2311

RE: PETITION FOR RECLASSIFICATICI, FICH AN *A* RESILENCE ZONE TO A *L" RESILENCE ZONE , N. E. Side Francis Are., 13th District of Baltimore County Lloyd E. Mitchell, Inc., Feititions

The property which is the subject of this potition is located generally between Functis Aurone, Subject Opting Ross and Online Ross, in Property Congress 10 Aurone Ross, in Property Congress 10 Aurone property is developed as shown on the plan filled with the putilion, 250 cottages and 150 group houses will be built. The plan as subsisted provides for an elementary school afts of tourly buy consistent and the plan filled with the putilion, 250 cottages and plane group for the plane fill the putilion of the plane and putilion for an elementary school afts of tourly buy consistent, he planed the interfer or op pattern to convext duplets Spring Ross and Function Aurone the Integrating the statest in the decologoust into the cataling Contry thingway.

The positioner, in view of the decision of the Court in the class of Finter ve the Board of Coning Agreein, has cought to prove that the relaxatification of this property to point the execution of group bosses is warrented due to the fact that many changes have taking here in the Africanti Estatics since the time of the original coning, There was no attempt to prove that the original coning was incorrect.

The politioner stated that those changes fall in three categories, viret, the increasing out modification and the lateral lateral categories of the mightonion sizes 10% see, third, the change in the character of the mightonion sizes 10% see, third, the change in the character of the mightonion due to the affect of the communities of the limited states of the significant categories.

In regard to the first of these, the petitioner offere In right to the first of these, the patitions offered countrivable extends to show that there has been a foresase in the invertibilities in the Shiftenshi Blanch the has been an increase in the invertibilities of the shiftenshi Blanch for the Bailtone and Association of Coopera clearly showed that there has been an increase out only in the subber of indistries but also in expection of existing for expectation between a compared to the contribution of the shiftenship of the contribution of the shiftenship of the contribution of the shiftenship of the shiftens

mainteneys for easy nominates one.

Place in the second change which the politions of stated has taken place in the change of the character of residential development in the United state 1925. The politions resisted a latter from the Multings Inchess or Saltimers Sensity, which state the NGA in the Company of the Compan

of Westland Universities of the politicisms what the construction of Westland University, Sensite and Newson Trees Against an extension of construction of group houses in the development zero and logical Mancy, her changed the remainstails observable of the Arbitral section. The head of the Arbitral Sensition of the Arbitral Sensition of the Construction of the Construction of the Construction of the Construction and that there is a demonstrated under fore group house in the Mitteleventh Mistisch.

-2-

The bird way in which the petitioner claims the nature of the Thirteenth Laterick has changed since 10% has been inought about by the onthe Laterick has changed since 10% has been inought about by the control with the increasing nature of the Laterick has been also shall be the control of the control time of the control of high cost housing.

The petitioner sought to prove this point by citing the Monitain Commandon Report and citing the polary of the Federal Recent Accordance to the Innering ordering Minesting of our residential Monitains of the Innering ordering Minesting of our residential Accordance to the Accordance of the Innering State of

form of sours makes revise or the airport.

Form of sours and water in the area are adequate for a development of course of sours and water in the area are adequate for a development of the interpolation of the property in quantion and will adequately take care of the project. The Onder Segment ruther stated that even though there is not water to the project of the proj

the water in ten wante dear that the supply would be adequate to that the darket properties and the properties of the supplement are adopted to prove take one of the trainful in the proposed down beginning and adopted to the darket properties of the supplementation of the su

A check with the Highways Engineer. It is the option of faithings County correlectors this tectioner. It is the option of the Highways through the Highways and the Highways and the recommendation of the first through the property in countries were desupped with cottons, the sum though the property in countries were desupped with cottons, the sum though the property in countries were desupped with cottons, the sum that the sum of the sum

on sold road. He stated further that in his opinion Sulphur Spring Road and Transis Avenue would have to be widened and improved whether or not this property were developed.

-3-

The school problems that exist all over faithness County also exist in Arcutus. At the recommendation of the Transing Consideration location in the County Consideration to the County Consideration in the County Consideration in the County Consideration in the County C

between group because ministened that there is no incompatibility between group because and detached dullings and pointed our complex built stde by the deal through the control of the pointer further maintained that the builting of group because on this property in quantion will not depreciate the value of the outcopes in the sens-openies will not depreciate the value of the outcopes in the sens-openies will not be the sensor of the control of the Great year during the Control of the great field of the Control of the great is despited.

The problems pointed out by the potitioner are those of transporting children to schools from dispersed areas, sewring of larger areas and the supply of vatar by a greatly expanded system and the expanded system of roads to severe a greater dispersed population.

The productions in this case offered considerable testings; the effect test supple lensing was weathable in the area, that converse and water supply feelfulfies were not would be one of the constant of the constant of the constant of a group house fewnigness at this location would depreciate the arrayments properly values.

Omen'to occide in the Entower case, that due to the control of the Entower case, that due to the control of the Entower case, that due to the control of control of the con

Courty that the applicance of the Router Constraints of the force Courty that the monomorphism of the least part is a mofitonest preven that the news has thought industrially as well as registered of the residentially and the constraints of the residentially and the constraints of the residentially and the constraints of the residential change is the constraints of the residentially. The constraints of the residential constraints of the residential constraints of the residential constraints of the constraints of previous type agreements.

willifies in the mean and adopted to prove that the public process. It is are and adopted to prove the temperature of the process. From any and adopted to property to be care of the process. From any and adopted the property of the process of the

As to the school problem it is the feeling that the making evallable of the school site is all that an is—section of the developer. It is realized that the pre-time of other serious problem to the County. However, the problem callets no matter her this property is developed.

name has the property is developed.

The resulting fatter to be considered in this was in which the health professor and the section of the property is destinated to be bathly self-yelf und impossing which we do committy, the the relaxaff setten of this property, located as it is adjacent to the Arbuta Hometh Furth Genetics and very close to the prop bases development of Gujerdilmer, will not be detrieved in the area have been preparly supergladed from the prop home pertian of the development by criticans. It does not appear that the area have been preparly supergladed from the great properties of the development by criticans. It does not appear that aftermation resolved from the Outer Registers of the interpolities Intermediate measured from the Outer Registers of the interpolities District to to the effort that both values and sequence.

It does not appear that the nafety of the parens living in this was will be downwally affected. The tentformy is clear that the interfer roads in the development are well planned and adequate. From the information which this Department has reserved from the Highpers Radgimer it is evident that the result in the road that the controlled by the Radge Commission, must inswitch the appear that the development of this property would accolorate this improvement.

In view of the femography, it is the system of the Earling Cornisoforms of Batthears County, that the point theory has not be requirements of the Joseph in establishing the changes which have taken place in the area which would serve the reclassification has the safety and the general walfare of the occumity and the reclassification should be had.

County this "Jar degrees by the Zoning Commissioner of Baltimore County this "Jar day of August, 1952; that the above described property or wars should be and the same is heavy relamified, from and after the date of this Creer, from an "A" Residence Zone to a "FP Residence Zone.

10, 1938,

Checustro Salue

Dy Statt Baldun

2311 #2311

Petition for Zoning Re-Classification

LI

I, or we, Lacyd E. Hitchell, Inc.

June 18, 1952.

DESCRIPTION OF 138 ACRY TRACT, PART OF PRANCIS ESTATE PROPERTY, BALTIMORE COUNTY.

Beginning for the same on the Northernmost side of Prancis Avenue at the distance of 450 feet more or less measured Westerly along the Worthernmost side of Francis Avenue from the west side of Oakland Avenue, and running thence and binding on the Northermost side of Francis Avenue Westerly and Southwesterly 104.9 feet, thence leaving Prancis Avenue and running Northerly 146.90 reet, thence South 60 Degrees 55 Minutes 50 Seconds West 696.44 feet, thence Southerly 322.21 feet to the Northwest side of Prancis Avenue herein referred to, thence Southwesterly binding on the Northwest side of Francis Avenue 184.51 feet, thence leaving Francis Avenue and running Northwesterly 389.00 feet, thence Southwesterly 280.00 feet to the Northeast side of Priendship Road, th-nee binding on the Northeast side of Friendship Road North 45 Degrees 20 Minutes 30 Seconds West 685.10 feet, thence Southwesterly 345.04 feet. thence Southeasterly 34.10 feet and Southwesterly 315.00 feet, thonce South 45 Degrees 20 Minutes 30 Seconds East 815.00 feet, thence Southwesterly 393.51 feet, Northwesterly 48.13 feet, and Southwesterly 281.43 feet, thence North 25 Degrees 37 Minutes 30 Seconds West 3542.11 feet, thence Northerly 509.58 feet to and along the Southeast side of Sulphur Spring Road, thence leaving Sulphur Spring Road and running Southeasterly 385 feet more or less, thence Southeasterly 985 feet more or less, thence

ALBERT E. POHMER

AL ENGINEER AND REGISTERED LAND SURVEYOR

Prancia Stemme of the distance of 450 feet more or less manufed "ealthough for the sems, on the sorthermost side of DESCRIPTION OF 159 AGEN PARCY, PARC OF PRANCE PARAME PROFILER,

Pare 2.

June 18. 1952.

DESCRIPTION OF 138 ACRY TRACT, PART OF PRANCIS ESTATE PROPERTY,

BALTIMORE SOURTY.

(Continued)

North 80 Degrees 58 Minutes East 2365 feet more or less and Southeasterly 398.14 feet, thence Easterly 209.87 feet, thence South 4 Degrees East 923.65 feet, thence Southwesterly 191.31 feet and thence Southerly 166.58 feet to the place of beginning. Containing 138 acres more or less.

State of Sta

when the state of the parties of the price be adverted, as septend he can the sing has de Baltimore Course, "on a step quite of except expendence in complete believes County that property by yourse, and they are public tracked before a best to decided of the Service Selfer State day of 1993 and the second of the

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, free an "A" Beridence zone to an "D" Benidence zone Serub Houses Reasons for Re-Classification:

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

I, or we, agree to nav 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 nore County adopted pursuant to the Zoning Law for Baltimore County.

> Compression To The Contraction of the Contraction o Vice-President Legal On Address 4650 Reisterstown Road

y the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore r of Baltimore County, in the Reckord Bidg., in Towson, Baltin 74th day of July 1952 at \$100s alock Po M

in m

ALBERT E. POHMER

June 30, 1992

\$39,00

MEGETYAD of National Realty Corporation the sess of Indriv Hims (839-00) Dollars, being cost of potition for realestification, advertising and posting property, nor heast side of Francis Avenue, 13th District

Zoning Commissioner

Monday, July 14, 1952 at 1400 p.m.

basement of Reckord Railding Towson, Md.



HICLANDIPONTO PATTON POR HICLANDIPONTO PATTON OF THE PROPERTY OF THE PROPERTY

THEO JUL. 7 1952

231

CERTIFICATE OF PUBLICATION

day of 19.52, the first publication appearing on the 272h day of June

THE JEFFERSONIAN,

Cost of Advertisement, \$-----

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Towson, Maryland
. th	#23//
District 13 th	물 보는 이 살이 있었다. 그렇게 되었다면 하면 얼마를 하는데 하면 하는데 하는데 그렇게 하고 말을 하는데 하는데 하는데 없다.
Posted for ling A Bendul 30	me to a 10" Bendene gone
l'etitioner days & metchell	Inc. part
Location of property: Francis a	Jack to a D" Resident gone Jane (See Blat)
Location of Signal al segre 550ff Grant	belggis 45 of West Oakle Somewood horse of the work of the was of the wall of
orandominately for the	hanciound on the Cart of Tumbely Xd Grathy age to
Remarks:	,
Posted by Berry R. Johnson	Date of return: 7-3-52

ARBITUS MEMORIAL PARK 620 920 LSE PLAT SHOWING 138 ACRET TRACT 130 DIST., BALTO, 40., MD. ALBERT E. POIMER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE BG FARE ALE BALTO, 1, ME,
SCALE : 2000 SSUED 6/18/32