

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County —
 xxxxxx, The undersigned, Jan. King & Sons, Inc., legal owner of the property situate in the Fifteenth Election District of Baltimore County and described as follows:

Beginning for the same at a point in the centerline of Kingston Road, 30 feet wide, said point being distant 3,200 feet more or less from the south side of Eastern Avenue, thence leaving the centerline of said Kingston Road and binding on the south side of proposed Graythorn Road, 60 feet wide, South 24° 50' 00" East 110.32 feet, thence leaving the south side of said proposed Graythorn Road for a line of division South 32° 14' 00" East 1,048.70 feet more or less to the shore line of Middle River, thence binding on said shore line in a northeasterly and southeasterly direction 150 feet more or less, thence leaving said shore line and running for a line of division North 28° 14' 00" East 125 feet more or less to the centerline of a road 15 feet wide, thence binding on the centerline of said road the eleven following courses and distances, viz: First South 16° 00' East 92.24 feet, second South 15° 12' 00" East 144.31 feet, third South 24° 50' 00" East 110.32 feet, fourth South 33° 16' 00" East 89.88 feet, fifth South 52° 10' 00" East 92.39 feet, sixth South 68° 07' 00" East 40.62 feet, seventh South 71° 12' 00" East 135.01 feet, eighth South 80° 23' 00" East 114.35 feet, ninth North 88° 43' 00" East 303.03 feet, tenth South 85° 22' 00" East 135.24 feet, eleventh South 73° 08' 00" East 176.53 feet, thence leaving the centerline of said road for a line of division North 47° 37' 15" East 250.04 feet to the centerline of a second road, 15 feet wide, thence binding on the centerline of said road the eight following courses and distances, viz: First North 20° 35' 00" West 105.19 feet, second North 22° 30' 00" West 138.71 feet, third North 40° 14' 00" West 170.38 feet, fourth North 58° 23' 00" West 350.12 feet, fifth North 47° 31' 00" West 350.54 feet, sixth North 77° 11' 00" West 135.28 feet, seventh North 41° 13' 00" West 107.15 feet, eighth North 19° 08' 00" West 303.10 feet, thence leaving the centerline of said road South 59° 08' 00" West 186.03 feet to the centerline of aforementioned Kingston Road, thence binding on said Kingston Road North 38° 11' 10" West 705.36 feet to the point of beginning, containing 30.000 Acres more or less.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Jan. King & Sons, Inc.
 41 Kingston Road, P.O. Box 100
 Baltimore 2, Md.
 Address C/o M. William Adelson, Esq.
 1816 Watkinson Building
 Baltimore 2, Maryland

ORDERED by The Zoning Commissioner of Baltimore County, this 1st 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 5th day of April 1954, at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County
 (over)

Petition No. 2935 District No. 15
 Processed by P. Stanton
 Hearing Scheduled Mon., April 5, 1954

Attention: Mr. Ditt
 Subject of Petition: From A to D - Kingston Road - 3,200' From S.E. of Eastern Ave.
 Comments:

It is the opinion of the Planning Commission that this property is entirely unsuited for group house development. It is an isolated tract, accessible only by means of a single road, and the density which would result from group house development would create problems in the provision of utility services, school facilities, and traffic congestion and increase which would be against the best interests of the community.

The existing sewers and pumping facilities in the Middle River area are already heavily taxed by the extensive group house development of recent years and could not accommodate the increased flow which would result from the proposed development.

The new Hawthorne School, still under construction, will service an area which includes the property in question. It will be the maximum size (24 classrooms) which the Board of Education considers desirable and could not possibly accommodate the additional pupil load which group housing development would create. Furthermore, because this school service area is defined by the Pennsylvania Railroad on the north and water barriers on the other sides it would not be functionally or economically practicable to provide another school there.

The site under consideration is located at the end of a peninsula. It can be reached only by a single road, leaving through the center of the existing development at the northern end of the peninsula. It is considered that the density of traffic which would be generated on this road by the proposed group house development would result in unreasonable congestion and traffic hazards in the already densely developed area to the north.

Almost the entire shore line of the peninsula is at present closely developed with summer cottages which enjoy the beauty of the open space in the center. The proposed development of this open area would result in a density of land use which would be desirable for neither the cottage dwellers nor the more permanent residents.

In summary, the Middle River area is at present highly developed with dense residential use which already taxes the utility, school, and traffic facilities. It is felt that further development should be of a density which will not further aggravate these conditions and which will promote a more balanced and desirable community.

C. E. Mc. Dice
 4-5-54

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 26, 54

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. XXXXXXXXXXXX
 X 2 Times XXXXXXXXXXXX before the 5th day of April 1954, the first publication appearing on the 19th day of March 1954.

THE JEFFERSONIAN,
 M. Stanton
 Manager

Cost of Advertisement, \$.....

NOTICE OF ADJUDICATING PETITION FOR RECLASSIFICATION OF ZONING
 The following is a copy of the petition for reclassification of zoning filed with the Zoning Commissioner of Baltimore County on March 26, 1954, and the same is hereby published for the information of the public.
 The petition is for the reclassification of the property situate in the Fifteenth Election District of Baltimore County and described as follows: Beginning for the same at a point in the centerline of Kingston Road, 30 feet wide, said point being distant 3,200 feet more or less from the south side of Eastern Avenue, thence leaving the centerline of said Kingston Road and binding on the south side of proposed Graythorn Road, 60 feet wide, South 24° 50' 00" East 110.32 feet, thence leaving the south side of said proposed Graythorn Road for a line of division South 32° 14' 00" East 1,048.70 feet more or less to the shore line of Middle River, thence binding on said shore line in a northeasterly and southeasterly direction 150 feet more or less, thence leaving said shore line and running for a line of division North 28° 14' 00" East 125 feet more or less to the centerline of a road 15 feet wide, thence binding on the centerline of said road the eleven following courses and distances, viz: First South 16° 00' East 92.24 feet, second South 15° 12' 00" East 144.31 feet, third South 24° 50' 00" East 110.32 feet, fourth South 33° 16' 00" East 89.88 feet, fifth South 52° 10' 00" East 92.39 feet, sixth South 68° 07' 00" East 40.62 feet, seventh South 71° 12' 00" East 135.01 feet, eighth South 80° 23' 00" East 114.35 feet, ninth North 88° 43' 00" East 303.03 feet, tenth South 85° 22' 00" East 135.24 feet, eleventh South 73° 08' 00" East 176.53 feet, thence leaving the centerline of said road for a line of division North 47° 37' 15" East 250.04 feet to the centerline of a second road, 15 feet wide, thence binding on the centerline of said road the eight following courses and distances, viz: First North 20° 35' 00" West 105.19 feet, second North 22° 30' 00" West 138.71 feet, third North 40° 14' 00" West 170.38 feet, fourth North 58° 23' 00" West 350.12 feet, fifth North 47° 31' 00" West 350.54 feet, sixth North 77° 11' 00" West 135.28 feet, seventh North 41° 13' 00" West 107.15 feet, eighth North 19° 08' 00" West 303.10 feet, thence leaving the centerline of said road South 59° 08' 00" West 186.03 feet to the centerline of aforementioned Kingston Road, thence binding on said Kingston Road North 38° 11' 10" West 705.36 feet to the point of beginning, containing 30.000 Acres more or less.

SEAL OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of REASON OF LOCATION, being an extension of an existing "D" Residence Zone

the above re-classification should be had.
 It is Ordered by the Zoning Commissioner of Baltimore County this 15th day of April 1954, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a "D" Residence Zone to a "D" Residence Zone.

William H. Adelson
 Zoning Commissioner of Baltimore County

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 1954, 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 to and remain a Zone.

Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date: APR 30 1954
 By: _____

872.00

RECEIVED OF M. William Adelson, attorney, the sum of Seventy One (\$71.00) Dollars, being cost of petition for Re-classification, advertising and posting property, Kingston Road, 15th District, Baltimore County, Md.

Zoning Commissioner

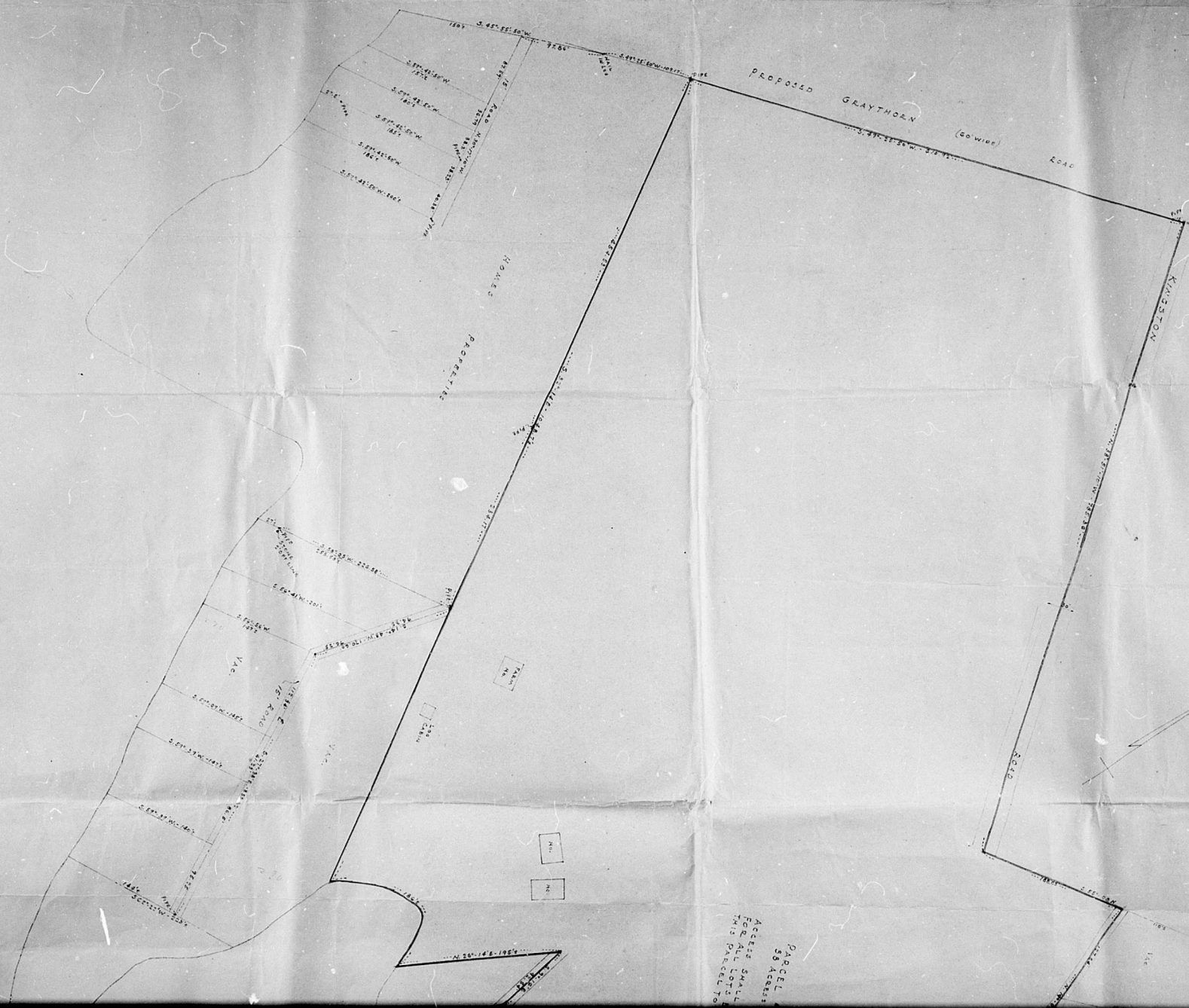
Hearings
 Monday, April 5, 1954
 at 2:00 p.m.
 Record Building
 Towson, Md.

PAID
 MAR 26 1954
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 15th Date of Posting: 3-24-54
 Posted for: Carl D. Spindler, Janice D. Spindler, Janice D. Spindler
 Petitioner: James King & Sons, Inc.
 Location of property: 41 Kingston Road, P.O. Box 100, Baltimore 2, Md.
 Location of signs: Eight signs posted on property according to the Station fill on the Young Office at Towson.
 Remarks:
 Posted by: George K. Hammett Date of return: 3-25-54

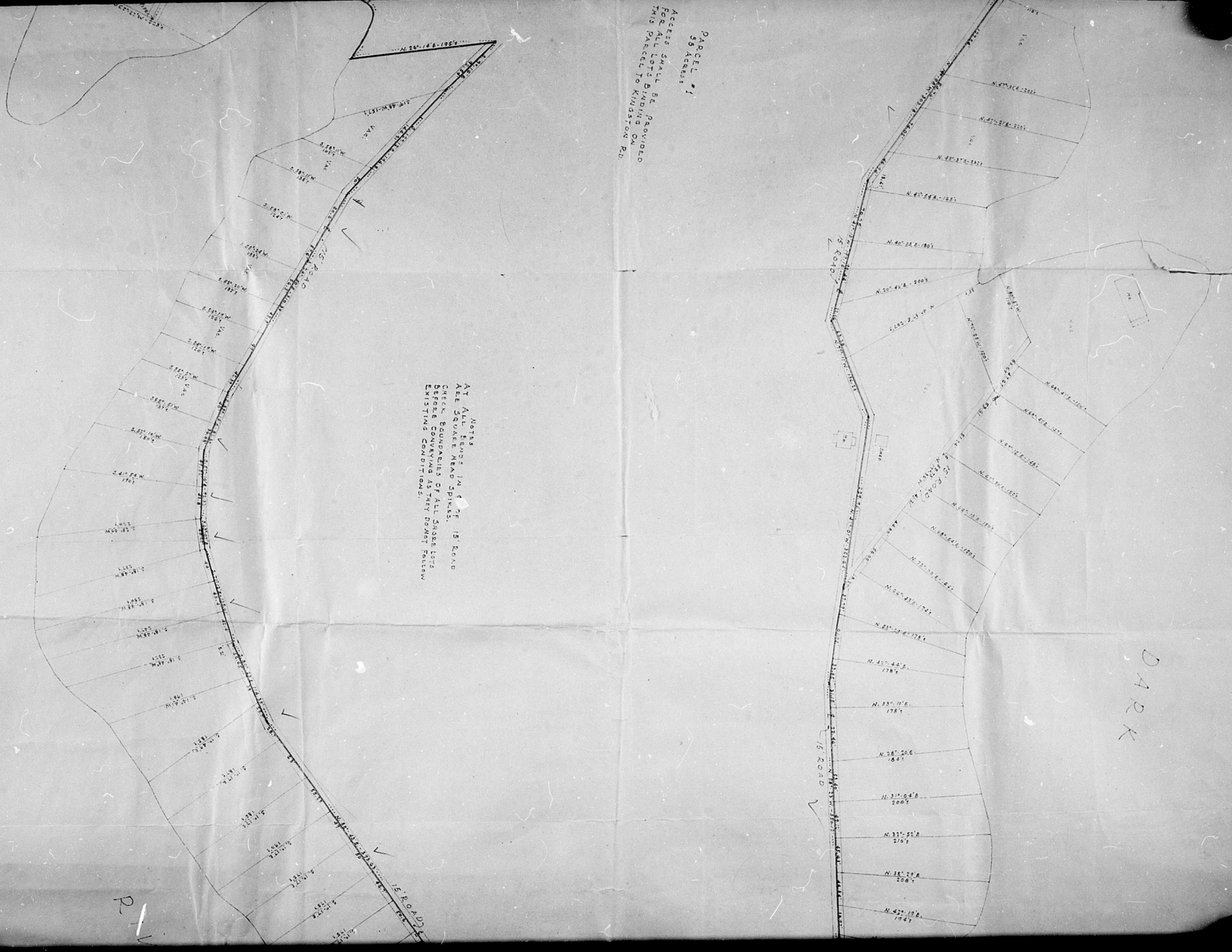


PACCEL #1
 58 Acres
 ACRES SHALL BE PROVIDED
 FOR ALL LOTS DIVIDING ON
 THIS PACCEL TO KINGSWAY RD

NOTES
 AT ALL LOTS IN 1/2 1/2 ROAD
 ARE SQUARE MEASUREMENTS.
 CHECK SQUARE MEASUREMENTS
 BEFORE CONVEYANCE OF ALL SHORE LOTS
 EXISTING CONDITIONS.

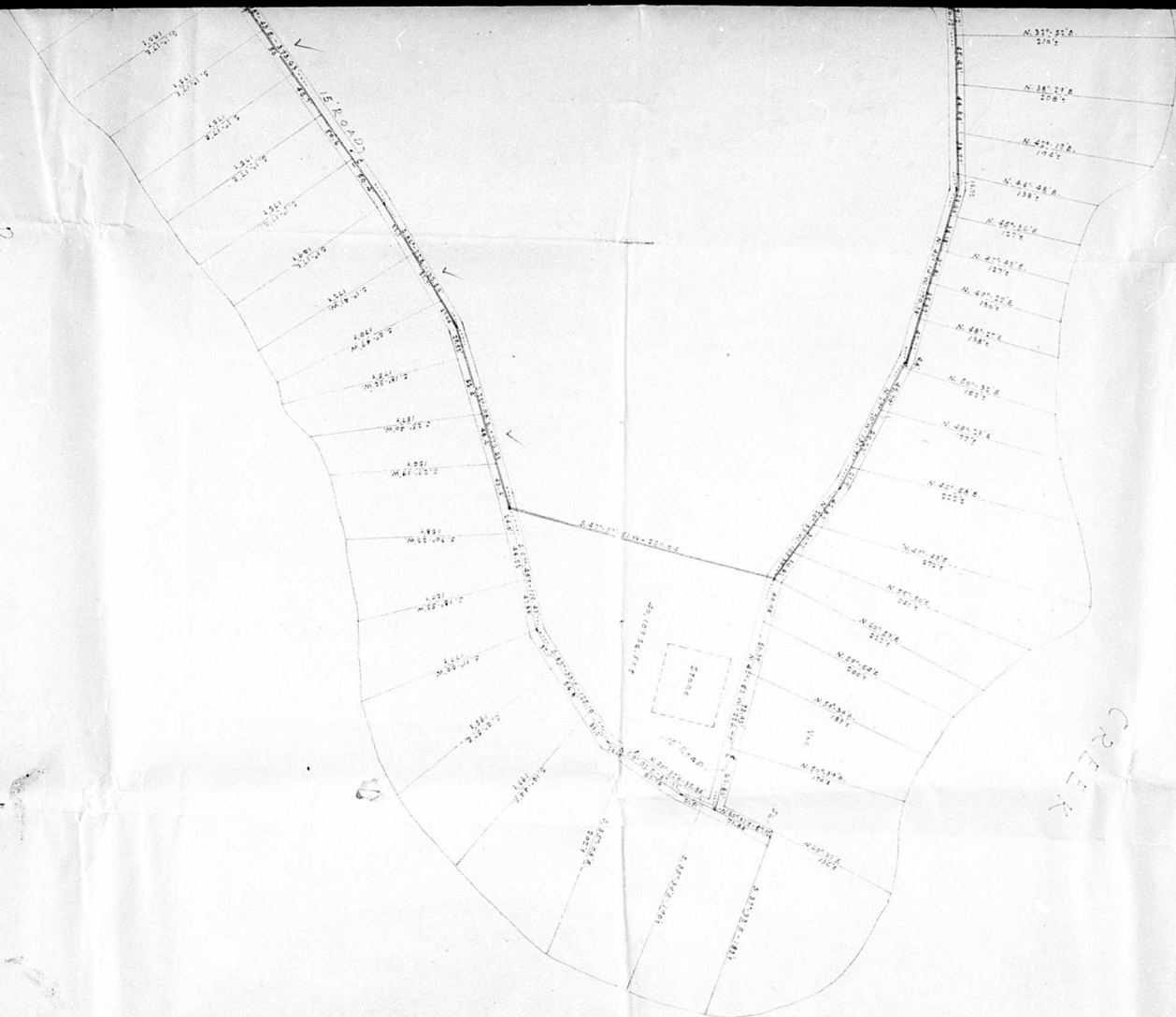
MIDDLE

DARK



RIVER

KINGSTON PARK
BALTIMORE COUNTY
JAMES KING SONS INC - KINGSTON DEL.
MAY 1956 JAN 1954
M. LEWIS & W. T. B. J. J. J. J.



HEAD

CREEK