To the Zoning Commissioner of Baltimore County:

I, or we, Providence Realty, Inc.

MAP Legal Owner 10/9/58

#4503

hereby petition (1) that the soning status of the above described property be reclassified, pursuant to the Zonirg Law of Beltimore $\stackrel{.}{\underline{L}} MR$ County, from an R-10, ML Zone to m R-A Zone; and

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.

Providence Realty, Inc. Legal Owner

701 St. Paul Street, Baltimore, M.

10/15/54 HAM

SEP 2 REC'D

In this case, no direct access to the County Beitway is possible for this property. Traffic must nowe through mailter reade, particularly streets property. Traffic must now through mailter reade, particularly streets. These streets and reads were not designed to carry didtional traffic, nor should residents living on their frontages be asked to lear the burden of misse and biased from additional whicles. In Public seems system is barely development of the area, spartnent coning on the subject treet may be a direct strain on the local system, and will swordly be a strain, inthrecity, if this reclassification becomes a precedent for other changes in residential soming to higher dentities.

As argument that there has been "change in conditions" must be equally usely, we believe. Comprehensive remaining use adopted very recently, Changes, where that those expected and accounted for in the recenting, have therefore been few. The only changes which night be regarded as significant are the purchase of three marry residential tracts for school sites one for a public elementary school, to the fuerty two for a Parcehial School.

The change of status of the three school sites from residential public or quasi-public use is not an argument for reclassification inassuch as the changes serve as anobors or bulwarks to strengthem the residential pattern and values of the vicinal area.

OKS/1h

Department Of Bublic Works Inter-Office Correspondence

BUREAU OF LAND DEVELOPMENT

George R. Lewis October 1h, 195d To Wilsie H. Adams

The following is a quote, in part, from a newsorandum dated October 8, 1958 from Mr. David H. Fisher to Mr. Malcolm H. Dill with reference to the subject petition: It is our opinion that the application of the developer for 186 apartment units on the subject area is reason-whle and within the maximum allowable ropulation densities which can be served by available sever and water facilities.

GRL:1s

me: Planning (Mr. Stirling)

OFFICE OF PLANNING

01.622-16600

Inter-Office Corresp

October 15, 1958

October 7, 1958

RECEIVED

OCT- 71958

COMPTROLLER'S OFFICE

RECEIVED of Turnbull & Brauster, attorneys for petitioner,

the sum of S'aty-one Dollars (\$61.00) to cover cost of petition,

advertising and posting property situate on the Raltimore County Beltway, Providence Reatly, Inc., petitioner.

To Mr. Wilsie H. Adams, Zoning Commissioner

Office of Planning

To .The. hebell. H. newer, ACRIBAL SERVING CON-Shiplet Zer ig Pottion [#505], R.[20], Fell and Hel. 18-4. Adjacent to Southeast side of w. attorner County Bettany, approx. 1/2 ni. West of intersection of Coppers Read and Crownell, Hridge, Mc. Approx. 1/2 norce. Jul Martiet, Serving Cot. 15, 1958. (lice A.M.)

Advisory Recommendation:

The Office of Planning recommends against reclassification of the subject tract to R-A. (Residential Apartment).

No. (Rotiential Apartment).

This property lies within the portion of the 9th District which was recently remember introduced, in accordance with a comprehensive Waster Flam? for land use and future introduced in accordance with a comprehensive Waster Flam? for land use and future for the property of the court public for careful attention of use careful attention to the careful and resonable preparation, this Zozine No protuct restrict the property of the Earth of the Company of the property of the Earth of the Company of the Property o

As to the possibility of error in the original zoning, this Office holds that there was no error. The present soning of the subject track was selected to prent the highest and best use of the land consistent with the Philic Wolfare. The Philic Wolfare, of course, is conditioned by the relation of this soning to public willities and to continue the name or convending land.

The high densities of spartness housing are only recommendable near centers of population concentration. Bush centers are justified or brought about where population centers and extensionable froms. Freeding from the center, population densities normally and extensionable population of the property is a compared from foreon, the local population center, to justify only his median population and property of the property is a compared to the property of the contract population of the property of the propert

NOTICE OF ZONING PETITION FOR miles bestellig 118 of Chambers aware state in the control of the

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 3, 19.53. THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., procedure and mr. 2 times successive made before the ... 15th day of....Ontoher....., 19.59, the first publication appearing on the 26th day of September

THE JEFFERSONIAN.

Cost of Advertisement, \$

