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PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "P" RESIDENCE ZONE
S. S. RIVER ROAD, 700 FEET N. S. Middle River Road, 15th District - Chas. H. and Margaret C. Scheeler, Petitioners

The property which is the subject of this petition is located on the south side of Bird River Road, immediately to the east of the Federal Government housing project known as Glen Mar Gardens. With the exception of the housing project heretofore mentioned the area is predominantly employed for agricultural use. Public utilities in the form of water and sewer are available to the property. However, it is necessary that the sewer facilities be extended from a point on Middle River Road 3000 feet from the proposed project.

It is the contention of the petitioner that the presence of the Glen Mar housing project, adjacent to this property, makes the property unsuitable for cottage residential use. It is also the contention of the petitioner that due to the presence of the group house area on Ballard area to the south of the property in question, the reasonable and logical use of this property is for the construction of group houses. The petitioner pointed out that the changes which have taken place in the area due to the increased industrialization and the use of other property in the area for multiple type housing, justifies a reclassification of this property to a "P" Residence Zone. The petitioner also contends there is a great need for low cost housing of this type in the area.

It is the opinion of the Zoning Commissioner of Baltimore County that the changes pointed out by the petitioner and the existence of the public housing project, known as Glen Mar Gardens, make the reclassification of this property seem reasonable. It does not appear that the reclassification will be detrimental to the health, safety and general welfare of the community and the reclassification should be had.

It is ORDERED by the Zoning Commissioner of Baltimore County this 5th day of September, 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 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.

Approved:
County Commissioners
of Baltimore County
By *W. H. Smith*
Date: 9/29/52

W. H. Smith
Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Scheeler
I, or we, Charles H. Scheeler and Margaret C. / legal owner s of the property situate All that parcel of land on the south side of Bird River Road, 15th District of Baltimore County, beginning 700 feet northwest of Middle River Road, thence easterly, on the south side of Bird River Road, 1009.25 feet; thence south 40 degrees 48 minutes east 1026.3 feet; thence North 49 degrees 22 minutes East 136.85 feet; thence South 9 degrees 13 minutes West 1249 feet; thence South 40 degrees East 290.4 feet; thence South 50 degrees West 633.6 feet; thence North 41 degrees West 1221 feet; thence North 58 degrees 39 minutes West 1551 feet to beginning. Saving and excepting therefrom that portion lying on the south side of Bird River Road which belongs to other property owners. Being property of Charles H. and Margaret Scheeler as shown on plot plan filed with the Buildings and Zoning Department.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A Residence Zone to a P Residence Zone.
Reasons for Re-Classification: 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 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