

2452

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "D" RESIDENCE ZONE - Beg. at shore line of Patapsco River and N. W. Side Old Annapolis Road, 13th Dist., Elias E. Ryan and Julius H. Requa., Petitioners.

The property which is the subject of this petition is bounded on the east by the Old Annapolis Road on the south by the Patapsco River and on the west by Oak Road, forming a triangular piece of land. The petitioner has made a request for the entire area to be reclassified for the erection of group houses.

It is the opinion of the Acting Zoning Commissioner that the granting of this reclassification would be beneficial to the entire community in that the necessary facilities, which are now lacking, will be provided, and will not be detrimental to the health, safety and general welfare of the community, therefore the said reclassification should be had.

It is this 17th day of February, 1953, ORDERED by the Acting Zoning Commissioner of Baltimore County, 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 "D" Residence Zone, subject, however, to compliance with the following provisions:

1. The filing of a sub-division plat for the approval of the Baltimore County Planning Commission and of any other County Agency when such approval is required.
2. Agreement to be worked out with the Board of Education as to an adequate school site in this area.
3. Necessary financial agreement with the County Commissioners of Baltimore County as to the purchase price of the area provided for the school site.

J. Charles Hammel
Acting Zoning Commissioner
of Baltimore County

Elias Ryan & Julius Requa
Old Annapolis Rd.
Group Houses
13th Dist.
1-17-53

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Elias E. Ryan (Widow) & Julius H. Requa, legal owner, of the property situate on the West side of Annapolis Road, North of Patapsco River, as shows on

plate attached. All that parcel of land in the 13th District of Baltimore beginning at the North Shore Line of Patapsco River and the Northwest side of Old Annapolis Road, thence running northeasterly and binding on the northwest side of Old Annapolis Road 3877.84, thence North 69° 42' W. 279.7 ft. to the east side of Oak Road, thence southeasterly and binding on the east side of Oak Road and the following courses and thence binding on said shore the following courses S. 79° 52' E. 912 ft., S. 17° 31' E. 766 ft. and S. 88° 28' E. 60.3 ft. to place of beginning.

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

Reasons for Re-Classification: In order to provide suitable homes.

Size and height of building: front 16 _____ feet; depth 20 _____ feet; height 20 _____ feet.
Front and side set backs of building from street lines: front 25 _____ feet; side 15 _____ 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.

Julius H. Requa
Legal Owner

Address 2610 German Hill Road

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of December, 1953, 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 Beckford Bldg., in Towson, Baltimore County, on the 12th _____ day of _____, 1953, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

1/14/53
10 PM
(8-SIGNS)

2452

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13 Date of Posting 1-7-53

Posted for *George P. Hammond*

Petitioner: *Elias E. Ryan & Julius H. Requa*

Location of property *beg. at the N. shore of Patapsco River, 13th Dist., Old Annapolis Rd.*

Location of sign *see page 470 of map*

Posted by *George P. Hammond* Date of return 1-2-53

December 22, 1952

\$55.00

RECEIVED of J. H. Requa Realty Co., the sum of Fifty-Five (\$55.00) Dollars, being cost of petition for reclassification, advertising and posting of property Northwest side of Old Annapolis Road, 13th District of Baltimore County.

NOTICE OF OPENING PETITION FOR RECLASSIFICATION
13th DISTRICT
Pursuant to the petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to a "D" Residence Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Beckford Building, Towson, Maryland, on the Monday, January 12, 1953, at 1:00 P.M.

To determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Group Houses:
All that parcel of land in the 13th District of Baltimore County, beginning at the North Shore Line of Patapsco River and the Northwest side of Old Annapolis Road, thence running Northeasterly, and binding on the Northwest side of Old Annapolis Road 3877.84 feet, thence North 69 degrees 42 minutes West 279.7 feet to the East side of Oak Road, thence Southeasterly and binding on the East side of Oak Road and the following course and distance, South 79 degrees 52 minutes West 912.3 feet to the North Shore of Patapsco River, thence binding on said shore the three following courses, South 17 degrees 31 minutes East 766 feet, South 88 degrees 28 minutes East 60.3 feet and South 88 degrees 28 minutes East 60.3 feet to place of beginning as shown on plate filed with the Building and Zoning Department.

FILED JAN 8 1953
OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS THE COMMUNITY PRESS
Boston, Mass. THE HERALD-ARMY Dand., Md.
No. 1 Newburg Avenue CATONSVILLE, MD

January 6, 1953
THIS IS TO CERTIFY, that the annexed advertisement of *Augustine J. Muller, Zoning Commissioner of Baltimore County* was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 6th day of January 1953, that is to say the same was inserted in the issues of December 26, 1952 and January 2, 1953.
THE BALTIMORE COUNTIAN

By *P. J. Moran*
Editor and Manager.

Zoning Commissioner

Notarist
Monday, January 12, 1953
at 1400 E. N. B. Basement of the Beckford Building
Towson, Maryland

PAID
DEC 22 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *Thomas H. Morgan*

2452

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "R" RESIDENCE ZONE - 1/2 ac. at shore line of Patuxent River and W. W. side Old Annapolis Road, 13th Dist., Elms L. Ryan and Julius H. Regard, Petitioners

The property which is the subject of this petition is bounded on the east by the Old Annapolis Road on the south by the Patuxent River and on the west by Oak Road, forming a triangular piece of land. The petitioner has made a request for the entire area to be reclassified for the erection of group houses.

It is the opinion of the Acting Zoning Commissioner that the granting of this reclassification would be beneficial to the entire community in that the necessary facilities, which are now lacking, will be provided, and will not be detrimental to the health, safety and general welfare of the community, therefore the said reclassification should be had.

It is this 17th day of February, 1953, 1953 by the Acting Zoning Commissioner of Baltimore County, 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 "R" Residence Zone, subject, however, to compliance with the following provisions:

1. The filing of a subdivision plat for the approval of the Baltimore County Planning Commission and of any other County Agency when such approval is required.
2. Agreement to be worked out with the Board of Education as to an adequate school site in this area.
3. Necessary financial agreement with the County Commissioners of Baltimore County as to the purchase price of the area provided for the school site.

F. Charles B. ...
Acting Zoning Commissioner
of Baltimore County

FILED IN DISTRICT OFFICE OF BALTIMORE COUNTY JAN 21 1953

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -
I, or we, Elms L. Ryan (Wife) & Julius H. Regard, owner(s) of the property situate on the West side of Annapolis Road, North of Patuxent River, as shown on plat attached. All that parcel of land in the 13th District of Baltimore County, lying on the North Shore Line of Patuxent River and the Northwest side of Old Annapolis Road, thence running northeasterly and binding on the northwest side of Old Annapolis Road 3377.4', thence North 69° 52' W. 279.7' ft. to the east side of Oak Road, thence southeasterly and binding on the east side of Oak Road and the following courses and distances S. 28° 08' W. 1389.5' ft. to the North shore of Patuxent River thence binding on said shore the following courses S. 59° 50' E. 912' ft., S. 17° 33' E. 716' ft. and S. 88° 23' E. 603.3' ft. to place of beginning.

I 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 "R" Residence Zone.

Reasons for Re-Classification: In order to provide suitable homes.

I, or we, agree to pay expenses of above reclassification, 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.

Julius H. Regard
Legal Owner
Address: 2610 Green Hill Road

ORDERED: By The Zoning Commissioner of Baltimore County, this 27th day of December, 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 Richard Bldg., in Towson, Baltimore County, on the 19th day of January, 1953 at 1:15 P.M.

1/19/53
10:00 AM
(R-SIGNS)

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 _____, 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 reclassification 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 _____
President

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District - 13
Date of Posting - 1-2-53
Posted for _____
Petitioner - _____
Location of property _____
Location of Sign _____
Remarks: _____
Date of return - 1-2-53

NOTICE OF MEETING OF THE ZONING COMMISSIONERS OF BALTIMORE COUNTY
The Zoning Commissioners of Baltimore County will hold a public hearing in the Board Room, in the basement of the Richard Building, Towson, Maryland, on the 19th day of January, 1953, at 1:15 P.M. to determine whether or not the following mentioned and described property should be changed or continued as intended for Group Housing.

FILED JAN 8 1953
OFFICE OF THE BALTIMORE COUNTY THE BALTIMORE COURIER
No. 1 Newburg Avenue CATONSVILLE, MD.
THIS IS TO CERTIFY, that the annexed subscription of Augustus J. Miller, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COURIER, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 consecutive weeks before the 6th day of January, 1953, that is to say, December 24, 1952 and January 2, 1953.
THE BALTIMORE COURIER
By P. J. Morgan
Editor and Manager

December 22, 1952

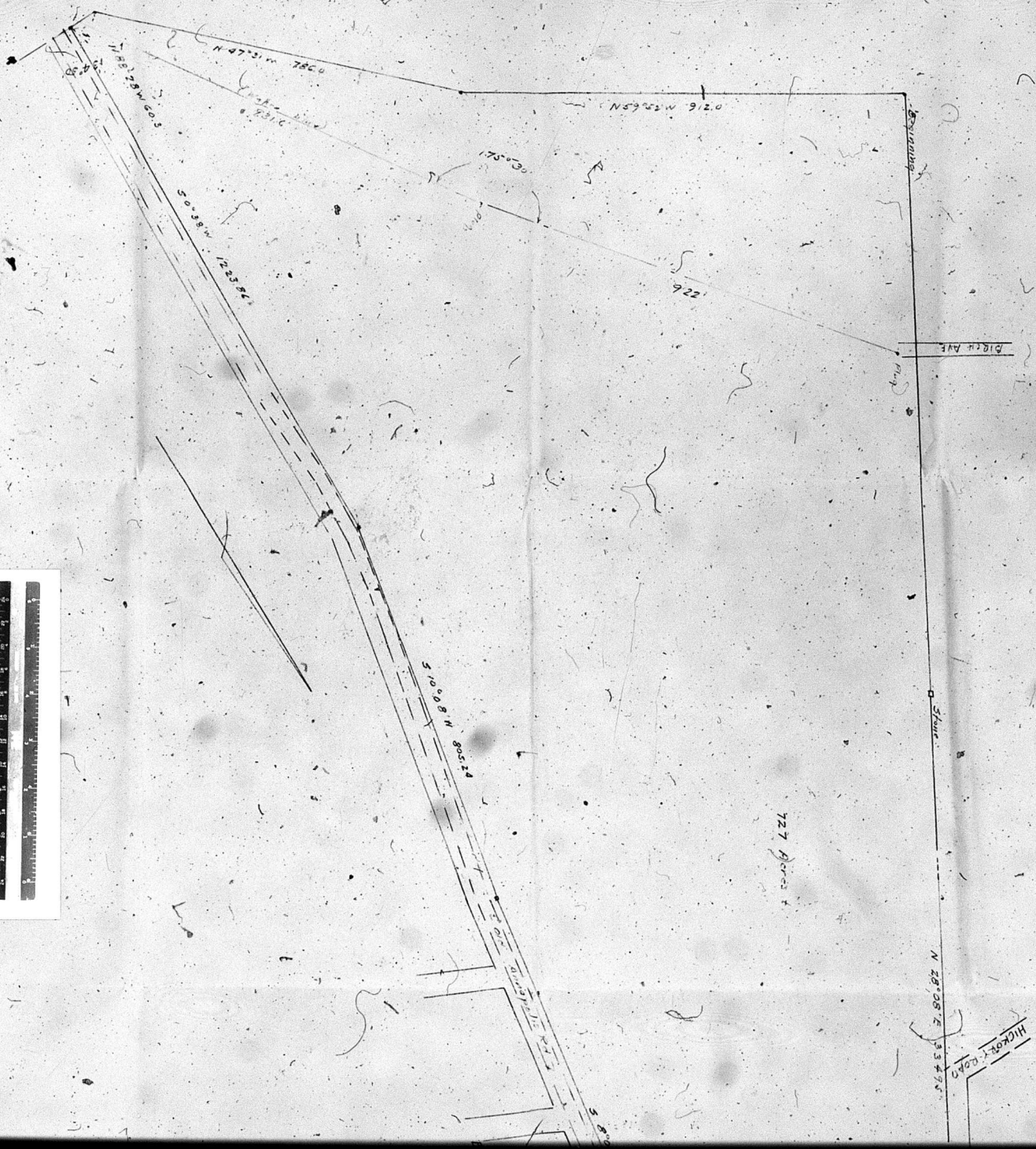
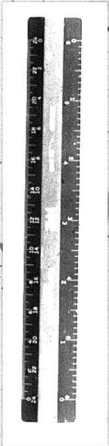
\$52.00

RECEIVED of J. F. Regard Realty Co., the sum of Fifty-Two Dollars (\$52.00) Dollars, being part of petition for reclassification, advertising and posting of property Northwest side of Old Annapolis Road, 13th District of Baltimore County.

Zoning Commissioner

Hearings:
Monday, January 12, 1953
at 1:15 P.M.
Room 201 of the Richard Building
Towson, Maryland

PAID
DEC 22 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By _____



N 47° 31' W 78.00

N 59° 53' W 92.00

175° 30'

92.00

123.38
50.53
123.38

50.53
123.38

S 10° 08' W 805.24

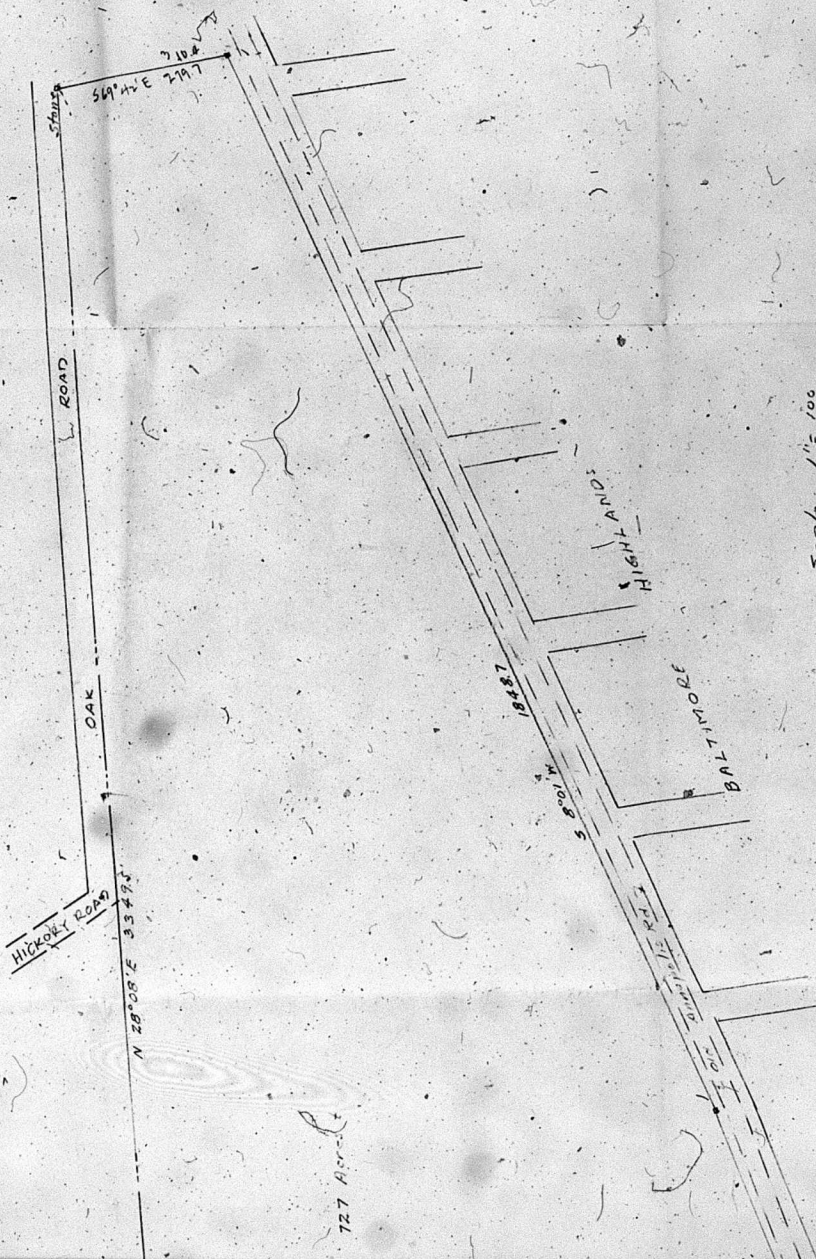
727 Acres

BIRCH AVE

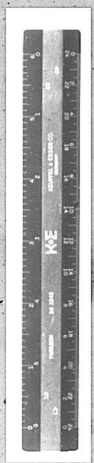
SHAW

N 28° 08' E 334.50

HICKORY LANE



Scale 1" = 100
 Nov 1909



727 Approved