

2335

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "D" RESIDENCE ZONE - Property S. Joppa Road and E. Old Harford Road, 9th Dist., Geo. W. Lanford, Jr., Baltimore.

The property which is the subject of this petition is located to the south of Joppa Road and east of Old Harford Road, Ninth District of Baltimore County. The entire area with the exception of a small "B" Residence Zone to the east is "A" residential, the closest "B" Residence Zone being located to the south of Joppa Road and to the east of Oakleigh Road adjacent to the "Bingleigh" area.

It does not appear that there is any need or justification for the reclassification of this property to permit the erection of group houses. The Harford-Old Harford Road section has been improved predominantly with cottages. It does not appear that any change has taken place in the area since the adoption of the Zoning Regulations and Restrictions and adoption of the zoning area which would justify a reclassification to permit this type of residential development and, therefore, the petition for reclassification on should be denied.

It does not appear, however, that the development of this property with semi-detached houses would be detrimental to the welfare of the community and that the reclassification of this property, IN PART, to allow the construction of semi-detached houses should be denied.

It is this 28th day of November, 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the above petition be and the same is hereby denied. However, in accordance with the power and authority in me vested as Zoning Commissioner of Baltimore County, I hereby grant the reclassification of a portion of the property, from an "A" Residence Zone to a "D" Residence Zone, subject to the filing of a plan approved by the Baltimore County Planning Commission for the development of this property, the portion so reclassified being more particularly described as follows:

beginning for the same on the west side of a 50 foot road (said road beginning 633 feet east of Old Harford Road) 365 feet south of Joppa Road, thence at right angles to said road westerly 150 feet, thence South 5 degrees 00 minutes east 1276.20 feet, thence North 56 degrees 26 minutes west 311.28 feet to the westernmost side of lot No. 60, thence northerly, binding on on lot No. 60 and its extension thereof, 325 feet, more or less, to a point distant 125 feet at right angles from the rear of lot No. 56 thence northeasterly, parallel and distant 125 feet at right angles from the rear of lots Nos. 5 and 15, inclusive, and lot No. 23 1063 feet, more or less, to beginning.

Approved: County Commissioners of Baltimore County  
Michael H. Friedman  
Mayor

George W. Lanford, Jr.  
Zoning Commissioner of Baltimore County

George W. Lanford, Jr., 9th District, 2301 S. of Joppa Rd., east of 50' Rd., Orange Houses

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### Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County  
I, George W. Lanford, Jr., legal owner, of the property situate All that parcel of land in the 9th District of Baltimore County 210' South of Joppa Road at the end of 50' road, said road beginning 633' east of Old Harford Road, thence westerly 150'; thence south 5' 00' east 1276.20 ft., thence North 56' 26' west 311.28 ft., thence northerly 380' and binding on westernmost lot line of lots 29 and 60, thence northeasterly 116.03 feet and binding on the rear lot line of the following lots 3 to 18 and south side of side lot line of lot 23 and across said 50 ft. road to place of beginning as shown on plat of Joppa Springs, filed with the Buildings and Zoning Department.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from "A" RES. to an "D" RES.

Reasons for Re-Classification: TO ERRECT 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 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.

George W. Lanford, Jr.  
Legal Owner  
Address: 2501 E. Joppa Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of Nov, 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 Rockford Bldg., in Towson, Baltimore County, on the 13th day of August, 1952, at 2:00 o'clock P. M.

8/18  
20 M

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 re-classification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from \_\_\_\_\_ zone to \_\_\_\_\_ zone.

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

\_\_\_\_\_ the above re-classification should NOT be had. It is Ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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.

Approved: \_\_\_\_\_  
Date: 12/11/52  
County Commissioners of Baltimore County  
Michael H. Friedman  
Mayor

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th  
Date of Posting: 8-6-52  
# 2335  
Posted for: Geo. W. Lanford, Jr.  
Petitioner: George W. Lanford, Jr.  
Location of property: 210' S. of Joppa Rd. at the end of a 50' rd. by with E. Old Harford Rd. to the W. side of the 50' rd. and E. Old Harford Rd. at the end of the 50' rd. etc.  
Location of sign: Large poster at the end of Joppa Rd. on the right hand property corner of the 50' rd. and E. Old Harford Rd. and a smaller poster on the road property  
Remarks: \_\_\_\_\_  
Posted by: George W. Lanford, Jr.  
Date of return: 8-6-52

NOTICE OF POSTING PETITION IN THE DISTRICT OF BALTIMORE COUNTY  
The undersigned, Zoning Commissioner of Baltimore County, do hereby certify that the following is a true and correct copy of the petition for reclassification of property situate \_\_\_\_\_  
as amended, and that the same has been filed with the Zoning Department of Baltimore County, in the Rockford Bldg., in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
The advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_  
\_\_\_\_\_ the above re-classification should be had. It is Ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from \_\_\_\_\_ zone to \_\_\_\_\_ zone.

### 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 \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1952, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1952.  
The UNION NEWS  
W. F. Howard  
Manager.

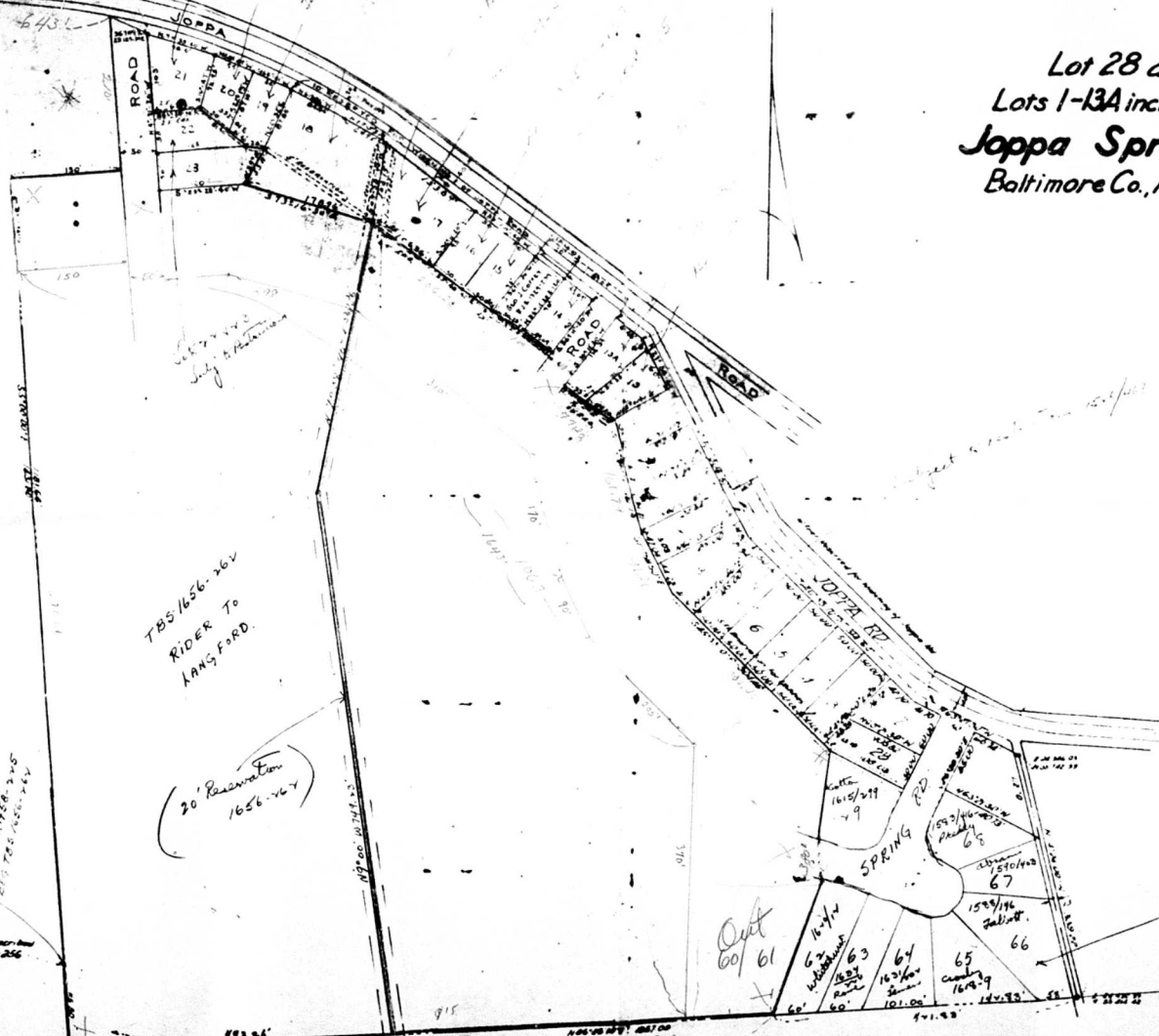
Points A, B, C, D & E on South-west  
Edge of Concrete Structure

See Map 1534-1560  
See Map 1534-1560  
See Map 1534-1560

LANGFORD 1564-160  
LANGFORD 1564-160

Lot 28 and  
Lots 1-13A inclusive,  
**Joppa Springs**  
Baltimore Co., Md. 13/26

OLD MAR  
RD



TBS 1656-160  
RIDER TO  
LANGFORD

(20' Reservation  
1656-160)

Plat 14/7  
Subj to Restriction  
1564-160

Coordinates shown herein are based on the  
coordinates of Former Station 'D51' and  
'D52' of the Baltimore County, Md. 1st  
District

Subdivided Area: 2850 Acres  
Unsubdivided Area: 27.52 Acres



ALBERT E. RUMER  
SURVEYOR & CIV. ENGR.  
216 N. Charles St., Baltimore  
Scale: 1" = 100' Loc. 100'