Petition for Zoning Re-Classification To The Soning Commissioner of Saltimore County:— Construction Co. hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an . D. Reasons for Re-Classification: GRCUP HOUSES Size and height of building; front feet; depth feet; height feet Front and side set backs of building from street lines: front ... Property to be posted as prescribed by Zoning Regulations 1, 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. R.C. Pereto E YAKONA CONSTRUCTION CO. ORDERED By The Zoning Commissioner of Baltimore County, this ... 8th March 19.54, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Haltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning

er of Baltimore County, in the Reekord Bldg., in Towson, Baltimore County, on the

Places note an arosal in the above estitled case to the Beard of

Appeals of Bultimers County, on behalf of Medal Mesos, Inc., and the

BOTTOM OF APPRAIS

... 195k ., at 1:000 clock .. P. .. M Zoning Commissioner of Baltimore County

.....day of March

6-516115

ME: APPLICATION OF THE YARDEA CONSTRUCTION COMPANY and MEDEL HOMES, DEC., Petitions . BEFORE THE BOARD OF ZON DO PO I APPEALS FOR BALT DESE COUNTY

Upon the aforegoing Petition, it is this May, 1955, by the Board of Zoning Appeals for Baltimore County: ORDESED that the application in this case be awarded so as to show that the change in classification sought by such application is from an "R. 6" Zone to an "R. 0" Zone.

Board of Zoning Appeals for Baltimore County.

Re: In the matter of the petition of Yakuma Construction Company and Model Homes, Inc for a reclassification of certain propert described in Zoning Petition 9292, from a "A" Residence Zone to a "D" Residence Zon

MAP

010 #9

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 despit presetive to vesore the entire tract of land described in the petition. Heever, it is conceded that the hereinafter 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 hereinafter described property from an "A" Residence Zone to a "D" Residence Zone which Reaves a buffer zone of one hundred thirty (1301) Foot between the property hereby roclassified 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. Pohmer, dated May A. 1955 and filed with the Zoning Department of Reltimore

Degiming for the same on the Southeast side of Management Assessment of the Southeast side of the Southeast side of the Southeast Southe

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

May 19, 1955

HE: APPLICATION OF THE TAKONA CONSTRUCTION COMPANY and MOMEL HOMES, INC., Petitions

BEFORE THE BOARD OF ZONING APPRAIS FOR BALTIMORE COUNTY

...... PETETION

TO THE ROADS OF ZONDAY APPEALS FOR RALL DAME COUNTY.

The Petition of The Takona Construction Company and Model Homes, Inc., by Kenneth C. Proctor, their attorney, respectfully shows unto the

1. That the application in this case was for reclassification from an "A" Regidence Zone to a "D" Regidence Zone, for a tract of land located on the scath side of Wilker Avenue, 1250 feet west of Satur Hill Road, in the Minth Election District of Baltimore County; that such application was filed prior to the adoption of the new Zoning Regulations for

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 associ their original application so as to sak for a realessification, of the trust referred to show, from an TR. " Zone to

WEREFORE your Petitioners respectfully request that the Board of Zoning Appeals for Baltimore County pass on Order asserting the application for reclassification, referred to above, so sa to show that the request is to change the classification of the tract involved from an "R. 6" Zone to an "R. G." Zone.

Eideli¶u Önion S¢in Grap Houses DESCRIPTION OF PARCEL ON EAST SIDE OF PROPOSED PERRING PARKWAY WEST OF GRINDON LITTLE PARMS, BALTIMORE COUNTY.

> Beginning for the same on the Southeast side of Wilker Avenue at the distance of 135 feet more or less measured Southwesterly along the Southeast side of Wilker Avenue from the Northwest corner of Lot No. 11 as shown on Plat of Grindon Little Parms, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 34, and running thence Southwesterly binding on the Southeast side of Wilker Avenue 355 feet more or less, thence leaving Wilker Avenue and running Southerly 467 feet more or less, thomas Northwesterly 365 feet more or less, thence still Northwesterly 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 Parms 1210 feet more or less to the place of beginning.

Denied 3me

DESCRIPTION OF 150 PT. STRIP, SOUTHEAST SIDE OF WILKER AVENUE, ADJOINING WEST OUTLING OF GRINDON LITTLE PARMS, BALTIMORE COURTY.

Beginning for the same at the Northwest corner of Lot No. 11 as shown on Plat of Orindon Little Parms, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 34, said beginning being also at a point on the South side of Wilker Avenue, and running thence Southwesterly binding on the Southeast side of Rilker Avenue 135 feet more or less, thence leaving Milker Avenue and running Southerly parallel with and 130.00 feet measured Westerly from the West outline of said Plat of Grinden Little Parms 1210 feet more or less, thence Southeasterly 133 feet more or less, and thence Northerly binding on the West outline of said Flat of Grindon Little Parms 1970 feet more or less to the place of beginning.

833 P.-L A---- Bale---- L M.L

RE: FETITION FOR EXCLASSIFICATION FROM AN "A" ESSIENCE ZORE TO A "D" RESIENCE ZOES -S. S. Wilker Awe, 1250 feet W. Satyr Hill Bodd, 9th District - Model Remas, Inc., and The Yakona Construction Co., Petitioners

Pursuant to advertisement, posting of property and public hearing on the above petition and it appearing that even though in 1951 on area of lead to the south of the above property was reclassified to a "P" Residence Zone, the area has definitely grown into an "A" residential character. The original noming in 1916 of the made subject property was correct but an error was/in reclassifying the property above referred to in 1951 to a "P" Residence Zone thick was containly premature at that time.

Another factor which enters into the matter is the school problem in the area. At the present time the school facilities are inadequate to take care of the present meeds, therefore, it will be impossible to provide facilities for any shittional children in the mear future.

It is this <u>2900</u> day of North, 1954, OMERED by the Zoning Consistions of saltimore County, that the above pointion be and the same is hereby dented and that the above described property or area be and the same is hereby continued as and to remain an "A" Northerno Zone.

Of Baltimore County

#2924

CERTIFICATE OF PUBLICATION

TOWSON, MD. Mank / 1 195 4

THIS IS TO ERITFY. That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore Courty, Md., once in each of tea... successive weeks before the day of Phase 195.4, the first publication appearing on the day of Phase 195.5.

no. 2; manter cart 750.10 for b 23 degrees 12 minutes we feet, routh \$2 degrees 1 les cast 70.55 ft, north 25 d 12 minutes must \$25 ft, coul grees 21 minutes east 10216 horth 2 degrees 05 minutes wes

The UNION NEWS

March 26, 1954

135.00

MCRIVED of the Zahoma Construction Corporation the san of Thirty Pire (255.00) Dollars, being cost of potition for reclassification, advertising and posting property, south side of Milker Awane, 9th District.

Zoning Commissions

Hearings
Monday, March 29, 195h
at 1:00 peace
becoment
lede ord Building
Townous Mis.



April 12, 195h

\$30.00

MCGRIVED of Kennsth G. Proctors, Attornay for Model.
Homes, Inc., and The Takens Construction Company, positioners,
the sun of Thirty (20.00) Dellars, being cost of appeal to
the Board of Joning Appeals of Beltimore County from the
decision of the Econing Commissioner, preserved in the metter
of realisatification of property on the south side of Millor
Amanus, 1250 feet west of Salay Mill Road, 9th District.

Zoning Counts stoner



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Tonion, Prin,	#2924
District 9th	Date	of Posting 3-17-54
District	bul zone to "D' Sericle el 3.	me
Posted for: Un A. Jenes	and fine to the first	to to for
Petitioner: model Ho	mie foret fre japona von	0 + 21 0001
Location of property S.S. 7	bul 3 and to "D' Serioline 3. me fore + The Jakona Com- mulder live , bug 1750 ft w g.	faly fell 19
See Plus.		111 100000
Landian of Sims Soul sugar	at the end of Redwood At, analy	afthe ind of while Oak 114
thurst the a del to	strail, another at Menotif Eller	and untilately enely
weller art, and reall is	flator Hell popor this so of wither	att
Remarks:	7/	
Posted by Allege Kil	Date of return:	
another at the world for when and fund in the world in Blonge R. J.	at the end of feedwood his malk, and the state of feed from the feed of which the feed of which the state of	







