

Edward Pierson Atty. Petitioner
38. Lex Bldg.

J. Lee Smith Atty.
1023 Frid. Bldg. Baltimore

Protestants

John F. Vogt 34 yrs.

2120 Frid. Rd. 28
Towson 721. St. - With Bus 400' Street
Shopping center 3/4 mile.

Nicholas R. Brueckmann 33 yrs.
1901 Frid. Rd. 28
would not have a home on either side of
pumping station.

Richard Lovell 600' East on S. side of Frid. Rd.
3 Worcester Ave. 78
would not live next to pumping station.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, OAK CONSTRUCTION CO., INC. legal owner... of the property situated

All that parcel of land in the First District of Baltimore County, on the northwest side of Frederick Road, beginning 1370 feet west of Devere Lane; thence westerly and binding on the northwest side of Frederick Road 153 feet; thence north 22 degrees 50 minutes east 248.15 feet; thence north 32 degrees 27 minutes east 119 feet; thence south 27 degrees 53 minutes east 117 feet; thence south 62 degrees 05 minutes west 80 feet; thence south 27 degrees 53 minutes east 100 feet to place of beginning.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residential zone to an "E" Commercial zone.

Reasons for Re-Classification: Approved Commercial Use.

Size and height of building: front 20 feet; depth 52 feet; height 15 feet.
Front and side set backs of building from street lines: front 52 feet; side 52 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.

OAK CONSTRUCTION CO., INC.

Richard R. Lovell

Legal Owner

Address 412 N. Market St. Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of December, 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 Building, in Towson, Baltimore County, on the 30th day of January, 1955, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

January 12, 1955

25200

RECEIVED OF Oak Construction Co., Inc., the sum of twenty (\$20.00) Dollars, being cost of petition for re-classification, advertising and posting property, northwest side of Frederick Road, 1st District, Baltimore County, Maryland.

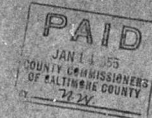
Acting Commissioner of Baltimore County

Hearing:

Wednesday, January 19, 1955

at 10:00 a.m.

Record Building
Towson, Maryland.



OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

Catonsville, Md.

CATONSVILLE, MD.

January 6, 1955.

THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 8th day of January, 1955 that is to say the same was inserted in the issues of

Dec. 31, 1954 and Jan. 7, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting 1-5-55
Posted for: 1/2" strip of zone to go "E" Commercial zone
Petitioner: Oak Construction Co. Inc.
Location of property: W. side of Frederick Rd. 1370 ft. W. of Devere Lane.
Location of Signs: Northwest side of Frederick Road, 1450 ft. west of Devere Lane.
Remarks: None
Posted by: George R. Hammel Date of return: 1-6-55

Rec Jan. 10, 55 # 3324

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

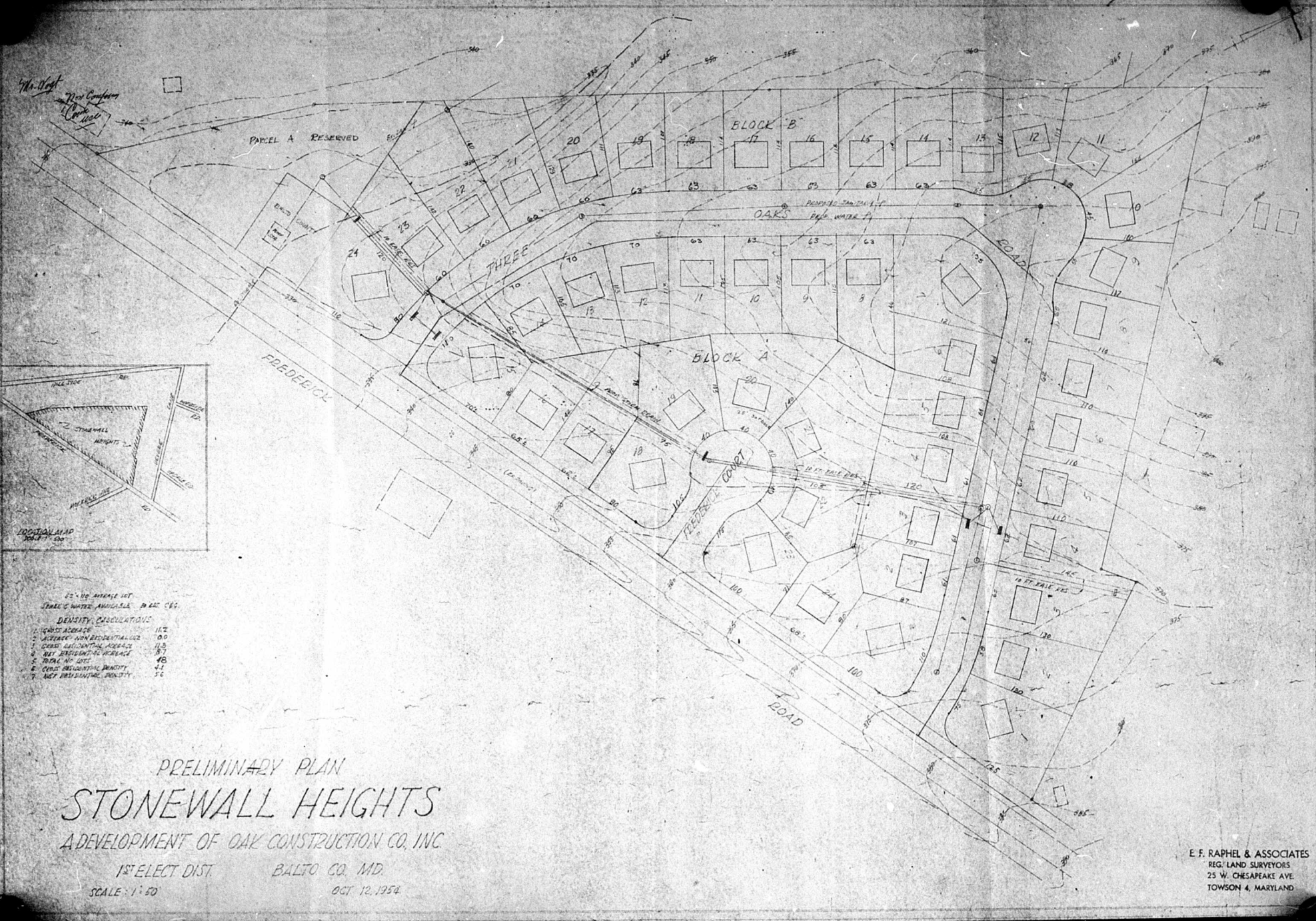
First District
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or re-classification, from an "A" Residential Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the zoning Act and Regulations of Baltimore County will hold a public hearing in the Board Room, in the Record Building, Towson, Maryland:

On Wednesday, January 19, 1955 at 10:00 a.m.

to determine whether or not the following mentioned and described property should be changed or re-classified as aforesaid for Approved Commercial Use, to wit:

All that parcel of land on the northwest side of Frederick Road, 1st District of Baltimore County, beginning 1370 feet west of Devere Lane, thence westerly and binding on the northwest side of Frederick Road 153 feet, thence North 22 degrees 50 minutes east 248.15 feet; thence North 32 degrees 27 minutes east 119 feet; thence South 27 degrees 53 minutes east 117 feet; thence South 62 degrees 05 minutes west 80 feet and thence South 27 degrees 53 minutes east 100 feet to beginning. Being property of Oak Construction Company shown on plat filed with the Zoning Department.

BY ORDER OF
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Dw. 21-141-7



No. 100
New Company
Contract

PARCEL A RESERVED

BLOCK "B"

BLOCK "A"

FREDERICK COURT

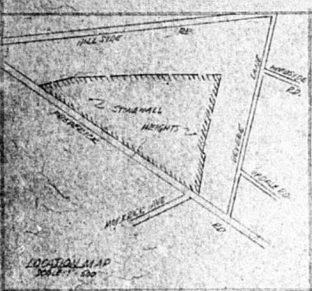
THREE ROAD

OAKS

OAK ROAD

FREDERICK ROAD

ROAD

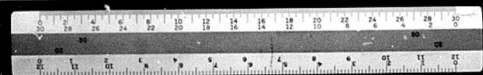


- 25' 10" AVERAGE LOT
THREE' 6" WATER AVAILABILITY IN EACH CASE
- DENSITY CALCULATIONS
- | | |
|------------------------------|------|
| 1. GROSS ACREAGE | 117 |
| 2. WATER-ADJUSTED ACREAGE | 10.0 |
| 3. CHURCH-ADJUSTED ACREAGE | 11.5 |
| 4. NET RESIDENTIAL ACREAGE | 8.7 |
| 5. TOTAL NO. LOTS | 48 |
| 6. GROSS RESIDENTIAL DENSITY | 4.1 |
| 7. NET RESIDENTIAL DENSITY | 5.6 |

PRELIMINARY PLAN STONEWALL HEIGHTS A DEVELOPMENT OF OAK CONSTRUCTION CO., INC.

1ST ELECT. DIST. BALTO. CO., MD.
SCALE 1" = 50' OCT 12, 1954

E. F. RAPHEL & ASSOCIATES
REG. LAND SURVEYORS
25 W. CHESAPEAKE AVE.
TOWSON 4, MARYLAND



PLAT TO ACCOMPANY
ZONING APPLICATION

1ST ELECT. DIST. BALTO. CO., MD.

SCALE 1"=50' OCT 22, 1954

FREDERICK
ROAD

400' to Derwent Lane

NOTE THIS PLAT COMPILED FROM DEEDS ONLY.

See 0588
22nd April 46
Already "E"

E. F. RAPHEL & ASSOCIATES
REG. LAND SURVEYORS
25 W. RESAFARE AVE
TOWSON 4, MARYLAND

