

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, \_\_\_\_\_ legal owner(s) of the property situate

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

Reasons for Re-Classification: \_\_\_\_\_

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 for Baltimore County.

Legal Owner

Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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 held in the office of the Zoning Commissioner of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1956, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Zoning Commissioner of Baltimore County

(over)

ANTHONY A. SANZO  
Mayor, City of Baltimore  
Center of Pot Springs Rd.,  
8th Dist.,  
Ch. 24, Md.  
2741

PETITION FOR ZONING RE-CLASSIFICATION

To The Zoning Commissioner of Baltimore County--

We, Anthony A. Sanzo, Amleigh Construction Company, Astor Building Company, Dale Homes, Inc., Drake Construction Company, Dulane Homes, Inc., Record Homes, Inc., Lane Construction Company, Ingram Construction Company and Fenimore Terrace, Inc., legal owners of the property situate near the Southeast corner of the intersection of Cinder and Pot Springs Roads in the Eighth Election District of Baltimore County and fronting in a southerly direction therefrom 1125 feet, more or less, on the East side of Pot Springs Road and more particularly described as,

Beginning for the same at a point in the center of Pot Springs Road, said point being designated as C-299 on divided Plat of Part of Sections 1 and 11 of Valley Crest and recorded among the Land Records of Baltimore County, Maryland in L'Case J.L.M. No. 20, folio 106; thence binding on said plat the five following calls: North 09 degrees 03 minutes 40 seconds west 47.43 feet to A-25, North 15 degrees 19 minutes 40 seconds west 17.33 feet to H-16, North 13 degrees 13 minutes 50 seconds East 35.33 feet to H-15, North 25 degrees 16 minutes 10 seconds west 42.90 feet to H-116, North 09 degrees 03 minutes 01 second west 104.02 feet to A-48, thence leaving said plat North 02 degrees 03 minutes 01 second west 75.41 feet North 31 degrees 35 minutes 00 seconds East 1276.42 feet North 08 degrees 25 minutes 00 seconds west 120.15 feet North 78 degrees 23 minutes 21 seconds East 130.01 feet South 26 degrees 42 minutes 35 seconds East 121.62 feet South 24 degrees 30 minutes 50 seconds west 185.90 feet, thence southeasterly along a curve to the left with a radius of 2143.08 feet for a distance of 918.24 feet, thence South 02 degrees 02 minutes 00 seconds East 836.15 feet to a point on the north boundary of the aforementioned plat; thence binding on said plat the following calls: South 79 degrees 30 minutes 00 seconds west 117.72 feet to B-14, South 70 degrees 00 minutes 00 seconds west 47.25 feet to A-45, North 89 degrees 45 minutes 00 seconds west 516.17 feet to W-47, South 87 degrees 30 minutes 00 seconds west 421.36 feet to W-46, South 84 degrees 30 minutes 00 seconds west 121.00 feet, South 31 degrees 16 minutes 50 seconds west 253.76 feet to A-52, South 16 degrees 51 minutes 50 seconds East 233.45 feet to A-50, South 25 degrees 16 minutes 20 seconds East 249.79 feet to W-141, South 31 degrees 32 minutes 00 seconds west 266.95 feet to C-299 the point of beginning. Containing 77.7 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-10 zone to an R-20 zone.

Reasons for Re-Classification: The owners of this property voluntarily agreed with Baltimore County that this area would be developed R-10 and accordingly the Valley Crest sub-division has been so developed to date. Subsequent to this understanding between Baltimore County and the developer a large tract of land lying immediately to the East and on the East side of Pot Springs Road has been zoned commercial rendering it economically impossible to develop this tract with

FILED  
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one acre or better lots. The developer did not petition to have this area zoned R-20 at the time of the adoption of the Eighth Election District Zoning Map because it was completely unaware of the intention and ultimate decision of the County Commissioners of Baltimore County to re-zone the aforesaid commercial from an R-6 zone to a R-10 zone. It is contrary to all sound zoning principles and, in fact, nowhere else in Baltimore County is land zoned R-10 immediately facing land zoned for business uses.

Size and height of building: In accordance with R-20 requirements Front and side set backs of building from street lines: In accordance with R-20 requirements

Property to be posted as prescribed by Zoning Regulations.

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.

- AMLEIGH CONSTRUCTION COMPANY  
By Anthony A. Sanzo, Vice President
- ASTOR BUILDING COMPANY  
By Anthony A. Sanzo, Vice President
- DALE HOMES, INC.  
By Anthony A. Sanzo, Vice President
- DRAKE CONSTRUCTION COMPANY  
By Anthony A. Sanzo, Vice President
- DULANE HOMES, INC.  
By Anthony A. Sanzo, Vice President
- INGRAM CONSTRUCTION COMPANY  
By Anthony A. Sanzo, Vice President
- RECORD HOMES, INC.  
By Anthony A. Sanzo, Vice President

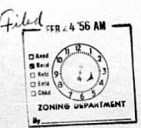
- LANE CONSTRUCTION COMPANY  
By Anthony A. Sanzo, Vice President
- FENIMORE TERRACE, INC.  
By Anthony A. Sanzo, Vice President

ORDERED by the Zoning Commissioner of Baltimore County, this 27th 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 Reckord Building, in Towson, Baltimore County, on the 27th day of February, 1956, at 1 o'clock P. M.

Zoning Commissioner of Baltimore County

NOTICE OF ZONING PETITION FOR RECLASSIFICATION  
FEBRUARY 17, 1956  
TOWSON, MD.  
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 15th day of February, 1956, the first publication appearing on the 10th day of February, 1956.  
THE JEFFERSONIAN, Manager  
Cost of Advertisement \$ \_\_\_\_\_

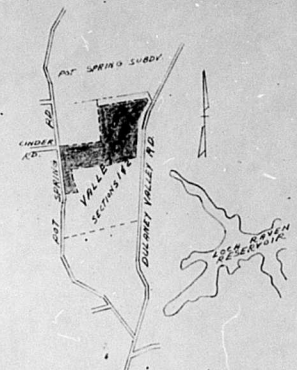
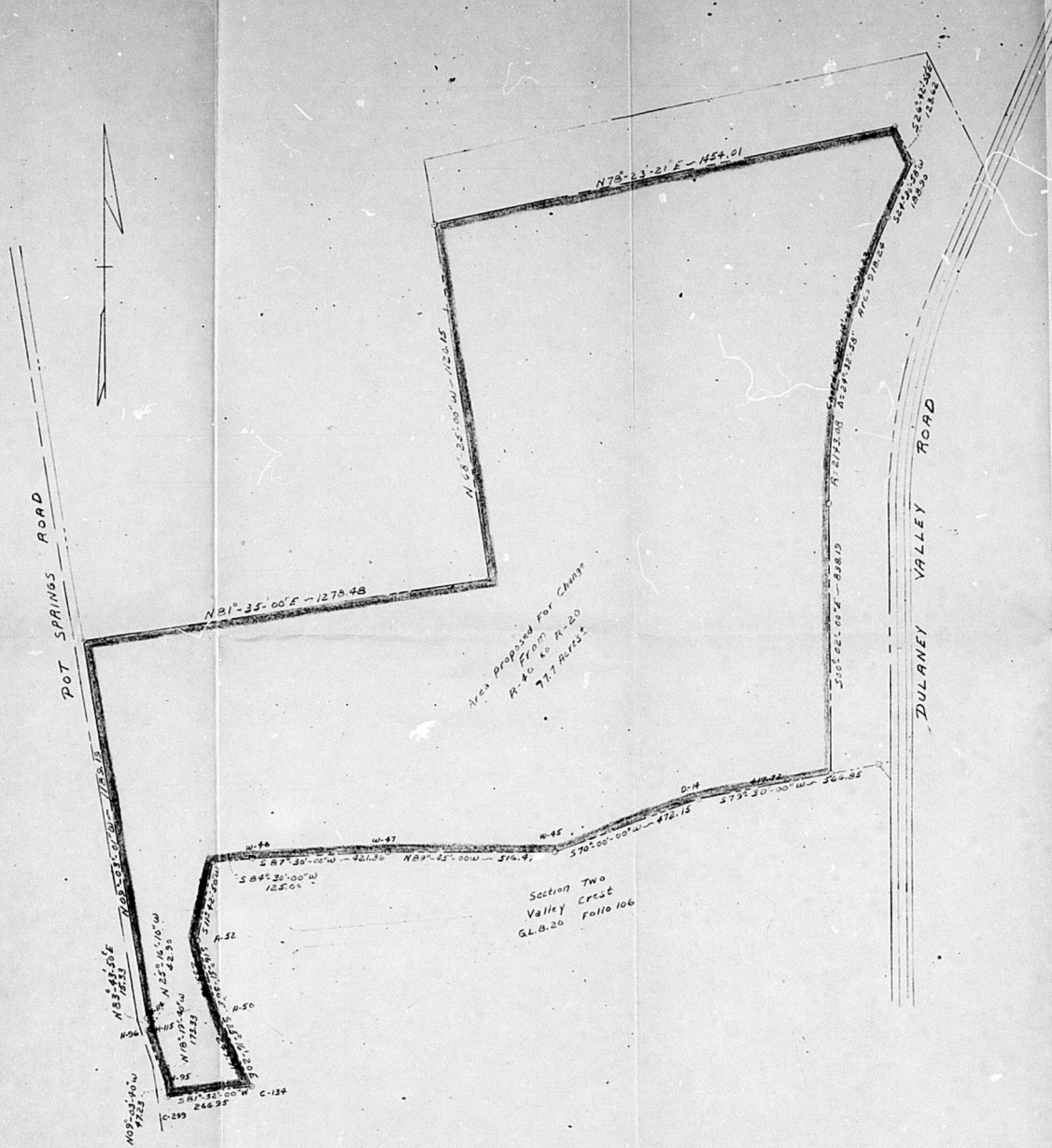
February 24, 1956  
TO: THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
Dear Sirs:  
This is to advise that my clients, Anthony A. Sanzo, Amleigh Construction Company, Astor Building Company, Dale Homes, Inc., Drake Construction Company, Dulane Homes, Inc., Record Homes, Inc., Lane Construction Company, Ingram Construction Company and Fenimore Terrace, Inc., legal owners of the property situate near the Southeast corner of the intersection of Cinder and Pot Springs Roads in the 8th Election District of Baltimore County - Valley Crest. Hearing scheduled for Monday, February 27, 1956 at 1:00 P.M. Petition #3741 is hereby withdrawn.  
Yours truly,  
Bernard M. Willeman  
Bernard M. Willeman



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 8th Date of Posting: 2-23-56  
Posted for: Anthony A. Sanzo  
Petitioner: Anthony A. Sanzo  
Location of property: 1125 Pot Springs Road, 8th District  
Location of Sign: 1125 Pot Springs Road, 8th District  
Posted by: \_\_\_\_\_ Date of return: 2-24-56

February 15, 1956  
\$50.00  
RECEIVED from Cinder Construction Company, for the petition of Anthony A. Sanzo, the sum of Fifty (\$50.00) dollars, for Re-classification, advertising and posting property, at a point in the center of Pot Springs Road, 8th District of Baltimore County.  
We do hereby notify you that the sum of \$50.00 for cost of petition, advertising and posting property, has been placed in your check payable to the County Commissioners of Baltimore County for the same.  
Thank you.  
Zoning Commissioner of Baltimore County  
HEARD: Monday, February 27, 1956 at 1:00 P. M.  
County Office Building  
111 W. Chesapeake Avenue  
Room 120  
Towson 4, Maryland  
By: Anthony A. Sanzo  
RECEIVED FEB 16 1956 ZONING DEPARTMENT

February 17, 1956  
\$4.00  
RECEIVED from Cinder Construction Company, the sum of Four (\$4.00) dollars balance due on Petition for Re-classification, advertising and posting property, at a point in the center of Pot Springs Road, 8th District of Baltimore County - Petitioner, Anthony A. Sanzo.  
Thank you,  
Zoning Commissioner of Baltimore County  
RECEIVED FEB 17 1956 ZONING DEPARTMENT



VICINITY MAP  
SCALE: 1:25000

SECTION THREE  
VALLEYCREST  
5TH DISTRICT BALTIMORE CO. MD.

ANTHONY A. SANZO  
VALLEY CREST  
DULANEY VALLEY ROAD  
TOWSON 4, MD.

WHITMAN, REQUENT AND ASSOCIATES  
2 WEST LEXINGTON STREET  
BALTIMORE 1, MARYLAND

Scale: 1" = 200' January 6, 1956