

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, WALTER T. WARREN, JR. and EDNA S. WARREN, legal owners of the property situated and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say beginning for the same at the corner formed by the intersection of the northernmost side of Francis Avenue and the westernmost side of Carville Avenue (fifty feet wide) running thence northerly on the north side of Francis Avenue south eighty-four and one half degrees west fifty feet to a pipe there situated thence north five and one half degrees east sixty-seven feet and ninety-four and one half degrees of a foot to intersect the westernmost side of Carville Avenue running thence south blinding on the westernmost side of Carville Avenue in a straight line one hundred twenty-five feet to the place of beginning. The improvements thereon being known as No. 5554 Carville Avenue.

Being the same lot of ground described in a deed of assignment dated June 4, 1941 and recorded among the Land Records of Baltimore County in Liber 6818, Folio 251, which was granted and assigned by James O. Armstrong and wife to Frank O. Holter and Rosella M. Holter, his wife.

the hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-1 Residential Zone to an R-2 Residential Zone.

Reasons for Re-Classification: Very few commercial properties in this thickly populated section with houses in them. Also being adjacent to a new industrial section.

Size and height of building: front 38 feet; depth 30 feet; height 25 feet.

Front and side set backs of building from street lines: front 25 feet; side 33 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.

Walter T. Warren

Edna S. Warren

Legal Owner

Address 2401 Larchmont Ave. Baltimore 24

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of

August, 1955, 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 herein be had in the office of the Zoning

Commissioner of Baltimore County, in the R-2 Building, in Towson, Baltimore County, on the

7th day of September, 1955, at 2:00 P.M.

Zoning Commissioner of Baltimore County

(over)

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 12th day of

September, 1955, 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 zone

to a R-2 zone.

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 location, being in a residential area, the existing of

which would be detrimental to the safety, health and the general welfare of the

community and be "spot zoning"

the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 7th day of

September, 1955, 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 to remain a R-1 zone.

residence zone.

William J. Adams

Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

August 15, 1955

\$35.00

RECEIVED of Walter T. Warren, Petitioner, the sum of Thirty Five (\$35.00) Dollars, being cost of petition for Reclassification, advertising and posting property, on Francis and Carville Avenues, 13th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

HEARING:

Wednesday, September 7, 1955

at 2:00 p.m.

Rockard Building

Towson, Maryland.



August 11, 1955

MEMORANDUM

TO: Walter H. Adams
FROM: James J. Dembeck
SUBJECT: Zoning Petition 3613

Since this is an established residential neighborhood, the Committee feels that this is obviously a case of "spot zoning".

JTD

DTA

JOINT ZONING COMMITTEE REPORT ON PETITION # 3613

Location and District: Northwest corner of Francis Avenue and Carville Avenue, 13th District.

Present Zoning: R-6 Proposed Zoning: R-1

Date of Report: August 11, 1955

Present Status of Property: Existing frame dwelling thereon.

Area: Approximately 7100 sq. ft.

Vicinity: Neighborhood is residential in character with the exception of a non-conforming use directly across the street and another north of this lot.

Topography or Grade Problems:

Access and Road Widening: Plot plan as submitted does not indicate location and character of proposed uses, off-street parking scheme, location of entrances and exits, and all other pertinent data.

Traffic Implications:

School Factors:

Public Works Items:

Water -

Sewer -

Storm Drainage -

Public Works Agreement to Include:

Effect on Master Plan Proposals:

Land Use Proposals: No Land Use survey completed for this area at this time.

James J. Dembeck, Executive Secretary
Joint Zoning Committee

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Public Hearing

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hereby reclassified, from and after the date of this Order, from a R-1 zone

to a R-2 zone.

residence zone.

William J. Adams

Zoning Commissioner of Baltimore County

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Walter T. Warren, 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 27th day of August, 1955, that is to say the same was inserted in the issues of

August 17 and 24, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: 8-24-55

Posted for: Walter T. Warren, Zoning Commissioner

Petitioner: Walter T. Warren and Edna S. Warren

Location of property: By public sale at the corner of Francis Avenue and Carville Avenue, 13th District, Baltimore County, Maryland

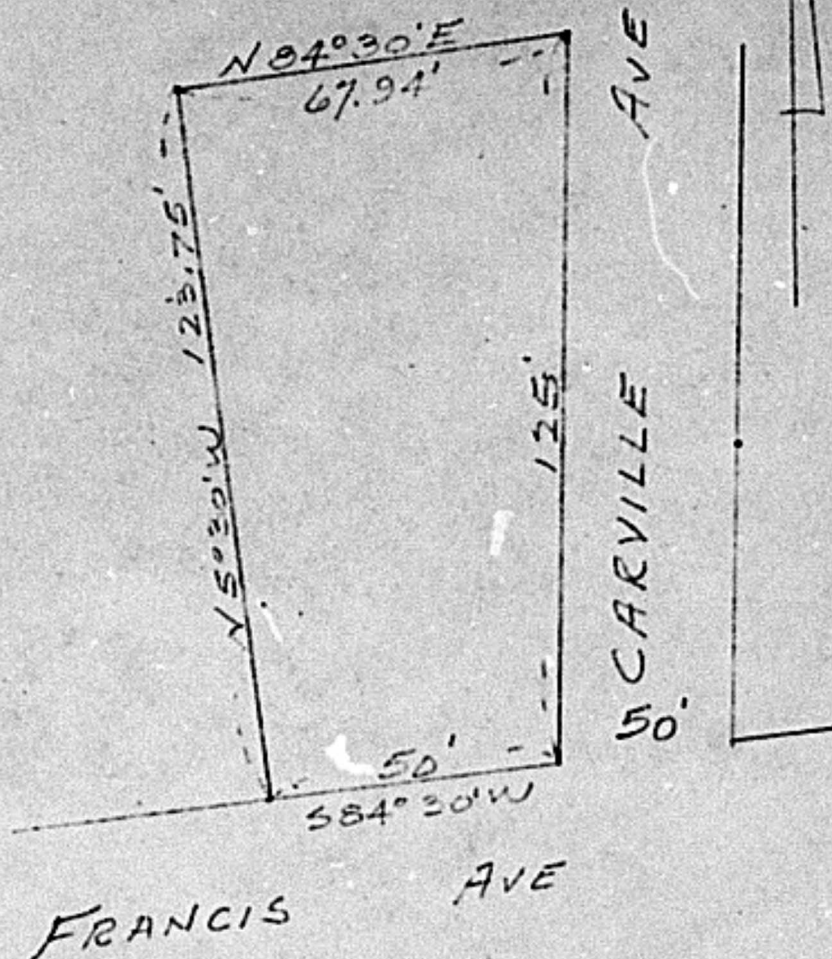
Remarks: By public sale at the corner of Francis Avenue and Carville Avenue, 13th District, Baltimore County, Maryland

Date of return: 8-25-55

By Gloyd H. Hammon

3613

MAP
#13



Scale 1" = 30'