

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Henry John Weber, legal owner... of the property situate Beginning for the same at the northeast corner of Pleasant Plains Road and Myasby Road running thence and binding on the north side of said Myasby Road as now laid out 50 feet wide South 61° 12' East 1046.56 feet to the southwest corner of Lot #25 as shown on Plat #4 of Ridgeleigh and recorded in Plat Book R-1-S, 13 folio 3, thence leaving said road and binding on the west and north sides of said Lot #25 the two following courses and distances, viz: first North 28° 48' East 200.00 feet, and second South 61° 12' East 14.22 feet, thence by a line of division as now surveyed North 50° 42' 27" East 215.57 feet to the south side of Musula Road running thence and binding on the south side of said Musula Road as now laid out 50 feet wide North 61° 12' West 394.45 feet to the northeast corner of #1647 Musula Road, thence binding on the east property line of #1647 Musula Road South 20° 48' West 200.00 feet, thence binding on the rear of #1651-1647 Musula Road, all as shown on a plat entitled: "Plat of Ridgeleigh dated revised December 22, 1943 and recorded in Plat Book R-1-S, 13 folios 72 and 73

North 61° 12' West 609.81 feet to intersect the rear line of #1651 Pleasant Plains Road, thence binding on part of the rear of #1651 and all of the rear of #1651 South 30° 59' West 49.73 feet thence binding on part of the south side of said #1651 Pleasant Plains Road North 59° 19' East 125.47 feet to the east side of Pleasant Plains Road as now divided, running thence and binding on the east side of said Pleasant Plains Road South 32° 30' East 154.73 feet to the place of beginning.

Size and height of building: front 22'11" (feet); depth 92'10" (feet); height 32' (feet).
Front and side setbacks of building from street lines: front 25' (feet); side 15' (feet).
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Henry John Weber
Legal Owner
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 16th 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 17th day of March, 1956, at 1 o'clock, P.M.

Zoning Commissioner of Baltimore County

(over)

IN THE MATTER OF PETITION FOR RECLASSIFICATION - "R-6" Zone to an "R-6" Zone - N.E. Cor. Pleasant Plains Road and Myasby Road - 9th District Henry J. Weber, Petitioner

BEFORE THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

APPEAL OF JOSEPH TURCOCK, 1813 Aberdeen Road, Apartment C, Baltimore 4, Maryland, and ROBERT C. SCHWARTZ, 8451 Pleasant Plains Road, Baltimore 3, Maryland

ORDER OF DISMISSAL AND STIPULATION

Board of Zoning Appeals
Baltimore County
County Office Building
Towson 4, Maryland

Gentlemen:

It is stipulated between counsel for the Appellant and counsel for the owner of the property involved in this appeal, as follows:

- That the appeal be dismissed, with prejudice.
- That the Appellee agrees not to erect any buildings on the land involved in this appeal until after January 1, 1960.

Robert C. Schwartz
Attorney for Appellants,
Joseph Turcock and
Robert C. Schwartz.
William L. Schuman
Attorney for Appellee

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Henry John Weber, legal owner... of the property situate Beginning for the same at the northeast corner of Pleasant Plains Road and Myasby Road running thence and binding on the north side of said Myasby Road as now laid out 50 feet wide South 61° 12' East 1046.56 feet to the southwest corner of Lot #25 as shown on Plat #4 of Ridgeleigh and recorded in Plat Book R-1-S, 13 folio 3, thence leaving said road and binding on the west and north sides of said Lot #25 the two following courses and distances, viz: first North 28° 48' East 200.00 feet, and second South 61° 12' East 14.22 feet, thence by a line of division as now surveyed North 50° 42' 27" East 215.57 feet to the south side of Musula Road running thence and binding on the south side of said Musula Road as now laid out 50 feet wide North 61° 12' West 394.45 feet to the northeast corner of #1647 Musula Road, thence binding on the east property line of #1647 Musula Road South 20° 48' West 200.00 feet, thence binding on the rear of #1651-1647 Musula Road, all as shown on a plat entitled: "Plat of Ridgeleigh dated revised December 22, 1943 and recorded in Plat Book R-1-S, 13 folios 72 and 73

Henry petition that the zoning status as the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6 zone.

Reasons for Re-Classification: To construct 24' and 20' Group Dwellings which are larger than existing 15 foot semi-detached dwellings.

Size and height of building: front 24'11" (feet); depth 32'10" (feet); height 30' (feet).
Front and side setbacks of building from street lines: front 25' (feet); side 15' (feet).
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Henry John Weber
Legal Owner
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 16th 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 17th day of March, 1956, at 1 o'clock, P.M.

Zoning Commissioner of Baltimore County

(over)

IN THE MATTER OF JOSEPH F. TURCOCK PROTESTANT FOR RECLASSIFICATION FROM R-6 ZONE TO R-6 ZONE NE COR. PLEASANT PLAINS & MYASBY ROADS - 9th DISTRICT HENRY J. WEBER, PETITIONER

BEFORE THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY
MAR 16 56 AM
APPEAL

TO THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

The Protestant, Mr. Joseph F. Turcock, hereby filed Notice of an Appeal from the decision of the Zoning Commissioner of Baltimore County, dated August 7, 1956 in the above captioned matter and requests that all affidavits, records, papers, etc., pertaining to the above matter be obtained from said Zoning Commissioner, and a date be scheduled for a hearing before the Board of Zoning Appeals of Baltimore County.

Joseph F. Turcock
Joseph F. Turcock

Date August 16, 1956

IN THE MATTER OF PETITION FOR RECLASSIFICATION - "R-6" Zone to an "R-6" Zone - N.E. Cor. Pleasant Plains Road and Myasby Road - 9th District Henry J. Weber, Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property and public hearing on the above petition, from the testimony presented at the hearing it is apparent that the property in question was erroneously zoned at the time of the adoption of the Ninth District Zoning Map.

The entire area on both sides of Loch Raven Boulevard, North of Taylor Avenue, is already predominantly developed with group homes. To the West, on the Endowment property some 65 or more acres were zoned in the past year for group homes under the land-use plan, and development is ready to start for some 500 group homes. It would seem that the present small area was overlooked. In the immediate vicinity of the premises sought to be reclassified there are both semi-detached and group homes, many of an inexpensive nature. The nature of the area certainly limits the use of this property to the one requested and as the most reasonable and feasible. However, there were protests by a few of the residents who have built cottages on the opposite side of Myasby Road. It is evident that these cottages have been misplaced and should not have been erected in an area surrounded by semi-detached and group homes.

It is this 7th day of August, 1956, by the Zoning Commissioner of Baltimore County, ORDERED that the property described in said petition should be and the same is hereby reclassified, from and after the date of this Order, from an "R-6" (residence) Zone to an "R-6" (group homes) Zone.

Approved: *William L. Schuman*
County Commissioner
William L. Schuman
Zoning Commissioner of Baltimore County

March 22, 1956

MEMORANDUM

TO: Mr. Wilsie Adams, Zoning Commissioner
FROM: G. M. Stirling, Office of Planning
SUBJECT: Petition #3766 Land at Northeast corner of Pleasant Plains Road and Myasby Road.

It is recommended that the Zoning Commissioner deny the reclassification to R-6.

The parcel is located in Zone 9-4-d-4 (see tracing). 9-4-d-4 has already been developed over its entire extent except for the area of the parcel and a few small vacant lots, and its development has in every case been consistent at least with R-6 standards. On the south side of Myasby Road, facing the parcel, all housing is of high type or better. The area of 9-4-d-4 exceeds 10 acres and is thus great enough to permit it to hold its use as an island of lower density in a larger surrounding area of higher densities, if present boundaries are not disturbed.

Such an island of lower density serves a number of good purposes. Specifically, it affords relief in the large surrounding high density area to overworked public services—sewers, water and roads; it breaks the otherwise overly extensive monotony of the neighborhood and this is a matter of importance to the R-6 residents as well as to the residents of Zone 9-4-d-4 itself.

GMS/sg

March 20, 1956

\$67.00

RECEIVED from George William Stephens, Jr. and Associates, Inc., for the petition of Henry John Weber, the sum of Forty-seven (\$47.00) dollars, being cost of petition for Zoning Re-classification, advertising and posting property on the Northeast corner of Pleasant Plains Road and Myasby Road, 9th District.

Zoning Consultant
of Baltimore County

RECEIVED
MAR 2 1956
CONTRIBUTIONS OFFICE
BY 112

ZONING COMMISSIONER

\$50.00

RECEIVED of Joseph F. Turcock, Protestants, the sum of Fifty (\$50.00) dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting the reclassification of property on the Northeast corner of Pleasant Plains and Myasby Roads - 9th District

01.623 Zoning Service Charge

RECEIVED
MAR 7 1956
COMPTROLLER'S OFFICE

NOTICE OF DENIAL OF PETITION FOR RECLASSIFICATION BY DISTRICT

Pursuant to petition filed with the Zoning Commission of Baltimore County for change or revision of the zoning of the property hereinafter described, the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson 4, Maryland, on Monday, March 19, 1956, at 1:00 P. M.

To determine whether or not the following mentioned and described property should be changed or reclassified as residential for medium density group (R-2) from its present classification of R-1.

All that parcel of land in the 5th District of Baltimore County, beginning for the same at the North-east corner of Pleasant Plains Road and Myndy Road; running thence and bounding on the North side of said Myndy Road as now laid out in feet, wide South 41 degrees 42 minutes East 204.54 feet to the South-east corner of Lot No. 25 shown on Plat No. 1 of Hildebrandt and recorded in Plat Book H.L.S. 12 folio 2; thence leaving said town and bounding on the West and North sides of said Lot No. 25 the two following courses and distances, viz: East 200.00 feet, and Second South 41 degrees 12 minutes East 14.22 feet; thence by a line of division as now surveyed North 56 degrees 42 minutes 27 seconds East 214.51 feet to the South side of Myndy Road, running thence and bounding on the South side of said Myndy Road as now laid out 24 feet wide North 41 degrees 12 minutes West 204.45 feet to the North-east corner of No. 1441 Myndy Road, thence bounding on the east property line of No. 1441 Myndy Road South 28 degrees 41 minutes West 200.00 feet; thence bounding on the rear of No. 1441-1441 Myndy Road, all as shown on plat entitled: "Plat of Hildebrandt, dated December 22, 1943 and recorded in Plat Book H.L.S. 12 folios 72 and 73, North 61 degrees 12 minutes West 209.51 feet to intersect the rear line of No. 1513 Pleasant Plains Road, thence bounding on the rear of No. 1513 and all of the rear of No. 1513 South 21 degrees 19 minutes West 49.52 feet; thence bounding on the South side of said No. 1513 Pleasant Plains Road North 59 degrees 18 minutes West 124.20 feet to the east side of Pleasant Plains Road as now widened, running thence and bounding on the East side of said Pleasant Plains Road South 37 degrees 31 minutes East 154.73 feet to the place of beginning, as shown on plat map filed with the Zoning Department, being property of Henry J. Weber.

By Order of
Walter H. Adams
Zoning Commissioner
of Baltimore County

2-2-21

MAR 8 - 1956
3744 -

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 9 1956

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 19th day of March 1956, the first publication appearing on the 2nd day of March 1956.

The UNION NEWS
W. J. Leary
Manager

FROM

Union News

CERTIFICATE OF PUBLICATION

OF

Reclassification 9 Dist.

Filed 1956

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th #3766
Date of Posting 3-7-56
Posted for: Cons. R-6 Zone to Cons. R-4 Zone
Petitioner: Henry J. Weber
Location of property: Lot 25 of Pleasant Plains Road and Myndy Road
etc. see Plat
Location of Signs: on sign 300 ft. on each side of road 130 ft. west of back corner of Lot 25 of Myndy Road, on sign 300 ft. on each side of road 130 ft. west of back corner of Lot 25 of Myndy Road
Remarks: on the S.E. of Myndy Road, on sign 300 ft. on each side of road 130 ft. west of back corner of Lot 25 of Myndy Road
Posted by: George R. Thompson (Signature)
Date of return: 3/8/56

