

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, Lawrence H. Roberts, legal owner, of the property situated

in the 8th Election District of Baltimore County and being a part of

Greenstop Manor.

For description see attached plat

All that parcel of land in the 8th District of Baltimore County, on the south side of Warren Road beginning 300 feet more or less, East of Greenstop Road; thence easterly and binding on the south side of Warren Road 10 degrees 10 minutes West 500 feet; thence South 84 degrees 50 minutes East 170 feet; thence South 5 degrees 10 minutes West 131.46 feet; thence North 84 degrees 21 minutes West 101.01 feet; thence North 5 degrees 10 minutes East 1570 feet; thence South 84 degrees 50 minutes East 170 feet; thence North 5 degrees 10 minutes East 200 feet to the place of beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-20" zone to an "R-10" zone.

Reasons for Re-Classification To conform with the remainder of development in Greenstop Manor.

Size and height of building: front 33 feet; depth 26 feet; height 22 feet.

Front and side set backs of building from street lines: front 25 feet; side 11.6 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.

Lawrence H. Roberts
Legal Owner

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of February, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 12th day of March, 1956, at 1 o'clock P. M.

John W. Hanson Jr.
Campbell & Pugh
10 M
Zoning Commissioner of Baltimore County
(over)

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Campbell & Pugh
10 M
Zoning Commissioner of Baltimore County
(over) MICROFILMED

RE: PETITION FOR RECLASSIFICATION FROM AN "R-20" ZONE TO AN "R-10" ZONE - South Side Warren Road 300 feet east of Greenstop Road, 8th District - Lawrence H. Roberts, Petitioner

Pursuant to the advertisement, posting of property and public hearing on the above petition, from an inspection of the subject property the granting of the reclassification from an "R-20" Zone to an "R-10" Zone would not be in keeping with the zones established under the New Zoning Map adopted for the Eighth District of Baltimore County and the granting of the reclassification to an "R-10" Zone would be a logical extension of an existing "R-10" Zone and the proper place for demarcation where it adjoins the school property.

It is, therefore, this 21st day of March, 1956, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for reclassification from an "R-20" Zone to an "R-10" Zone, be and the same is hereby denied.

In accordance with the power and authority vested in me, as Zoning Commissioner, I hereby grant the reclassification from an "R-20" Zone to an "R-10" Zone, to complete this development only, subject, however, to a variance of 60 feet at the front property line.

William A. Adams
Zoning Commissioner
of Baltimore County

Approved:

County Commissioners of Baltimore County

By Robert B. Hamill

Date: APR 3 1956

MEMO TO: Mr. William Adams Re: Zoning Petition #3754 March 9, 1956

It is possible that the error of including these lots in the plan for the Ivy Green Road addition to Greenstop was made through reference to an earlier proposal for the school site which did not overlap these lots. The area covering lots 1 through 6, Block "C" was needed for better land use on the west side of the school site. The school site proposal is now quite firm in the form presented on the tracing.

WAS:lg

ALBERT H. BECKER, JR., Chairman
BALTIMORE PLANNING BOARD
DANIEL A. STANTON, Deputy Director

Baltimore County Planning Board

TOWSON 4, MARYLAND

March 9, 1956

MEMORANDUM

TO: Mr. William Adams, Zoning Commissioner
FROM: Mr. W. M. Stirling Jr., Office of Planning
SUBJECT: Zoning Petition # 3754
Land on south side of Warren Road approximately 370' easterly from Greenstop Road.

It is recommended that if the Zoning Commissioner grants a re-classification to a higher density, (1) it be R-10, rather than, and, (2) he exempt lots 1 through 6 of Block "C" from the order.

1. Granting of R-10 rather than R-20.
The older part of Greenstop Manor development to which the petitioner desires to conform is classified R-10. Both this older, already established part, which is built around Greenstop Road, and the proposed Ivy Green Road addition, for most standards for R-10 classification. The older part existed before zoning was effective for this region and is a nonconforming use. The plan for the addition should be altered to comply with the requirements for R-10.

A density no higher than would be created by R-20 zoning is preferred for this region because no public sewerage facilities are planned for the foreseeable future. The design of the lots in both the existing and planned parts of the subdivision, though only meeting R-20 front line specifications, undoubtedly meet the minimum requirements for private sewerage lines. Areas of 10,000 sq. ft. however, these lot areas would probably not provide adequate perviousness if repeated frequently in this neighborhood. R-4 zoning would thus set an undesirable precedent.

2. Exempting lots 1 through 6 of Block "C".
As may be seen on the accompanying tracing, these lots are included in the area to be acquired for the proposed Cockeysville Junior High School site.

March 12, 1956

\$5.00

RECEIVED From Sam B. Smith, for the petition of Lawrence Roberts, the sum of Five (\$5.00) dollars, amount due for cost of petition, advertising and posting property on the South side of Warren Road, beginning 300 feet more or less East of Greenstop Road, 8th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
MAR 13 1956
COUNTY CLERK
OF BALTIMORE COUNTY

February 17, 1956

\$35.00

RECEIVED of Sam B. Smith, for petitioner Lawrence H. Roberts, the sum of thirty-five (\$35.00) dollars, being cost of petition for Zoning Re-classification, advertising and posting property, on the South side of Warren Road beginning 300 feet, more or less, East of Greenstop Road, 8th District of Baltimore County.

Zoning Commissioner
of Baltimore County

HEARING:

Monday, March 17, 1956
at 1:00 P. M.
County Office Building
111 W. Chesapeake Avenue
Room 100
Towson 4, Maryland

RECEIVED
FEB 17 1956
COUNTY CLERK
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 9, 1956

THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on March 9, 1956, before the 12th day of March, 1956, the first publication appearing on the 24th day of February, 1956.

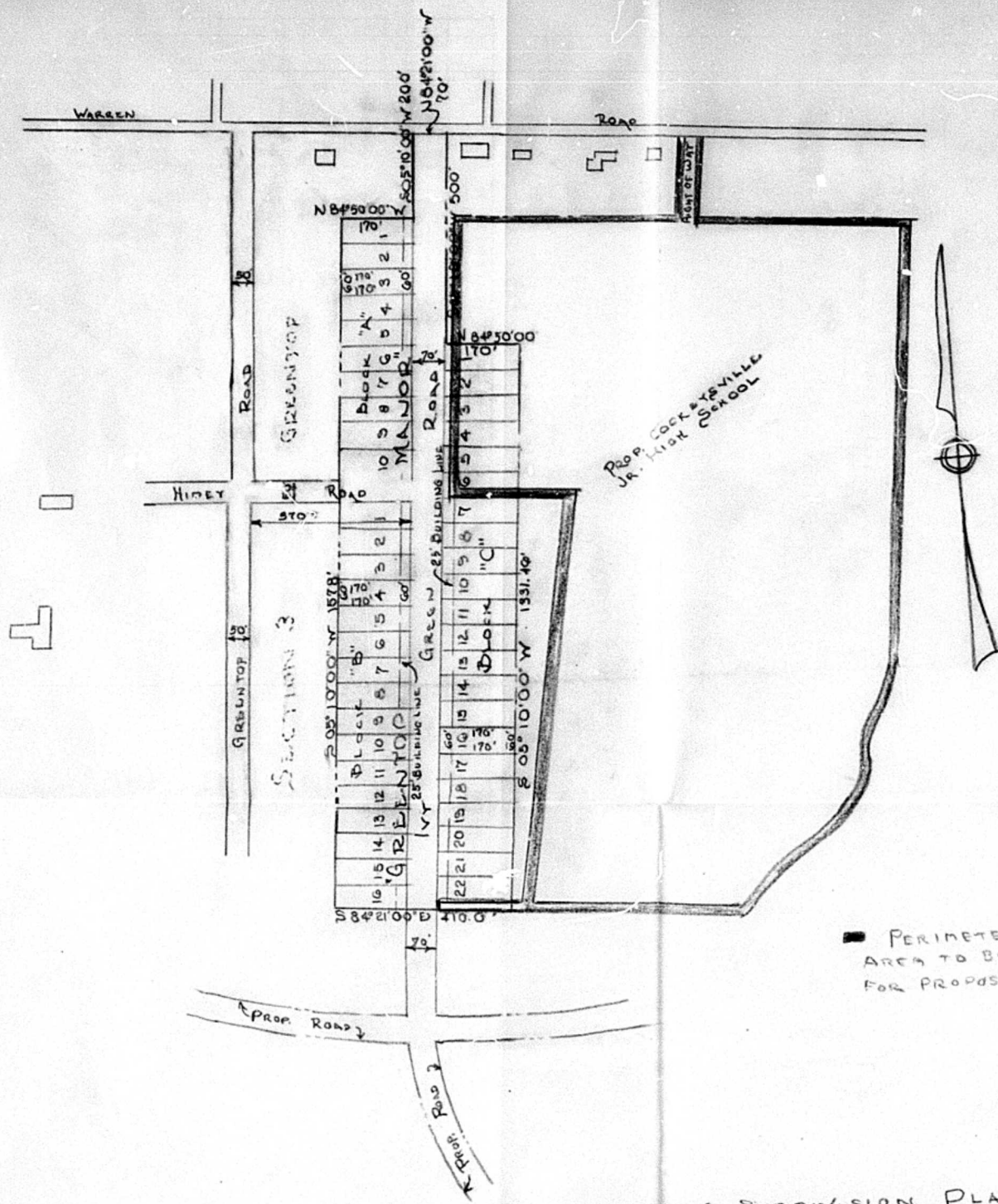
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: Lawrence H. Roberts
Petitioner: Lawrence H. Roberts
Location of property: South side of Warren Road 370' easterly from Greenstop Road
Location of Sign: South side of Warren Road 370' easterly from Greenstop Road
Remarks: None
Posted by: George R. Heston Date of return: 9-1-56



PERIMETER OF
AREA TO BE ACQUIRED
FOR PROPOSED SCHOOL

PRELIMINARY SUBDIVISION PLAN
OF
GREENTOP MANOR
ELECTION DISTRICT NO. 8 BALTIMORE COUNTY, MD.
SCALE: 1" = 200' DATE: DEC. 29, 1955

DEVELOPER:
SAM D. SMITH
24 MURRAY HILL CIRCLE BALTO CO., MD.