

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County: Construction Co. of the property shown on a subdivision of Wilkes Avenue beginning 1250 feet west of Satyr Hill Road thence westerly and binding on the South side of Wilkes Avenue 1411 feet thence the following courses and distances, South 0 degrees 37 minutes West 167.35 feet, North 23 degrees 17 minutes East 304.22 feet, North 66 degrees 2 minutes West 1152.07 feet, South 0 degrees 11 minutes East 674.92 feet, South 21 degrees 19 minutes East 1414.12 feet, South 20 degrees 37 minutes East 785.10 feet, North 25 degrees 12 minutes West 150.05 feet, South 82 degrees 31 minutes East 70.95 feet, North 25 degrees 12 minutes East 5.15 feet, South 25 degrees 31 minutes East 1024.01 feet, North 3 degrees 05 minutes West 1270.50 feet, to place of beginning, containing approximately 39.5 acres more or less as shown on plot plan filed with zoning department.

hereto 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: 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, we, 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.

THE YAKOMA CONSTRUCTION CO.
NORRIS HOMES, INC.
Jacob H. Friedman
Legal Owner
Address: c/o Jacob H. Friedman
Squibb Building
Baltimore 2, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of March, 1954, 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 Hickory Bldg. in Towson, Baltimore County, on the 29th day of March, 1954, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

RE: APPLICATION OF THE YAKOMA CONSTRUCTION COMPANY and NORRIS HOMES, INC., Petitioners: BEFORE THE BOARD OF ZONING APPEALS FOR BALTIMORE COUNTY

Upon the foregoing Petition, it is this day of May, 1954, by the Board of Zoning Appeals for Baltimore County:

ORDERED that the application in this case be amended so as to show that the change in classification sought by such application is from an "R" Residence Zone to an "R" Residence Zone.

Board of Zoning Appeals for Baltimore County

Re: In the matter of the petition of Yakoma Construction Company and Norris Homes, Inc. for a reclassification of certain property described in Zoning Petition #2924 from an "A" Residence Zone to a "R" Residence Zone.

The subject property is in an area where the County needs to acquire a right-of-way for the proposed Perring Parkway and for school sites. Therefore it is deemed premature to rescind the entire tract of land described in the petition. However, it is conceded that the hereinbefore described portion of the subject property is not needed by the County and a reclassification of it will not in any wise interfere with plans for the proposed Perring Parkway or plans of the school board for school sites in this area.

Since the original zoning of the subject property, "A" Residence, there have been a number of group house zones adjacent to the subject property set up and established by the Zoning authorities of Baltimore County. These changes, this Board believes, necessitate and warrant a reclassification of the hereinbefore described property from an "A" Residence Zone to a "R" Residence Zone which leaves a buffer zone of one hundred thirty (130') feet between the property hereby reclassified and adjoining residential property on the east side thereof.

The portion of the property hereby reclassified being described as follows and shown on a plat made by Albert E. Fowner, dated May 6, 1955 and filed with the Zoning Department of Baltimore County:

Beginning for the same on the Southeast side of Wilkes Avenue at the distance of 135 feet more or less measured southeasterly along the southeast side of Wilkes Avenue from the northeast corner of Lot No. 11 as shown on Plat of Grindon Little Farms, recorded among the Land Records of Baltimore County in Plat Book W.F.C. No. 7, folio 34, and running thence southeasterly binding on the southeast side of Wilkes Avenue 355 feet more or less, thence leaving Wilkes Avenue and running southeasterly 467 feet more or less, thence northeasterly 368 feet more or less, thence still northeasterly 78 feet more or less to the east side of Perring Parkway as proposed to be laid out 150 feet wide, thence southerly binding on the east side of said Perring Parkway 600 feet more or less, thence leaving Perring Parkway and running southeasterly 900 feet more or less, and thence northerly by a line parallel with and 150.00 feet measured westerly from the west outline of said Plat of Grindon Little Farms 1210 feet more or less to the place of beginning.

All the residue and remainder of the property described in the original petition is to remain an "A" Residence Zone.

Charles H. Lohr, Chairman
Daniel M. Hagers
Carl F. Fowner
Board of Zoning Appeals

Approved: County Commissioners of Baltimore County
By: [Signature]
Date: July 6, 1955

May 10, 1955

RE: APPLICATION OF THE YAKOMA CONSTRUCTION COMPANY and NORRIS HOMES, INC., Petitioners: BEFORE THE BOARD OF ZONING APPEALS FOR BALTIMORE COUNTY

TO THE BOARD OF ZONING APPEALS FOR BALTIMORE COUNTY:

The Petition of The Yakoma Construction Company and Norris Homes, Inc., by Kenneth C. Proctor, their attorney, respectfully shows unto the Board as follows:

1. That the application in this case was for reclassification, from an "A" Residence Zone to a "R" Residence Zone, for a tract of land located on the south side of Wilkes Avenue, 1250 feet west of Satyr Hill Road, in the Ninth Election District of Baltimore County; that such application was filed prior to the adoption of the new Zoning Regulations for Baltimore County.

2. That in view of the fact that the new Zoning Regulations have been adopted and became effective on or about March 30, 1955, your Petitioners desire to amend their original application so as to ask for a reclassification, of the tract referred to above, from an "R" Residence Zone to an "R" Residence Zone.

WHEREFORE your Petitioners respectfully request that the Board of Zoning Appeals for Baltimore County pass an Order amending the application for reclassification, referred to above, so as to show that the request is to change the classification of the tract involved from an "R" Residence Zone to an "R" Residence Zone.

AND AS IN DUTY BOUND, ETC.

Kenneth C. Proctor
Attorney for Petitioners

Fidelity Union Skin
MADE IN U.S.A.

DESCRIPTION OF PARCEL ON EAST SIDE OF PROPOSED PERRING PARKWAY WEST OF GRINDON LITTLE FARMS, BALTIMORE COUNTY.

Beginning for the same on the Southeast side of Wilkes Avenue at the distance of 135 feet more or less measured southeasterly along the Southeast side of Wilkes Avenue from the North-west corner of Lot No. 11 as shown on Plat of Grindon Little Farms, recorded among the Land Records of Baltimore County in Plat Book W.F.C. No. 7, folio 34, and running thence Southeasterly binding on the Southeast side of Wilkes Avenue 355 feet more or less, thence leaving Wilkes Avenue and running Southerly 467 feet more or less, thence Northeasterly 368 feet more or less, thence still Northeasterly 78 feet more or less to the East side of Perring Parkway as proposed to be laid out 150 feet wide, thence Southerly binding on the East side of said Perring Parkway 600 feet more or less, thence leaving Perring Parkway and running Southeasterly 900 feet more or less, and thence Northerly by a line parallel with and 150.00 feet measured Westerly from the West outline of said Plat of Grindon Little Farms 1210 feet more or less to the place of beginning.

JACQUELINE
Professional Engineer and Registered Land Surveyor
ALBERT E. FOWNER
623 Park Avenue, Baltimore 1, Md.

Demid
Buffy zone

DESCRIPTION OF 130 FT. STRIP, SOUTHEAST SIDE OF WILKER AVENUE, ADJOINING WEST OUTLINE OF GRINDON LITTLE FARMS, BALTIMORE COUNTY.

Beginning for the same at the Northeast corner of Lot No. 11 as shown on Plat of Grindon Little Farms, recorded among the Land Records of Baltimore County in Plat Book W.F.C. No. 7, folio 34, said beginning being also at a point on the South side of Wilkes Avenue, and running thence Southeasterly binding on the Southeast side of Wilkes Avenue 135 feet more or less, thence leaving Wilkes Avenue and running Southerly parallel with and 150.00 feet measured Westerly from the West outline of said Plat of Grindon Little Farms 1210 feet more or less, thence Southeasterly 155 feet more or less, and thence Northerly binding on the West outline of said Plat of Grindon Little Farms 1270 feet more or less to the place of beginning.

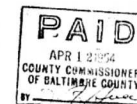
JACQUELINE
Professional Engineer and Registered Land Surveyor
ALBERT E. FOWNER
623 Park Avenue, Baltimore 1, Md.

Milvin S. Adams
Zoning Commissioner
of Baltimore County

basement
Record Building
Towson, Md.



Zoning Commission

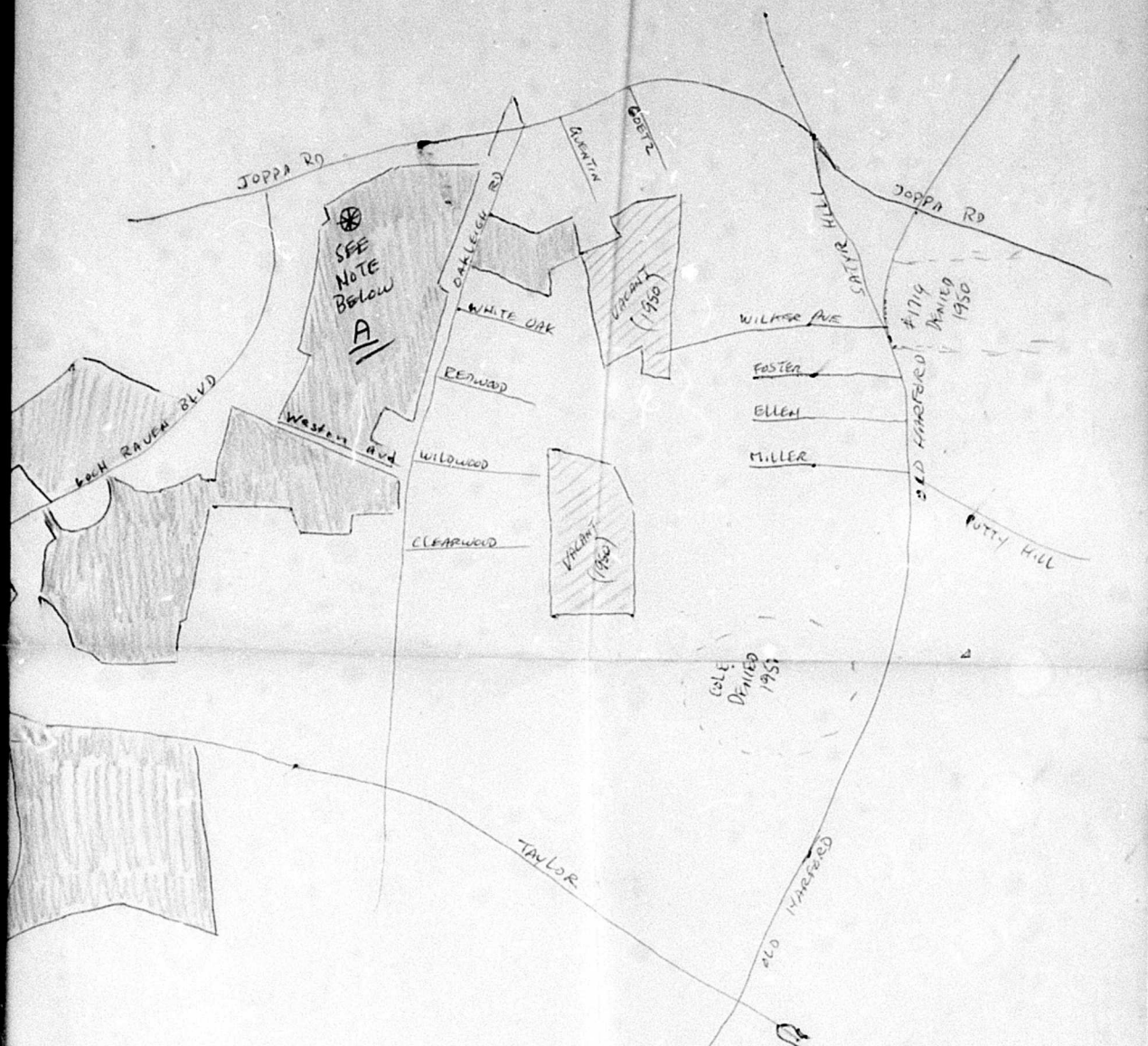


The UNION NEWS
H. F. Ryser
Manager.

Remarks:

[illegible]

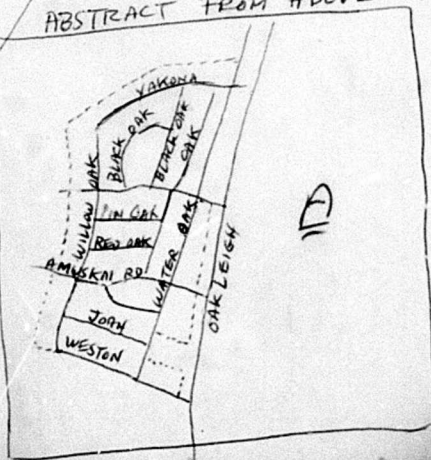
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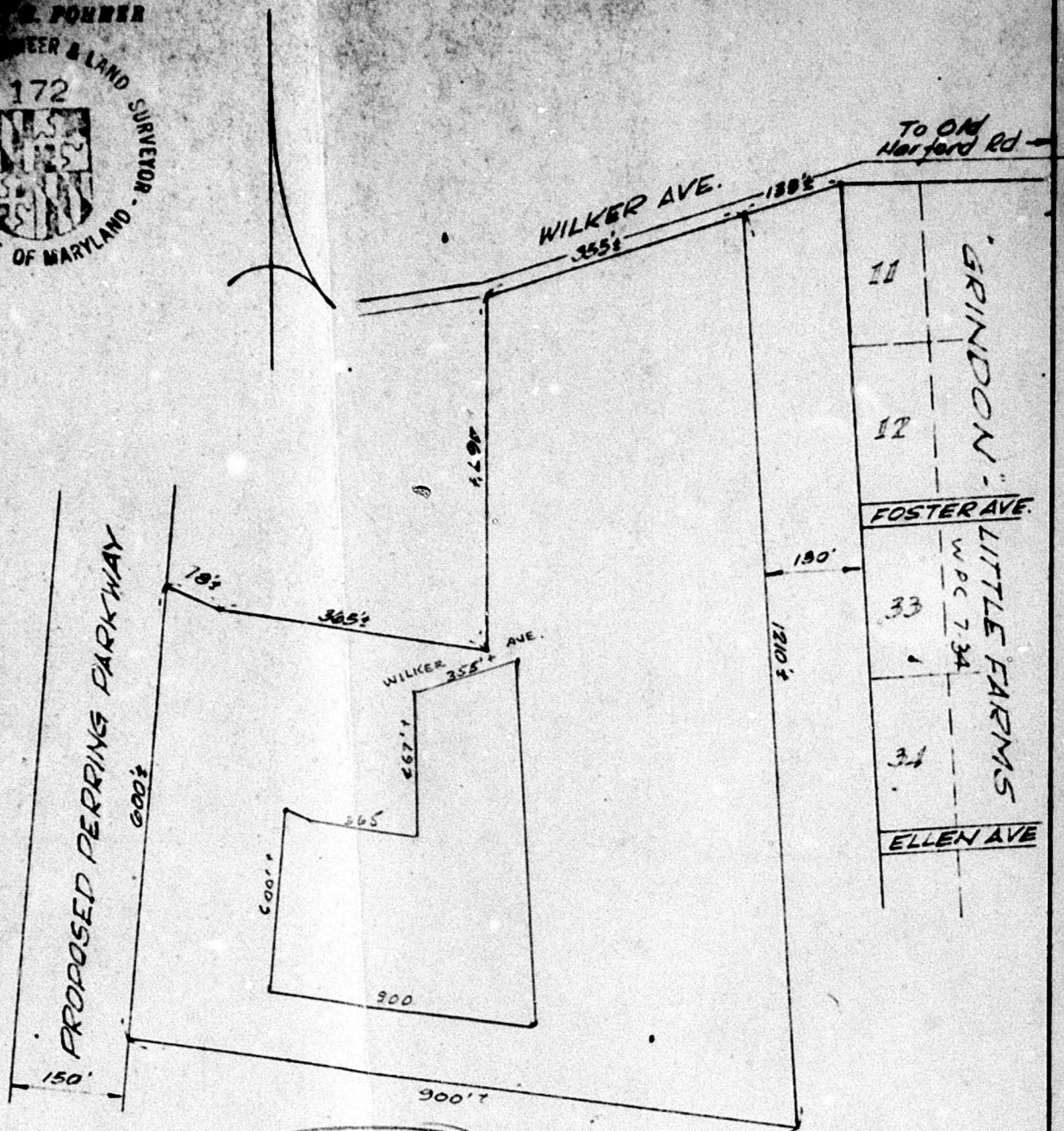


1000:1

WILLOW DAK	5
YAKONA	4
BLACK OAK	2
OAK	1
PN OAK	0
RED OAK	3
AMUSKAI	4
WATER OAK	4
JOAN	0
WESTON	0
ROCK OAK	1
WHITE OAK	2
RED WOOD	1
	27

ABSTRACT FROM ABOVE - 10 STREET



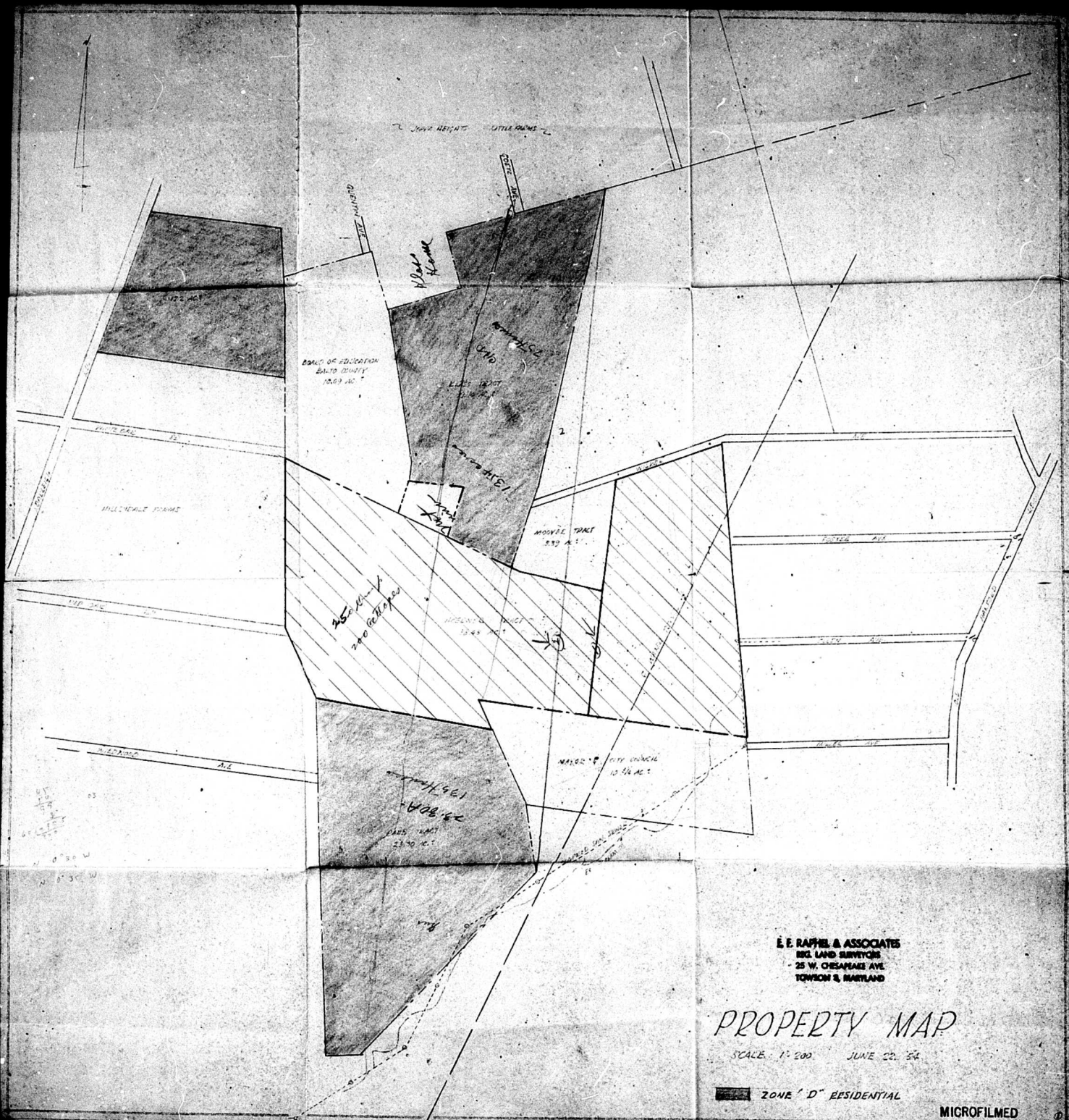


#2924
OLD MAP
#9

Drawn by J.D.
Checked by NE
Date 5-6-55

ALBERT E. POMEROY
SURVEYOR & CIVIL ENGINEER

833 Park Avenue, Baltimore 1, Md.
Scale: 1" = 200' Issued: 5-6-55.



E. F. RAFFEL & ASSOCIATES
REG. LAND SURVEYORS
25 W. CHESAPEAKE AVE.
TOWSON 8, MARYLAND

PROPERTY MAP

SCALE: 1" = 200' JUNE 22, 54

ZONE 'D' RESIDENTIAL

MICROFILMED

