

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Crown Investment Corp. Jacob L. Friedman, President  
right owner... of the property situate

Belating: for the same at the intersection of Marlyn Avenue with the South side of Walnut Grove Road, running thence along the South side of Walnut Grove Road in a southeasterly direction, 210 feet, more or less, thence leaving said road South 70°-48' E - 210 feet, more or less, thence North 20°-41' E - 210 feet, thence North 30°-00' E - 320.23 feet, thence North 50°-01' East, 234.3 feet, thence North 60°-30' East - 330.00 feet, thence North 80°-00' East - 100 feet more or less to the East side of Schenck Road, thence along Schenck Road South 00°-00' East - 45 feet, more or less, thence along said road, South 70°-30' East - 375 feet more or less, thence South 60°-15' East - 150 feet, more or less to the beginning. Containing: 77 1/8 acres, more or less.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from R-5 zone to an R-5 zone.

Reasons for Re-Classification: Adjoining Property has been Reclassified to R-5 & has a New Expressway Access to R-5 Zone  
The Schenck Road Property  
Adjoining Property has been Reclassified to R-5

Size and height of building front: 18 feet; depth: 30 feet; height: 20 feet.

Front and side set backs of building from street lines: front: 0 feet; side: 0 feet.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expense 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.

RECEIVED  
DEC 4 1956  
COUNTY COMMISSIONERS  
OFFICE

Crown Investment Corp.  
Jacob L. Friedman, Pres.  
Legal Owner  
Address: 149 Equitable Bldg.

ORDERED: By The Zoning Commissioner of Baltimore County, this 25th day of July, 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 at 111 W. Chesapeake Ave. in Baltimore, Baltimore County, on the 5th day of September, 1956, at 3:00 o'clock, P.M.

Zoning Commissioner of Baltimore County

(over) 7/20/56

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being adjacent to an existing "R-5" zone, and the changes which have taken place in the character of the neighborhood since the adoption of the original zoning

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 25th day of November, 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 R-5 (residence) zone to R-5 (group house) zone.

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 NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of July, 1956, that the above petition be and the same is hereby denied and that the above described property or area to and the same is hereby continued as and to remain R-5 zone.

Zoning Commissioner of Baltimore County

Approved: Robert B. Hamill  
County Commissioners of Baltimore County

Date: December 4, 1957  
By: Robert B. Hamill  
Com.

## OFFICE OF PLANNING

MEMORANDUM

Inter-Office Correspondence

From: O. M. Shirling, Jr.  
To: Milne H. Adams, Zoning Commissioner  
Subject: R-5 to R-1a, 15th District  
Lying southeast of Walnut Grove Road, southeast of intersection of Walnut Grove Road and Marlyn Road and southeast of Schenck Road.

At present there are 199.6 acres of constructed group housing in the Essex-Jack River Neck area. There are 571.5 acres zoned R-5 and not yet built upon. Thus 3 times as much group housing acreage is zoned but vacant as is zoned and built on in group housing. No similar disparity exists in any other part of Baltimore County.

The tract for which reclassification is filed adjoins a continuous area of undeveloped R-5 zoned 123.5 acres in extent. The reclassification requested would increase the area of this particular group house zone to 161 acres, making it by far the largest group house zone in Baltimore County. This extensive zone would exceed by 51 percent the next largest group house zone area in the County: 334 acres in Dumbell.

All of the above figures are contained in table 1, which follows this statement, and the areas concerned are shown on the attached tracing.

The lag between zoning and actual development is largely caused by the fact that facilities are not available to service the prospective housing. Sufficient public water service, the most critical element, will not be possible until a basic pipe line from the source of supply at Bon-Hellie is completed by Baltimore City, probably late in 1957. But water is not actually expected to be available to the neighborhood of Marlyn Avenue until 1962 when the major Jack River Neck water main will be constructed integrally with the Southeastern Expressway. Even if water is brought in through a different route, it can hardly be ready before 1959.

An adequate sewerage system for the area is still in the study stage, but basic sewerage installations would normally accompany the building of the expressway. Redirection of existing sewerage flows, necessary for revised service of development which is already served by public sewers, and possibly providing for limited expansion, will not be accomplished until 1958.

Further reclassification of land to permit group house zoning between now and 1958 will thus necessarily enlarge an already sizable

paper town, which will be still on paper for at least two more years. But the schools to be provided by the County will need to be located and sites purchased. The more the land in the area is given high density zoning before school sites are purchased, the more costly the purchases will be. Already two definitely needed sites lie within tracts recently reclassified to R-5, which presumably means that much higher prices will have to be paid for these sites than if they had been acquired before the rezoning was done. We refer to the Junior High School site within the 200 acre tract, just north of the one presently petitioned for and to the Elementary School site lying within two tracts south of the 200 acre tract and to the west of the one petitioned for.

Similarly, the phenomenal growth that is becoming more and more likely in the R-5 may change the plans for the Expressway. Until recently it seems not impossible that a 250-300 foot right-of-way State expressway will be the final answer. If this happens not only greater taking widths than Expressway are possible. Thus each additional change in zoning to higher categories at this time in the rezoning area brings the risk of higher reclamation costs.

This office is now actively studying the Essex-Jack River Neck area, looking toward the completion of coordinated plans for economical and convenient installation of all necessary facilities and for what are judged to be the most appropriate land uses. Additional reclassification for group housing at this time are in this sense premature. Since it will generally not be possible to construct any great amount of group housing here for some time to come, it would seem desirable to delay further reclassification at least until our plans are completed.

CMS/GB

Order A 485 Req F 5630

31/4

AUG 2 1956

## Certificate Of Publication

ESSEX, MD., August 1st., 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 5 successive weeks before the 5th day of August, 1956, the first publication appearing on the 16th day of August, 1956.

THE EASTERN ENTERPRISE, INC.

William J. Anderson  
Manager.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 13  
Posted for: Crown Investment Corporation  
Petitioner: James L. Friedman, President  
Location of property: at the intersection of Marlyn Avenue and Walnut Grove Road, 15th District  
Location of Signs: on the property at the intersection of Marlyn Avenue and Walnut Grove Road, 15th District  
Posted by: George R. Hamill  
Date of return: 8/23/56

RECEIVED  
AUG 31 1956  
COMPTROLLER'S OFFICE

RECEIVED of Jacob L. Friedman, the sum of Fifty-seven (\$57.00) dollars for the Re-classification, advertising and posting of property at the intersection of Marlyn Avenue with the South side of Walnut Grove Road, in the Fifteenth District of Baltimore County.

Marlyn  
Wednesday, September 5, 1956  
at 3:00 P.M.  
Room 105  
County Office Building  
111 W. Chesapeake Ave.  
Towson 4, Maryland

RECEIVED of Crown Investment Corporation, the sum of Five (\$5.00) dollars, being cost of additional advertising the property at the intersection of Marlyn Avenue with the South side of Walnut Grove Road, Fifteenth District of Baltimore County.

Zoning Commissioner of Baltimore County

