioner that this is the only vacant land in the area and that no precedent would be established in granting the reclassification of this property to a "DP" Residence Zone which might affect other vacant properties in the area.

It is the opinion of the Zoning Commissioner of Baltimore County that the fact that the portion of the property in the County faces the property in the City, which has been developed with group houses, the reclassification of this property to allow the construction of group houses is a reasonable one and the reclassification should be made. It is also the opinion of the Zoning Commissioner that the reclassification of this property will not be detrimental to the general welfare of the community and that with the construction of group houses in the City, a change in conditions has occurred which would justify the reclassification.

On July 1, 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property or area should be and the same is hereby reclassified, from an "A" Residence Zone to a "DP" Residence Zone, subject to the filing of a subdivision plan with this Department, approved by the Baltimore County Planning Commission. This plan shall relocate the alley now located at the western extremity of the property to the east to a point where the width of the alley for the construction of a group house meets the requirements of the Subdivision Regulations; the will meet the requirements of the Subdivision Regulations; the property to the east of this alley to be developed with either detached or semi-detached houses in accordance with the provisions of said Subdivision Regulations.

[Signature]
 Zoning Commissioner
 of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

EXAMINE. The Raven Holding Company legal owner... of the property situated

on the north side of East Ave., 9th District of Md., Co., beginning 1166 feet east of Sherwood Road (the standard), thence easterly on the north side of East Ave., 710 feet with an average rectangular lot, northerly of 100 feet.

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 "DP" Residence Zone.

Reasons for Re-Classification: group houses.

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.

I, or we, agree to pay expense 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 provisions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

THE RAVEN HOLDING CO.
 By Victor P. [Signature]
 Address: 214 East Paul St.

ORDERED: By The Zoning Commissioner of Baltimore County, this, 11th 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 Reckard Bldg., in Towson, Baltimore County, on the 2nd day of July, 1952, at 1:00 o'clock P. M.

[Signature]
 Zoning Commissioner of Baltimore County
 (over)

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

the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this... day of...

that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a... zone to a... zone.

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 reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this... day of...

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 a... zone.

Zoning Commissioner of Baltimore County

Approved: County Commissioners of Baltimore County

Date: 8/6/52 By *[Signature]* President

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9-26 Date of Posting: 6-16-52
 Posted for: Victor P. [Signature]
 Petitioner: Victor P. [Signature]
 Location of property: 1166 feet east of Sherwood Road, 9th District of Baltimore County, Md., beginning 1166 feet east of Sherwood Road (the standard), thence easterly on the north side of East Ave., 710 feet with an average rectangular lot, northerly of 100 feet.
 Location of Sign: 1166 feet east of Sherwood Road, 9th District of Baltimore County, Md., beginning 1166 feet east of Sherwood Road (the standard), thence easterly on the north side of East Ave., 710 feet with an average rectangular lot, northerly of 100 feet.
 Remarks: [Signature]
 Posted by: George R. [Signature]
 Date of return: 6-18-52

NOTICE OF PENDING ADVERTISEMENT
 FOR THE ZONING DEPARTMENT OF BALTIMORE COUNTY
 TOWSON, MARYLAND
 The following notice of pending advertisement for the Zoning Department of Baltimore County, Towson, Maryland, is hereby published in THE UNION NEWS, a weekly newspaper published and published in Towson, Baltimore County, Md., once in each of three successive weeks before the day of June, 1952, the first publication appearing on the 13th day of June, 1952.

FILED JUN 20 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD. 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 three successive weeks before the day of June, 1952, the first publication appearing on the 13th day of June, 1952.

The UNION NEWS

Manager

June 17, 1952

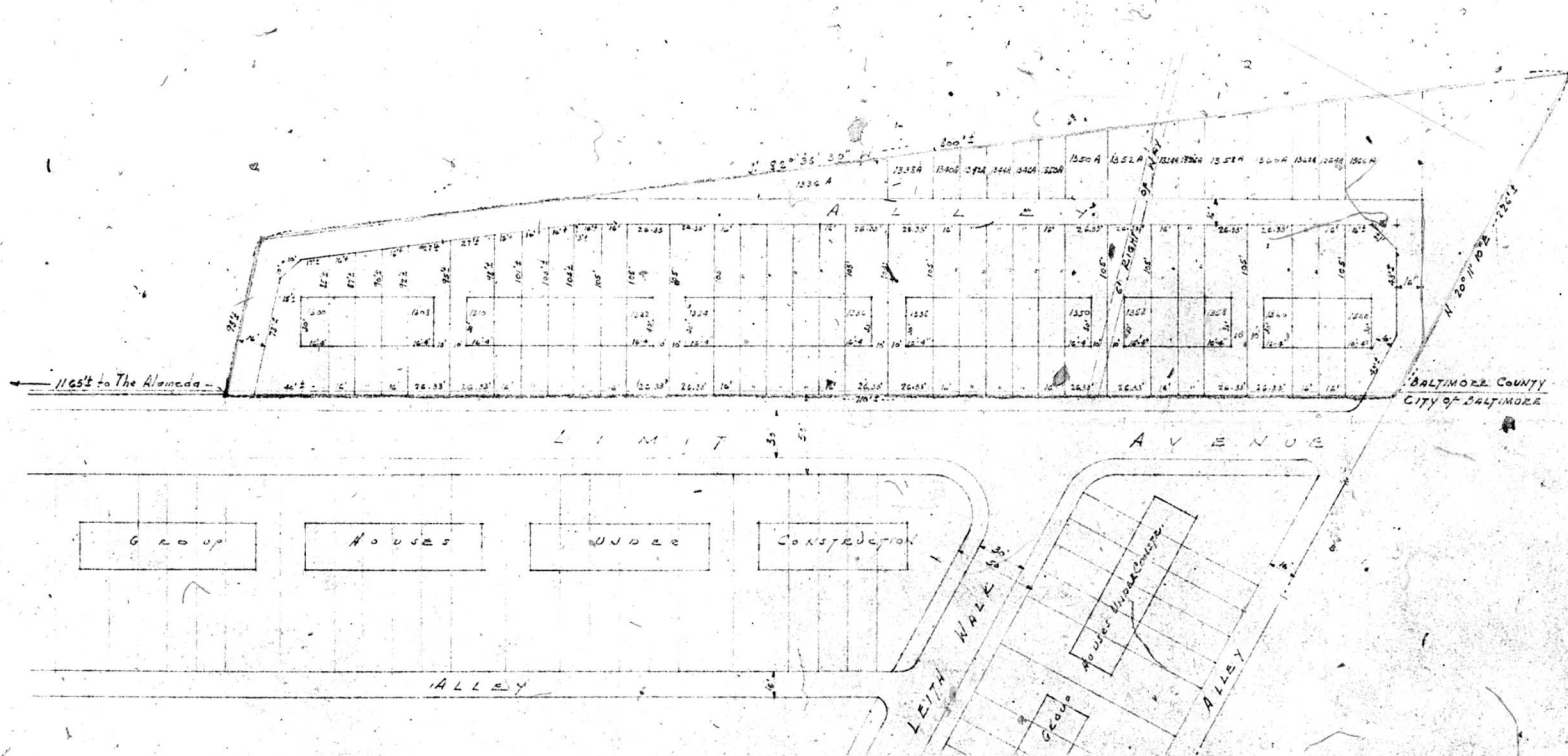
\$26.00

RECEIVED of The Raven Holding Corporation the sum of Twenty Six (\$26.00) Dollars, being cost of petition for reclassification, advertising and posting property, north side of East Avenue, beginning 1166 feet east of Sherwood Road, 9th District.

Zoning Council Clerk

Hearings:
 Wednesday, July 2, 1952
 at 1:00 P.M.
 basement of
 Reckard Building
 Towson, Md.

PAID
 JUN 17 1952
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY



PROPOSED SUBDIVISION
 FOR
 VICTOR ROSNER
 314 ST PAUL PLACE BALTIMORE, MD.
 KENNETH CAMERON MILLER ARCHITECT
 SCALE - 1"=80' NOVEMBER 15, 1951

