

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, Mr. R.M. Douthett, Jr., owner of the property situated

Description of the area proposed for a Shopping Center, R-1

BEGINNING for the same at a point on the south side of Johnnycake Road a distance of approximately 1000 feet from the intersection of Kent Road with Johnnycake Road (measured along Johnnycake Road), said point of beginning also being a distance of approximately 2000 feet southeasterly of the center of the Johnnycake Road (measured along the main stream running through the Douth tract (measured along Johnnycake Road), proceeding thence in a northwesterly direction on the south side of Johnnycake Road, along the line of the 48 minutes West line a distance of 290 feet, thence along the following two courses and distances, also on the south side of Johnnycake Road: North 50 degrees 30 minutes East 259.47 feet, and North 51 degrees 11 minutes West 150 feet thence running for lines of division through the aforementioned tract the following five courses and distances: North 20 degrees 30 minutes West 310 feet; North 68 degrees 15 minutes East 300 feet; North 57 degrees 45 minutes East 109.49 feet, South 30 degrees 45 minutes East 706.94 feet; and South 39 degrees 48 minutes, 40 seconds West 470 feet to the place of beginning, containing 10.93 acres of land, more or less.

10 minutes East 380 feet; South 49 degrees 39 minutes East 327.21 feet and South 61 degrees 52 minutes East 785 feet; thence again running for lines of division through the Douth tract the following eight courses and distances: South 22 degrees no minutes East 245 feet; South 32 degrees no minutes East 225 feet; South 36 degrees no minutes East 570 feet to a point in the right-of-way of a proposed 70 foot road, thence running within the said 70 foot right-of-way in a southeasterly direction the following courses and distances: South 58 degrees 30 minutes West 240 feet; South 50 degrees 29 minutes 30 seconds, west 124.05 feet; South 57 degrees 45 minutes West 590 feet; South 68 degrees, 15 minutes West 300 feet; and South 72 degrees no minutes west 215 feet; to the easterly end of the North 59 degrees 34 minutes West 178.58 foot line on the southern boundary of the Douth tract, thence binding on said line and on the South side of Johnnycake Road North 7 degrees 34 minutes West 178.58 feet, thence North 27 degrees 29 minutes East 16.52 feet to the center line of said road, thence binding on the said outline of the aforesaid tract and the center line of Johnnycake Road the following three courses and distances: North 65 degrees 29 minutes W at 250.0 feet; North 68 degrees 32 minutes West 200 feet; and North 73 degrees, 12 minutes West 312.65 feet to the place of beginning. Containing 166.71 acres of land more or less.

Saving and excepting a forty (40) foot right-of-way granted to the Consolidated Gas & Electric Company lying to the south of the 10th, 11th and 12th lines of this description being 1.45 acres of land more or less. Saving and excepting 19.64 acres of land more or less reserved for an elementary school site, leaving an area requested to be rezoned for group houses of 144.62 acres of land more or less.

4-SIGNS
JANUARY 20, 1956 at 11:00 o'clock A.M.

Noted
J. G. TURNBULL
Zoning Commissioner of Baltimore County
(over)

COPIES DEPARTMENT OF PUBLIC WORKS

DIVISION OF ENGINEERING

Inter-Office Correspondence

To: David H. Fisher January 5, 1956
From: J. J. Denbeck - Office of Planning
Subject: Utility Requirements for Douth Property

Reference is made to your inquiry concerning sanitary and water facilities for the above property.

Water Facilities

We have indicated on the attached drawing the fact that the property line astride two service sewers, the Western Third and the Village Fourth Sewers. To furnish water to the northeastern portion of the property (Western Third Zone Service) would require extension of the proposed new 24-inch main in Security Boulevard, to the new Social Security Building, thence eastward into the property by means of a 20-inch and 16-inch main. This latter installation must be made for a period of at least 18 months, since the installation of the 24-inch main in the proposed Security Boulevard must be carried along with the new road construction.

It is believed that planning and installation of these mains will require to question of a special utility district in which the cost of the new mains will be apportioned on the basis of the extent of respective properties to be served.

Sanitary Facilities

The area in question is located in the Dead Run Watershed, but is at a considerable distance from the nearest sewer. It should be pointed out that the sewer main has been designed on the basis of ultimate gross density in the subject area of sixteen persons per acre. It will therefore, be necessary to reinforce the existing main in the lower portion of the watershed as well as provide larger sewers than are now planned to serve the area if the proposed water and school planning picture. Now too, it will be necessary to finance the installation of the sewer extensions and reinforcements by creating a special utility district.

Very truly,
David H. Fisher, Chief
Bureau of Engineering
Mr. J. Loom
Mr. F. Sarp

cc: Bureau of Engineering
Mr. J. Loom
Mr. F. Sarp

Description of the arcon the north side of Johnnycake Road in the First Election District of Baltimore County, proposed to be rezoned for R-G, Group Houses.

BEGINNING for the same at a point in the center line of Johnnycake Road at the center of the bridge spanning the main stream running through intersection of Johnnycake Road and Kent Avenue measured along Johnnycake Road and also being, at the west end of the North 73 degrees 12 minutes West 312.65 foot line of the property conveyed to Ragan M. Douth by deed dated Liber R-2, 1104, folio 455, and running thence binding on part of the North North 58 degrees 49 minutes west 25 feet to the east side of the proposed Baltimore County Beltway; thence running for lines of division through the above mentioned tract, the following eight courses and distances: North no degrees 15 minutes East 2350 feet binding on the East side of the Beltway; thence leaving the Beltway, North 53 degrees 30 minutes East 585 feet, North 65 degrees no minutes East 190 feet; South 28 degrees 30 minutes East 110 feet, South 52 degrees no minutes East 50 feet; North 49 degrees 30 minutes/100 feet; North 56 degrees 52 minutes East 170 feet; South 48 degrees 45 minutes East 408 feet; to inter of said outline, the following three courses and distances, South 44 degrees South 61 degrees 52 minutes East 785 feet; thence again running for lines of division through the Douth tract the following eight courses and distances, South 22 degrees no minutes East 245 feet; South 32 degrees no minutes East 225 feet; South 36 degrees no minutes East 570 feet to a point in the right-of-way of a proposed 70 foot road, thence running within the said 70 foot right-of-way in a southeasterly direction the following courses and distances: South 58 degrees 30 minutes West 240 feet; South 50 degrees 29 minutes 30 seconds, west 124.05 feet; South 57 degrees 45 minutes West 590 feet; South 68 degrees, 15 minutes West 300 feet; and South 72 degrees no minutes west 215 feet; to the easterly end of the North 59 degrees 34 minutes West 178.58 foot line on the side of Johnnycake Road North 7 degrees 34 minutes west 178.58 feet, thence North 27 degrees 29 minutes East 16.52 feet to the center line of said road, thence binding on the said outline of the aforesaid tract and the center line of Johnnycake Road the following three courses and distances: North 65 degrees 29 minutes W at 250.0 feet; North 68 degrees 32 minutes West 200 feet; and North 73 degrees, 12 minutes West 312.65 feet to the place of beginning. Containing 166.71 acres of land more or less.

Saving and excepting a forty (40) foot right-of-way granted to the Consolidated Gas & Electric Company lying to the south of the 10th, 11th and 12th lines of this description being 1.45 acres of land more or less. Saving and excepting 19.64 acres of land more or less reserved for an elementary school site, leaving an area requested to be rezoned for group houses of 144.62 acres of land more or less.

4-SIGNS
JANUARY 20, 1956 at 11:00 o'clock A.M.

Noted
J. G. TURNBULL
Zoning Commissioner of Baltimore County
(over)

February 9, 1956

423.00

RECEIVED
FEB 9 1956
COUNTY CLERK
BALTIMORE

Zoning Commissioner

RECEIVED
FEB 9 1956
COUNTY CLERK
BALTIMORE

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-2 zone.

Reasons for Re-Classification:

Site and height of building: front.....feet; depth.....feet; height.....feet.
Front and side setbacks 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, Maryland, pursuant to the Zoning Law for Baltimore County.

Signature of Petitioner
Ragan M. Douth
Legal Owner
Address: Johnnycake Rd. (1)

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of January, 1956, 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 Rockhill Building, in Towson, Baltimore County, on the 24th day of JANUARY, 1956, at 11:00 o'clock A.M.

Noted
J. G. TURNBULL
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.....

It is Ordered by the Zoning Commissioner of Baltimore County this 25th day of JANUARY, 1956, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from R-6 zone to R-2 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the petition is premature for the following reasons:

1. That the area in question is being studied by the Planning Board for their recommendations in their Land Use Plan, and
2. That there will be 18 months waiting period before either water or sewer will be available and the present plans do not include plans for sewer, house development.

It is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of JANUARY, 1956, 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 remain an R-6 zone.

Signature of Commissioner
William H. Adams
Zoning Commissioner of Baltimore County

Approved
County Commissioners of Baltimore County

Date..... By.....

Baltimore County Planning Board

COUNTY OFFICE BUILDING

TELESON 4, MARYLAND

January 20, 1956

TO: Mr. Wilbur H. Adams
FROM: Mr. James J. Denbeck, Executive Secretary, Joint Zoning Committee
SUBJECT: Zoning Petition #3690, 1st District.

The property which is the subject of this petition is located on the north side of Johnnycake Road, west of Kent Road in the north Catonsville area. The tract comprises 234.46 acres and is known as the Douth property. The petitioner is requesting that one parcel of this tract, consisting of 10.93 acres be reclassified to business local zoning and another parcel consisting of 144.62 acres be reclassified to residential group zoning.

Attached is a copy of a water and sewer report from the Engineering Department. As implied in this statement, permission for an owner of one very large tract to have duals: the average density of the tract is 16 persons per acre. In sewer planning would tend to deprive other owners in the watershed of their fair share of the capacity - unless the County is to let itself be put in the position of having to duplicate sewer facilities at some future time without any special contributions having been made by property owners in instances such as the present one. We have already seen instances of this kind in the past. Seven acres, where early high-density developments, occupying 60% of the land area, took 80% of the sewer capacity.

If this zoning were granted it is very likely that owners of other tracts like the home property to the north, and the home property to the north, which is committed to a plan involving no group house zoning, would make similar applications for change to group house zoning, which would still further disrupt the sewer and school planning picture.

In other words, group house density is approximately twice the average density planned for in this watershed. It would completely upset the school pattern in planned and thus would cause great expense and inconvenience to the County.

In view of the above factors the Planning Board at its regular meeting of January 18, 1956, recommended that this petition be denied.

JED
11/53

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3690

Dis. let. 1st Date of Posting 12-14-37

Posted for Ans. B. Zone to Ans. B. L. Zone

Postmaster: Don B.

Location of property SS of Johnny cake Road and intersection of Jant
Road, etc. and plat

Location of Signs on sign 1859, and on 1255, and on 1339, and on 1419, and on 3089 P.
and on 3365 P., and on 3601 P. west end of Jant Road the SS of Johnny cake Rd

Remarks:

Posted by Steve R. Johnson Date of return: 12-15-37

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
 Posted for: 1-6 zone to R. N. zone and B. L. zone
 Petitioner: R. M. Hunt
 Location of property: 1/2 of Johnny's ch. lot 7 in location of Kent St.
etc. in plot
 Location of Signs: on N. S. 10 ft. front 13 ft. front 15 ft. front 30 ft. front
32 ft. front 34 ft. front 37 ft. front 41 ft. front 45 ft. front 47 ft. front
 Remarks:
 Posted by: George R. Hunt
 Date of return: 1-12-56

OFFICE OF
THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD - ARGUS
Catonsville, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD

THIS IS TO CERTIFY, that the annexed advertisement of
Wheeler H. Adams, Jr. *Commissioner*
of Baltimore County
 has been inserted in THE BALTIMORE COUNTIAN, a group of
 24 foot line on the south-
 side of the Dock street,
 and on said line and on
 the side of Adams street
 12 degrees 14 minutes west
 of January 2, 1857, that
 minutes East 10 1/2 feet
 of said road, running
 forward track and the
 lot of *Lazarus* and the
 three corners and dis-
 tance of 66 feet and 6 inches
 to the corner of Adams and
May 13 and 13, 1856.

BALTIMORE COUNTESSIAN

By Paul J. Morgan
Editor and Manager

West 178.58 foot line on the southern boundary of the subject property, and three binding on said line and on the South side of Johnheyske Road to the East line of the subject property, 178.58 feet; thence North 27 degrees 29 minutes East 16.62 feet to the centerline of said road; thence following the centerline of the aforesaid tract and the centerline of Johnheyske Road to the North line of the subject property, thence North 25 degrees 29 minutes West 250.0 feet; North 68 degrees 32 minutes West 200 feet to the centerline of said road; thence West 312.63 feet to the place of beginning. Containing 166.71 acres of land.

Saving and excepting a factory (40 foot right-of-way granted to the Consolidated Gas & Electric Company) and the following lots, to wit: 10th, 11th and 12th lines of the description being 1.45 acres of land, more or less, and the same being 136.64 acres of land more or less reserved for an elementary school site, leaving an area requested to be sold, to wit: 146.26 acres of land more or less.

By Order of:
WILLIAM H. HARRIS,
Trustee Committed under
the Baltimore County Ordinance

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD - ARGUS
Catonsville, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of
Whelan H. Adams, Young Commissioner
of Baltimore County
 was inserted IN THE BALTIMORE COUNTY, a group of
 three weekly newspapers published in Baltimore County, Mary-
 land, once a week for *3* successive weeks before
 the *14th* day of *January* 19*56*, that is to say
 the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

[illegible]

HEARTHSTONE

[illegible]

4 North
Scale: 1" = 1000'
LOCATION: 1ST DISTRICT, BALTO. CO., MD.