

Petition for Zoning Re-Classification

The Zoning Commissioner of Baltimore County

I, or we, Sparrows Point Trailer Court, Inc., of the property situate

All that parcel of land in the Fifteenth District of Baltimore County on the Southeast corner of Lincoln Avenue and Headland Boulevard, thence running South 1/4 ly and binding on the East side of Lincoln Avenue 113.7 feet; thence South 1/4 ly and binding on the East side of Lincoln Avenue 113.7 feet; thence South 1/4 ly and binding on the West side of Headland Boulevard 79.5 feet to the Northerly and binding on the West side of Headland Boulevard 79.5 feet to the place of beginning.

and Headland Boulevard, 3.8' 14' E., 909-76/100 feet; running thence for a line of division, R. 8' 15' E., 271-76/100 feet to the place of beginning. Containing 5-23/100 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-6 zone to an R-0 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.

Sparrows Point Trailer Court, Inc.
David W. Baldwin, Vice Pres.
Legal Owner
Address *4300 Bonanza Rd.*

ORDERED by The Zoning Commissioner of Baltimore County, this 23rd day of May 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 15th day of June 1956, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

Certificate Of Publication

ESSEX, MD., June 6th, 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 2 successive weeks before the 15th day of June 1956, the first publication appearing on the 31st day of May 1956.

THE EASTERN ENTERPRISE, INC.
William L. Anderson
Manager

CERTIFICATE OF POSTING

District 15th
Posted for: *City of Baltimore*
Petitioner: *Sparrows Point Trailer Court, Inc.*
Location of property: *S.W. cor. of Lincoln Ave. & Headland Blvd. etc.*
Location of Signs: *On sign at S.W. cor. of Lincoln Ave. & Headland Blvd. and at 225 ft. South from S.W. cor. of Lincoln Ave. & Headland Blvd. on the 65 ft. line.*
Posted by: *George A. Humphrey*
Date of return: 6-7-56

Beginning for the same at the center of Lincoln Avenue at the end of the (4) following courses from the beginning of the strip (66) line of that parcel of land, which by deed dated August 23, 1927 and recorded among the Land Records of Baltimore County in Liber 10-444, Folio #215, etc., was conveyed by John W. Hanson to Franklin Realty Company, Inc., N. 25° 31' E., 56-3/100 feet, N. 5° 30' E., 936 feet, N. 11° 51' E., 363 feet, N. 19° 46' E., 79-28/100 feet running thence binding on the center of said avenue, the following four (4) courses and distances, viz: N. 19° 56' E., 102-72/100 feet, N. 35° 26' E., 442 feet, N. 68° 56' E., 205-7/100 feet and N. 28° 56' E., 224-7/100 feet to the center of Headland Boulevard; running thence binding on the center of said boulevard, S. 8° 14' E., 909-76/100 feet; running thence for a line of division, N. 8° 15' E., 271-76/100 feet to the place of beginning. Containing 5-23/100 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-6 zone to an R-0 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.

Sparrows Point Trailer Court, Inc.
David W. Baldwin, Vice Pres.
Legal Owner
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ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of May 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 Bldg., in Towson, Baltimore County, on the 15th day of June 1956, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over) MICROFILMED

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

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 23rd day of June 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-0 zone.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above re-classification should be had.

the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 23rd day of June 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 an R-6 zone.

David W. Baldwin
Zoning Commissioner of Baltimore County

Approved _____

County Commissioners of Baltimore County

Date _____ By _____

President

DAVID BALCHON
SPARROWS POINT TRAILER COURT, INC.

BEFORE THE BOARD OF ZONING
APPEALS, BALTIMORE COUNTY,
MARIAND

Petition for reclassification from an "R-6" zone to an "R-0" zone the SE corner Lincoln Avenue and Headland Boulevard, 15th Election District, Baltimore County, Maryland

***** AFFEAL *****

TO THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

The Petitioner, SPARROWS POINT TRAILER COURT, INC., by its Attorney, Maurice W. Baldwin, hereby files Notice of an Appeal from the decision of the Zoning Commissioner of Baltimore County, dated July 22, 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 this honorable Board.

This Appeal taken this 29th day of June, 1956.

David W. Baldwin
Maurice W. Baldwin
Attorney for Petitioner



ORDER

For the reasons set forth in the foregoing Opinion it is this 13 day of December, 1956, ORDERED that the reclassification herein requested be and the same is hereby denied.

David W. Baldwin
Board of Zoning Appeals
of Baltimore County

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" ZONE TO A "R-0"
ZONE - S. W. COR. LINCOLN AVE.
AND HEADLAND BOULEVARD, 15TH
DIST., SPARROWS POINT TRAILER
COURT, INC., PETITIONER
BEFORE
BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY
No. 3834

OPINION

This petition seeks the reclassification from an "R-6" Residential to "R-0 Residential" of a tract of land containing 5.73 acres at the intersection of Lincoln Avenue and Headland Boulevard in the Jones Creek section of the County.

The zoning map shows that there is no land zoned for group housing anywhere in this area and we can see no reason why we should favor this particular property owner by permitting the erection of group housing. The entire surrounding community is of the single cottage type.

This reclassification would be obvious spot zoning without legal justification and it is the policy of the County to prevent group housing because of its tendency to overcrowd land and to put an unnecessary burden on utilities and schools.

There is no reason why this property cannot be developed in conformity with the area of which it is a part and we feel it should remain in the "R-6 Residential" classification.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, David I. Salarick, Vice-President of the Sperron Point Trailer Court, Inc., a legal owner, of the property situate

All that parcel of land in the Fifteenth District of Baltimore County on the Southwest corner of Lincoln Avenue and Headland Boulevard thence running South 81 degrees 35 minutes East 114.7 feet to the West side of Headland Boulevard thence Northwesterly and binding on the West side of Headland Boulevard 909.56 feet to the place of beginning.

said boulevard, S. 81° 35' E., 909.56/100 feet; running thence for a line or division, N. 80° 39' E., 476-0/100 feet to the place of beginning. Containing 5-2/100 acres of land more or less.

herely 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.

David I. Salarick, Vice-President of the Sperron Point Trailer Court, Inc.
Legal Owner
Address 4401 Buxton Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of May, 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 Bldg., in Towson, Baltimore County, on the 18th day of June, 1956, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

beginning for the same at the center of Lincoln Avenue at the end of the same corner of land, which by deed dated August 23, 1927 and recorded among the Land Records of Baltimore County in Liber 190-446, Folio 552, etc., was conveyed by John A. Wrenn to Franklin Realty Company, Inc., S. 25° 31' E., 25-26/100 feet, N. 8° 30' E., 436 feet, N. 11° 51' E., 363 feet; N. 100° 56' E., 25-26/100 feet running, thence binding on the center of said avenue, the following four (4) courses and distances, viz: N. 38° 56' E., 308-72/100 feet; N. 38° 56' E., 462 feet; N. 45° 56' E., 247-5/100 feet and N. 20° 26' E., 224-70/100 feet to the center of Headland Boulevard running, thence binding on the center of said boulevard, S. 80° 14' E., 909-56/100 feet running, thence for a line of division, S. 80° 39' E., 476-0/100 feet to the place of beginning. Containing 5-2/100 acres of land more or less.

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Reasons for Re-Classification _____

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David I. Salarick, Vice-President of the Sperron Point Trailer Court, Inc.
Legal Owner
Address 4401 Buxton Rd.

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Zoning Commissioner of Baltimore County
(over)

MICROFILMED

June 21, 1956

\$49.00

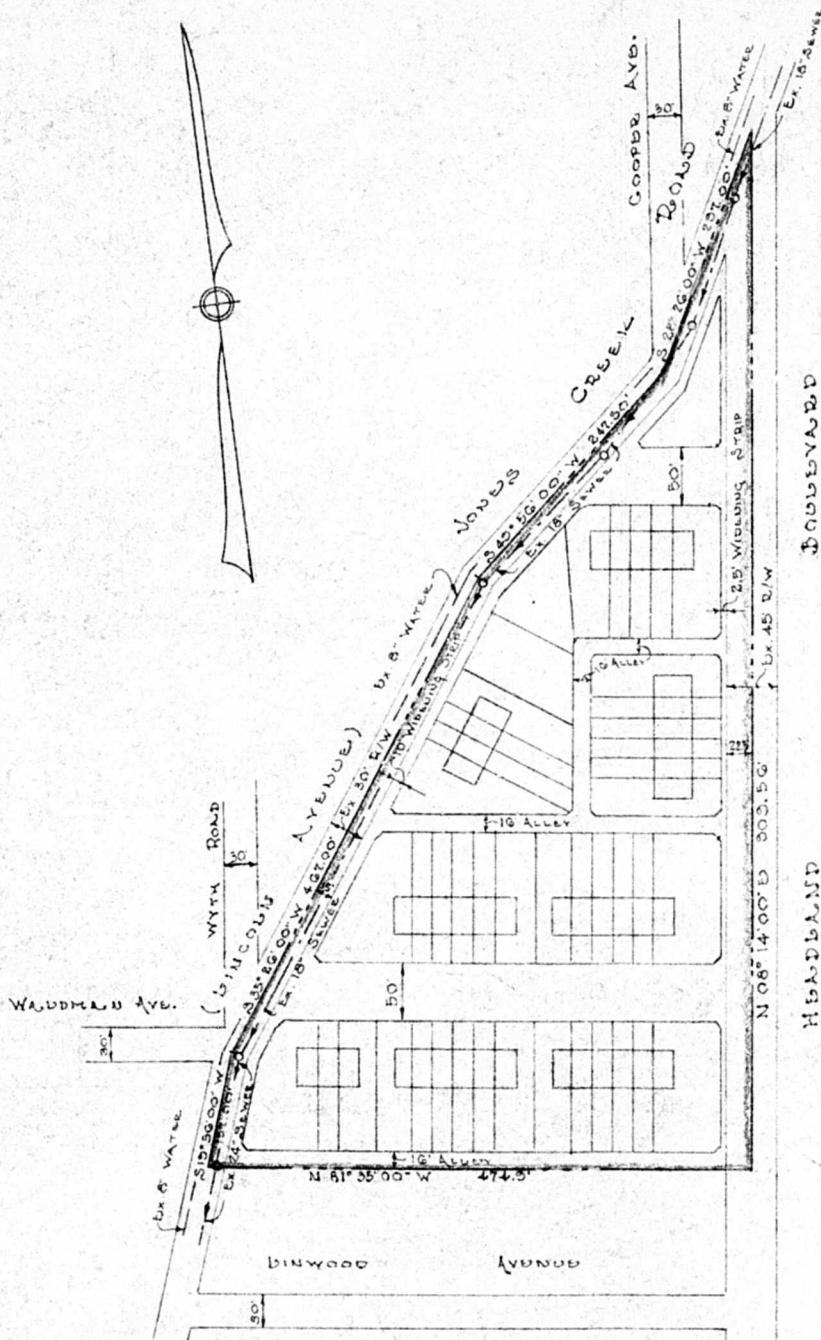
RECEIVED of David I. Salarick, Vice-President of the Sperron Point Trailer Court, Inc., the sum of Forty-nine (49.00) dollars, being cost of petition for Re-classification, advertising and posting property on the Southwest corner of Lincoln Avenue and Headland Boulevard, 15th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

01,622-412.00
01,623-437.00

RECEIVED
JUN 21 1956
COUNTY CLERK
BALTIMORE



PART TO ACCOMPANY PETITION
— FOR —

ZONING RECLASSIFICATION OF
"R-G" TO "R-G"

Block Dist. N^o 15 — BALTIMORE CO., MD.
SCALE: 1"=100' — DATE: APRIL 27, 1956

ENGINEERING ASSOCIATES
7307 YORK RD.
TOWSON 4, MD.

OWNED
SPARROWS POINT TRAILER CORPORATION
4230 BONNER ROAD
BALTIMORE 15, MD