

Henry A. Knott

10640
2370

Check proposed roads.

Bernard Shillman

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "D" RESIDENCE ZONE OF THE PROPERTY DESCRIBED PARCELS IN THE PETITION AND FROM AN "A" RESIDENCE ZONE TO AN "D" RESIDENCE ZONE OF THE SECONDLY DESCRIBED PARCELS - 1st Parcel - Western point on the S. W. of Forest Ave., - Second Parcel: S. line of Wentworth Ave - 9th District - Severn River Construction Co., Baltimore

Pursuant to the advertisement, posting of property and public hearing on the above petition and from the facts presented at the hearing, the reclassification petition should be granted for the following reasons:

It is the opinion of the Zoning Commissioner that this tract is appropriate for group house development. It is bounded on the north by a group house area, now in process of construction, on the east by Moreland Cemetery, on the west by an approved elementary school site, part of which is allowed for in this development, and on the south by the proposed commercial area. Part of the school site is allowed for in this development, and the school pattern in this general area will not be upset or unfavorably affected by the increased number of children that would result from the somewhat higher density inherent in group house development as compared with that which would result from one-family dwellings. There is now a significant overloading of the trunk sewer that will serve this development, but steps are being taken to provide an interceptor sewer that would be necessary in any case, whether or not group houses were permitted here.

The request for commercial zoning comprises 27 acres which would be bounded on the east by Hillway, a street of considerable potential importance that will extend the City's McKean Boulevard northward to Taylor Avenue several hundred yards east of its intersection with Loch Raven Boulevard; on the north, mostly by the proposed group house tract referred to above (with houses abutting rather than facing on the street between them and the commercial area); on the south by the County's proposed dual-lane Herring Parkway (controlled access, but accessible via Hillway Avenue), and the several-hundred-foot-wide drainage right-of-way for the channel of the east branch of Herring Run on the west by the Pleasant Park and the undeveloped DeLoes properties.

The allowance of 27 acres at this location merely for a neighborhood shopping center might be questionable but for the orderly growth of the commercial it seems natural that this should be granted for the anticipated growth in population.

It is particularly important that improvements (including grading) be done in such way as not to damage or depreciate the adjoining park and the DeLoes properties on the west and the Herring Run Valley on the south, which has potential park significance and considerable park-like quality at present. Therefore, any plans

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, SEVERN RIVER CONSTRUCTION CO., legal owner, of the property situated
First Parcel: (Group Houses)

All that parcel of land in the Ninth District of Baltimore County, "D" beginning at the most westerly point on the southerly row-line of Forest Avenue of the Hillendale Park Subdivision, proceeding in a northerly direction north 5 degrees 23 minutes west a distance of 87 feet to a point, thence north 11 degrees 44 minutes west for a distance of 37.0 feet, to a point.

Beginning the boundary description of property requested for zoning change - From this point proceeding in a northerly direction, north 71 degrees 18 minutes west, a distance of 361.49 feet; thence north 71 degrees 18 minutes west, a distance of 641.4 feet; thence in a southwesterly direction south 74 degrees 16 minutes west a distance of 312 feet; thence in a southerly direction south 7 degrees 49 minutes east a distance of 418 feet; thence northeasterly north 68 degrees 56 minutes east a distance of 1270 feet; thence northeasterly north 31 degrees 04 minutes west a distance of 493 feet; thence easterly south 89 degrees 49 minutes east a distance of 486 feet to point of beginning. Comprising about 27.7 acres.

Second Parcel: (Approved Commercial Use)

All that parcel of land in the Ninth District of Baltimore County, beginning at the most westerly point on the southerly line of Western point on the S. W. of Forest Ave., proceeding in a northerly direction north 3 degrees 49 minutes west a distance of 10 feet; thence northeasterly south 68 degrees 56 minutes west a distance of 282 feet to the point of beginning; thence following the same direction, south 68 degrees 56 minutes west a distance of 1693 feet; thence northeasterly north 73 degrees 39 minutes west a distance of 171 feet; thence southeasterly south 73 degrees 31 minutes west a distance of 362 feet; thence southerly south 0 degrees 49 minutes east a distance of 465 feet; thence south 3 degrees 03 minutes east a distance of 385 feet; thence northeasterly north 62 degrees 32 minutes east a distance of 698 feet; thence southeasterly south 72 degrees 22 minutes east a distance of 420 feet to a point on the northerly right-of-way line of the proposed Herring Parkway; thence following along this line in an easterly direction for a distance of 697 feet to a point of intersection with the western row-line of proposed Hillway Avenue; thence following along this line in a northerly direction a distance of 838 feet to the point of beginning. Comprising about 27.35 acres.

Address 2 W. University Parkway, Balto.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of February, 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 Beekod Building, in Towson, Baltimore County, on the 13th day of December, 1954, at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

1- EACH

for the development of all or any part of this commercial tract must be submitted to the Baltimore County Planning Commission and the Department of Public Works for approval.

It is this 22nd day of December, 1954, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for reclassification be granted, the first parcel from an "A" Residence Zone to a "D" Residence Zone and the second parcel from an "A" Residence Zone to an "D" Commercial Zone, subject, however to the submission of a plot plan, approved by the Baltimore County Planning Commission and the Department of Public Works for the development of said property.

William H. Gannon
Zoning Commissioner
of Baltimore County

Approved:

County Commissioners
of Baltimore County

By William H. Gannon
Zoning Commissioner

Date: Jan 10 1955

attached sheet,

herby 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 D zone.

Reasons for re-classification: To permit a logical extension of an existing group house development to reach a shopping center, and to provide the basic retail commercial facilities needed in this new community.

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, 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 of Baltimore County.

William H. Gannon
Legal Owner

Address 2 W. University Parkway, Balto.

(65-5744)

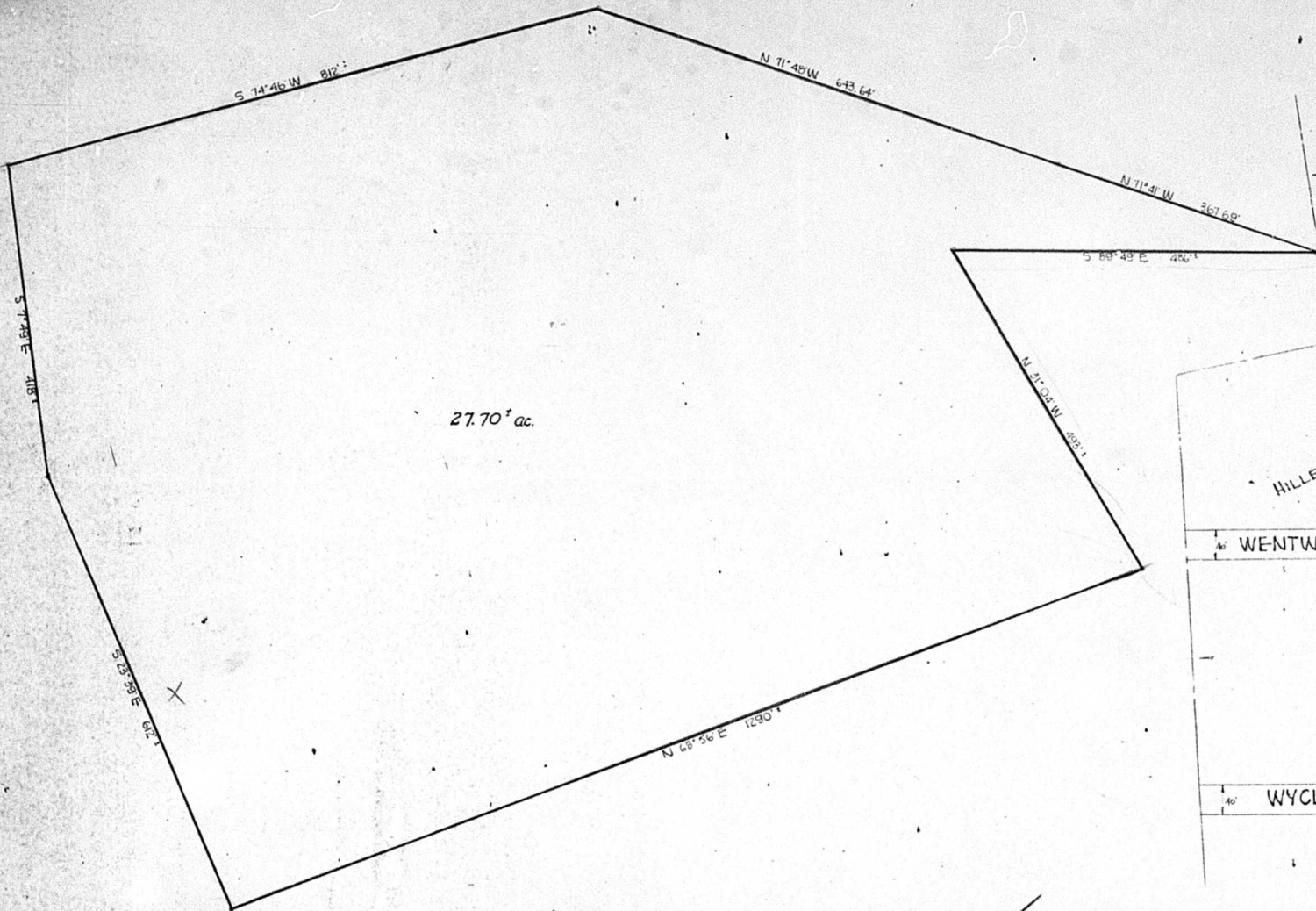
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(over)

1- EACH

Nov. 26, Dec. 2



MORELAND
CEMETERY

point of beginning
N 11° 44' W 31.0'

N 5° 25' W 87.0'

FORREST AVE.

point of reference

HILLENDALE

WENTWORTH AVE.

PARK

WYCLIFFE AVE.

Scale 1"=100'

parcel B: A to D

9th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND.

