

Petition for Zoning Re-Classification

#3251
MAP
W.C.C.
11/10/54

To The Zoning Commissioner of Baltimore County—

I, as MARTIN REALTY CO., INC., legal owner... of the property situated on Hyde Park Road at a point situated 800 Feet, more or less, from the center line from the southeast side of Hyde Park Road; thence leaving the center line of Back River Neck Road and running for the outline of the whole tract, N. 73 deg. 03 min. E. 219 feet and S. 82 deg. 45 min. E. 1972.20 feet to the center of a 20 Foot Road; thence along on the center of said road, S. 6 deg. 41 min. W. 246.90 feet, S. 6 deg. 37 min. W. 505 feet, S. 4 deg. 33 min. W. 23.96 feet; thence still continuing on the outline of the whole tract the 10 following courses and distances, viz: S. 82 deg. 29 min. W. 371.07 feet, N. 6 deg. 40 min. E. 446.00 feet, S. 83 deg. 20 min. W. 1103.15 feet to center of Back River Neck Road; thence binding thereon N. 25 deg. 31 min. W. 111.6 feet; thence leaving said road N. 25 deg. 31 min. W. 172.5 feet, S. 73 deg. 03 min. W. 279.98 feet to the center of Back River Neck Road; thence binding along the center of Back River Neck Road, N. 25 deg. 31 min. W. 30.5 feet to the place of beginning.

Containing 23 acres of land, more or less.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-1 Res. zone to an R-2 Res. zone.

Reasons for Re-Classification: General trend of row units in this area and due to fast growing industrial expansion which necessitates a demand for the housing of population density of labor in the lower brackets.

Size and height of building: front... 20... feet; depth... 30... feet; height... Two story... feet.
Front and side set backs of building from street lines: front... 25... feet; side... 10... 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.

MARTIN REALTY CO., INC.
Joseph J. Martin, Jr., Pres.
Legal Owner
Address: 7801 Pulaski Highway
Baltimore 6, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of November, 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 Breckord Building, in Towson, Baltimore County, on the 17th day of November, 1954, at 10:30 a.m.

11/10/54
55-51605
11/10/54
10 30
1954

Zoning Commissioner of Baltimore County
(over) Nov 11 - 2055

3251

MARTIN REALTY CO., INC.
1501 S. HYDE PARK ROAD
BALTIMORE, MARYLAND
3251

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 be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 13th day of November, 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 R-1 Res. zone to a R-2 Res. zone.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing ~~that the petition is premature at this time as the area is not zoned for group house development and there are plans for sewer facilities in the future.~~ There are several large areas about a mile from the subject property which have been zoned for group houses but as yet undeveloped because of the lack of sewer facilities, therefore

...the above re-classification should NOT be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this 13th day of November, 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 and remain a R-1 Res. zone.
William A. Collins
Zoning Commissioner of Baltimore County

Approved: _____
County Commissioners of Baltimore County
Date: _____ By: _____ President

Petition No. 3351 District No. 15
Comments by D. J. Stanton
Hearing Scheduled Feb. 10, 1954

ATTENTION: Mr. Dill/ Mr. Adams
Subject of Petition: From A to D - N.E.S. Back River Neck Road - 800' S. Hyde Park Rd.
Comments:

It is recommended that this petition be denied as premature since it is impossible at present to predict when, if ever, group house development will be feasible in this area.

The area is not zoned at the present time and the County Engineering Department informs us that there are as yet no plans for the provision of sewer facilities in the future. The sewerage situation with regard to the entire Essex, Back River and Middle River areas is critical at present. There are several large areas about a mile to the north of the property under consideration which have been zoned for group houses for some time but which are as yet undeveloped because sewer facilities are not obtainable. Future sewer installations which are being planned at present will relieve the general situation to some extent and may make possible the construction of some of these proposed group houses to the north. But, as mentioned before, they will not extend south to the tract in question. In any case, severing of the area south of Middleborough Road would require a pumping station. There are at present no proposed developments in the area which could warrant such a station in the foreseeable future.

Land Use proposals for this general area, with recommendations for residential densities and other land uses, provision of schools, and improved road facilities are being developed at present. It is possible that they may include suggestions for future group house zones, but for the present, it is considered that any such change would be premature and against the interests of an orderly community development.

Oct. 1954
11-9-54 bb

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

3251

District: 15 Date of Posting: 10-28-54
Posted for: an A-1 Residential Zone to an R-2 Residential Zone
Petitioner: Martin Realty Co., Inc.
Location of property: Hyde Park Road, S. E. of Back River Neck Rd. about 800 ft. S. of E. of Back River Neck Rd.
Location of Signs: on property S. E. of Back River Neck Rd. on the N. E. of Middlebrook Rd. on the N. E. of Back River Neck Rd. on the N. E. of Back River Neck Rd. on the N. E. of Back River Neck Rd.
Posted by: George R. Hummel Date of return: 10-28-54

November 1, 1954

\$37.00
RECEIVED of Martin Realty Co., Inc., petitioner, the sum of Thirty Seven (\$37.00) Dollars, being cost of petition for Re-Classification, advertising and posting property, Back River Neck Road 800' N.E. from the southeast side of Hyde Park Road, 15th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearings:
Wednesday, November 10, 1954
at 10:30 a.m.
Breckord Building
Towson, Maryland.

PAID
NOV 3 - 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
71-7

Order F 5559 Req B 2372 3251

Certificate Of Publication

ESSEX, MD. 1050666 1954

THIS IS TO CERTIFY That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md. once in each of 2 successive weeks before the 10th day of November, 1954, the first publication appearing on the 21st day of October, 1954.

THE EASTERN ENTERPRISE, INC.
F. Lee H. ...
Manager

S 82° 45' E 1472.20

Present Zoning A1 Residential

Applied To Be Zoned O1 Residential

13.00 Acres ±

N 83° 20' W 1103.15

ZONING PLAT

OF PROPERTIES OF

MARTIN REALTY CORP.

7801 PULASKI HWY

BALTIMORE MD

446.0

N 54° 00' E

S 81° 41' W 246.90

S 61° 37' W 503.0

S 41° 33' W 259.6

20 FT ROAD

N 82° 29' W 371.07

MICROFILMED

REG No 1105

SURVEYOR & CIVIL ENGINEER
4200 ELSDORF AVE. RA 6 2144
BALTIMORE 14, MARYLAND

SCALE 1"=50'

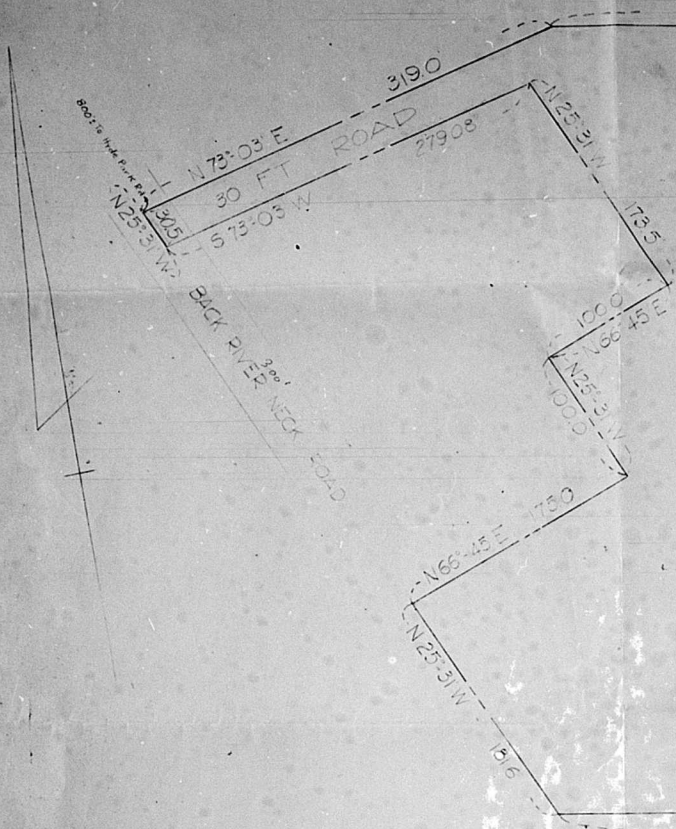
SEPT 8, 1950

S. J. [Signature]

S 82° 45' E

Present Zoning A1 Residential

Applied To Be Zoned D1 Residential



N 83° 20' W

103

ZONING PLAT
 OF PROPERTY OF
 MARTIN REALTY CO.
 1801 PULASKI HIGHWAY
 BALTIMORE, MD