

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County
Barbara A. Schenning

All that parcel of land in the 15th District of Baltimore County on the North-west side of Hyde Park Road beginning 340 feet Southwest of Back River Neck Road; thence Southwesterly and thence on the Northwest side of Hyde Park Road 1303.5 feet; thence the following courses and distances North 13 degrees 10 minutes East 850.47 feet, North 19 degrees West 100.2 feet, South 9 degrees West 1114.5 feet, South 59 degrees 20 minutes West 1014.5 feet, North 13 degrees West 59.25 feet, North 35 degrees 15 minutes West 309.4 feet, North 32 degrees 15 minutes West 99 feet, North 29 degrees 15 minutes West 330 feet, North 20 degrees 15 minutes West 19 feet, North 10 degrees 15 minutes West 100.95 feet, North 19 degrees West 99 feet, North 72 degrees 30 minutes West 215 feet, North 33 degrees 15 minutes West 99 feet, South 14 degrees 15 minutes West 115.2 feet, North 60 degrees 15 minutes East 1014.1 feet, North 32 degrees East 297 feet to the Northwest side of a marshy theme running with and blinding on said marsh in a westerly and northerly direction 220.2 feet; thence the following courses and distances North 11 degrees 30 minutes East 379.5 feet, North 12 degrees 30 minutes East 705 feet, South 69 degrees 30 minutes East 515.33 feet, South 79 degrees 10 minutes East 373 feet, South 1 degrees 15 minutes West 204.5 feet, South 4 degrees 25 minutes West 505.17 feet, South 9 degrees 15 minutes West 212.33 feet, South 5 degrees West 11 feet, South 14 degrees East 1478 feet, South 22 degrees 15 minutes East 110.5 feet, South 31 degrees 15 minutes East 910.15 feet to the place of beginning.

Size and height of building from feet, depth feet, height feet.
Front and side set backs of building from street lines from feet, side 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.

Barbara A. Schenning
Barbara A. Schenning Legal Owner
c/o Westfield Land Company
Charles and Saratoga Streets
Baltimore 1, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this day of
March 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 Rebeck Building, in Towson, Baltimore County, on the day of April 1956, at o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

I, or we, (See attached descriptions)

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

Reasons for Re-Classification

vacant land
Size and height of building from feet, depth feet, height feet.
Front and side set backs of building from street lines from feet, side 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.

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Zoning Commissioner of Baltimore County
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that from the testimony before the Zoning Commission as to the vast expansion program of the Bethlehem Steel Company, The Glenn L. Martin Company, and other industries in the eastern end of Baltimore County, it is apparent there is a need for the continuation of group house developments; also there have been vast changes in this area since the original zoning which certainly warrant the reclassification of this property, therefore

the above reclassification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this day of
May 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 an R-6 zone to an R-C zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this day of
May 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 and to remain a

John A. Calver
Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

President

April 18, 1956

\$14.00

RECEIVED OF Robert Meyerhoff, for the petition of Barbara A. Schenning, the sum of Fourteen (\$14.00) dollars, for reclassification, advertising and posting property on the Northwest side of Hyde Park Avenue beginning 340 feet Southwest of Back River Neck Road, 15th District of Baltimore County.
Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
APR 18 1956
COMPTROLLER'S OFFICE
JRP

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Post for: *Barbara A. Schenning*
Petitioner: *Barbara A. Schenning*
Location of property: *111 W. of Hyde Park Rd. by 340 ft. S. of Back River Neck Rd. etc. etc. etc.*
Location of signs: *on 111 W. of Hyde Park Rd. 340 ft. S. of Back River Neck Rd. on 111 W. of Hyde Park Rd. 340 ft. S. of Back River Neck Rd.*
Remarks: *See map*
Posted by: *George R. Hammond*
Date of return: *4-12-56*

Baltimore County Planning Board COUNTY OFFICE BUILDING TOWSON 4, MARYLAND

HERBERT S. FRANTZ
JOHN B. FINE
PAUL L. GARDNER
CLAUDE E. HILLMAN
AUGUSTINE J. HULLER
A. PIERRE PEREZ
EDWARD A. STAPLETON
GEORGE A. SMITH

May 2, 1956

TO: *Wladis H. Adams*
FROM: *Wladis H. Hill*
SUBJECT: *Petition for Group House Zoning - Schenning Property - Back River Neck, 15th District*

At its regular meeting on April 18, 1956, the Baltimore County Planning Board considered the factors involved in this petition for reclassification from R-6 to R-C zoning. After discussion concerning the availability of utilities and schools in this area, the amount of land which has already been zoned for group house development in this general area, and other problems which result from high density development of large areas, the Board passed the following resolution:

RES-1720, That the Board recommend to the Zoning Commission that he withhold reclassification of this property and other similar properties as being premature, where the capacity of facilities is critical, and where additional facilities will not be available for from three to five years, and where a Master Plan for Land Use and Zoning will have been adopted before the necessary relief utilities are available.

Among the facts which influenced the Board in its decision, the following are significant:

1. Mr. Funt informed the Board that utilities would not be available in this area for from three to five years.
2. The Board of Education, in a written memorandum, informed this office that their Capital Improvement Program does not provide any funds for erection of new school facilities in this area during the 6 years of the Capital Improvement Program, and that the existing Back River Neck Elementary School is at present accommodating 400 pupils in a 120 pupil building.

1. There are in the 12th and 15th Districts approximately 635 acres of land now zoned for group houses but not yet developed. This group house acreage could house about 25,000 persons.
2. The Office of Planning is working on Land Use and Zoning Plans for the 15th District, which are expected to be completed within a year. The Office of Planning is also working on a petition which it is hoped will provide effective means of eliminating the objectionable characteristics which have made group house developments unacceptable to so many people.

WHD
TWO

OO - Mr. Muller
Mr. Stanton
Mr. Stirling

Wladis H. Hill
Wladis H. Hill, Director

April 3, 1956

\$25.00
RECEIVED OF Robert Meyerhoff, for the petition of Barbara A. Schenning, the sum of Twenty-five (\$25.00) dollars, for reclassification, advertising and posting property on the Northwest side of Hyde Park Avenue beginning 340 feet Southwest of Back River Neck Road, 15th District of Baltimore County.

Zoning Commissioner of Baltimore County

HEARING:
Wednesday, April 25, 1956
at 1:00 P. M.
Room 100
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

RECEIVED
APR 25 1956
COMPTROLLER'S OFFICE
BY 3714

Certificate Of Publication

ESSEN, MD., APRIL 25th, 1956.
THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of successive weeks before the day of APRIL 1956, the first publication appearing on the day of APRIL 1956.

THE EASTERN ENTERPRISE, INC.
John A. Schenning
Manager

John A. Schenning
Manager

