

THE BRIGHT DEVELOPMENT CO.

Developers - Builders

924 WEST NURTH AVENUE
BALTIMORE 17, MARYLAND
April 6, 1959

Mr. Wilsie H. Adams
Zoning Commissioner of Baltimore County
Courthouse
Towson 4, Maryland

RE: Re-zoning SW Side of
Kincheloe Ave. and SE
of Royal Acres

Dear Mr. Adams:

Please be advised that The Bright Development Company wishes to withdraw their request for hearing on the above captioned location, said hearing presently scheduled for Wednesday, April 8th at 2:00 P.M.

Very truly yours,

THE BRIGHT DEVELOPMENT COMPANY

Stanley Hackerman,
President

SH/pj

MEMBER - NATIONAL ASSOCIATION OF HOME BUILDERS
MEMBER - HOME BUILDERS ASSOCIATION OF MARYLAND

Petition for Zoning Re-Classification #4622

To The Zoning Commissioner of Baltimore County:-

I, or we, The Bright Development Company, legal owner of the property situated in 2nd Election District, Baltimore County, Md.

All that parcel of land in the 2nd Election District of Baltimore County, or the South west side of Kincheloe Avenue, beginning 70 feet south east of Royal Court Drive, thence South easterly and ending on the South west side of Kincheloe Avenue 57.06 feet, thence South 44 degrees 13 minutes west 103.1 feet, thence North 52 degrees 45 minutes West 520.00 feet, thence North 44 degrees 25 minutes East 213.8 feet to place of beginning.

herby 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: The applicant sincerely feels that the area needs a small apartment unit, and that the best interests of the County are being served by building apartments on this site. Otherwise, this ground would remain vacant and an eyesore, as it is uneconomically feasible to develop for R-6.

Size and height of building: front 160 feet; depth 50 feet; height 52 feet.
Front and side set backs of building from street lines: front 35 feet; side 25 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.

The Bright Development Company
Jack H. Adams, Jr.
Legal Owner

Address 924 W. North Avenue, Baltimore 17, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of March, 1959, 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 Rockwood Bldg., in Towson, Baltimore County, on the 8th day of April, 1959, at 2 o'clock P.M.
Zoning Commissioner of Baltimore County

(OFF)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District Date of Posting
Posted for:
Petitioner: The Bright Development Company
Location of property:
Location of Signs:
Remarks:
Posted by: Date of return:

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: George R. Lewis April 7, 1959
To: Wilsie H. Adams
Subject: Zoning Petition #4622
Reclassification from R-6 to R-4
S/W side Kincheloe Ave To S/S of Royal Court Drive
District 2

This office requests that any rezoning of this property be made subject to approval of plans by the Office of Planning and the Division of Land Development.

Studies must be made to indicate the required flood plain, and any zoning should withhold the flood plain from the zoning portion of the property.

George R. Lewis
Chief - Permit Section
Division of Land Development

OK'd
cc: Planning (Mr. Stirling)

OFFICE OF PLANNING Inter-Office Correspondence

From: Office of Planning April 6, 1959
To: Wilsie H. Adams, Zoning Commissioner
Subject: Zoning Petition #4622, S/W side of Kincheloe Ave., beginning To S/S of Royal Court Drive, 2,091 acres, 2nd District. Hearing: April 8, 1959 (2:00 P. M.)

Advisory Council

In comprehensive rezoning proposals for the 2nd District, prepared by this Office and recently submitted to you by the Planning Board, a large area which includes the subject property is zoned as R-6. We show no other zoning within 1500 ft. of the property.
This Office regards R-4 zoning, here requested, as inconsistent with the tract's surroundings. R-6 zoning as recommended not only reflects the present land character of the area, but will, if adopted, protect it from later changes which might tend to have a deteriorating influence.

OG/MS

ZONING DEPARTMENT OF BALTIMORE COUNTY

NOTICE OF HEARING

The Bright Development Company
924 W. North Ave.
Baltimore 17, Md.
Re: SW side of Kincheloe Avenue and SE of Royal Acres.

TIME: 2:00 P.M.

DATE: Wednesday, April 8, 1959

PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

PAID - Baltimore County Office of Finance
at Baltimore County

RECEIPT

Date: March 16, 1959

RECEIVED of: The Bright Development Co.
LOCATION OF PROPERTY: SW side of Kincheloe Ave. and SE of Royal Acres
AMOUNT: \$10.00

Zoning Commissioner
of Baltimore County

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
-2nd DISTRICT-
Petition to reclassify that with the Zoning Commissioner of Baltimore County for change or re-classification from a R-6 zone to a R-4 zone of the property located in the 2nd Election District of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, April 8, 1959, at 2:00 P.M.
to determine whether or not the property should be rezoned or reclassified as shown on the petition.
All that parcel of land in the 2nd Election District of Baltimore County, on the South west side of Kincheloe Avenue, beginning 70 feet south east of Royal Court Drive, thence South easterly and ending on the South west side of Kincheloe Avenue 57.06 feet, thence South 44 degrees 13 minutes west 103.1 feet, thence North 52 degrees 45 minutes West 520.00 feet, thence North 44 degrees 25 minutes East 213.8 feet to place of beginning. This property is shown on the map filed with the Zoning Department, being property of The Bright Development Company.
By Order of
Wilsie H. Adams
Zoning Commissioner of Baltimore County
March 26-57.

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

March 28, 1959.

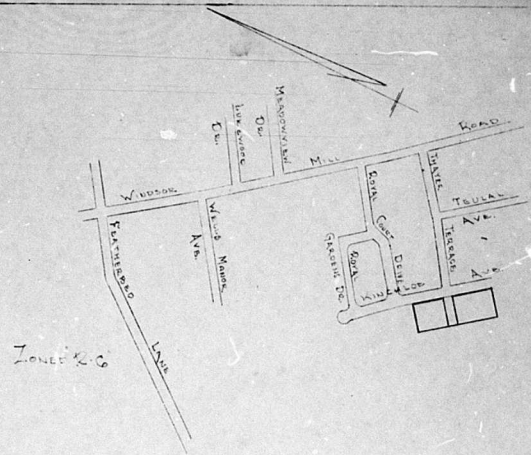
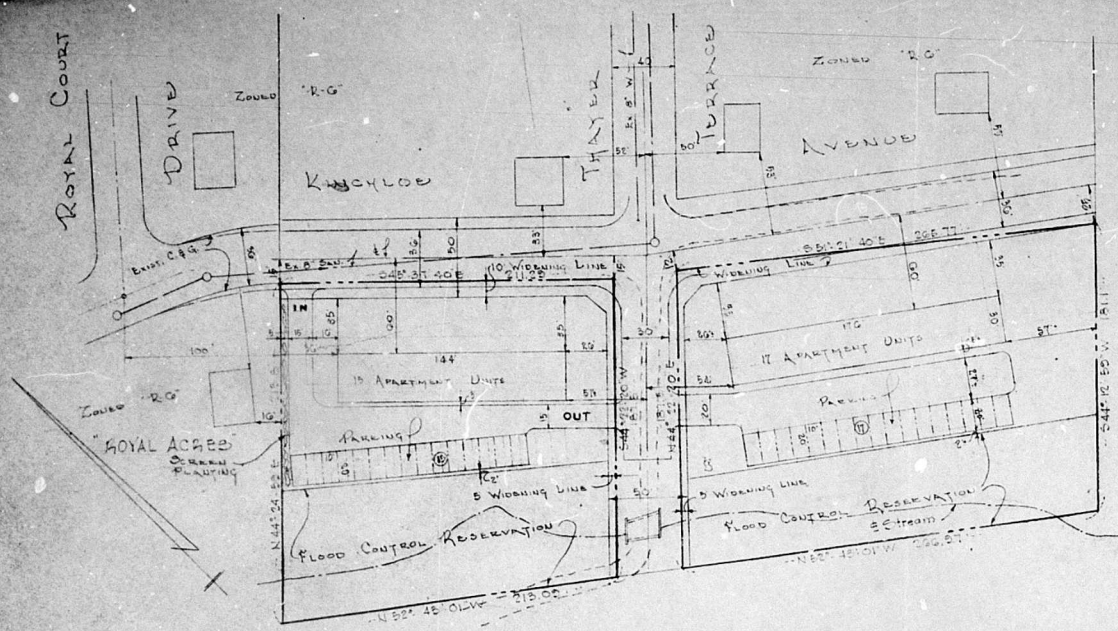
THIS IS TO CERTIFY, that the annexed advertisement of Wilsie H. Adams, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 28th day of March, 1959, that is to say the same was inserted in the issues of

March 20 and 27, 1959.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.



LOCATION PLAN
Scale: 1"=500'

PART PROPERTY

NOTE

1. AREA OF PROPERTY = 2.001 ACRES
2. AREA OF APARTMENT UNITS = 3,000[±]
3. NO. OF APARTMENT UNITS = 32
4. NO. OF PARKING UNITS (10 x 20) = 32
5. EXISTING USE OF PROPERTY - UNDEVELOPED
6. PRESENT ZONING "R-G"
7. PROPOSED USE OF PROPERTY - APARTMENTS
8. PROPOSED ZONING "R-A"

#4622 ✓
MAP
#243-A
R-A

PLAN TO ACCOMPANY PETITION
FOR REZONING
OF PROPERTY SOUTHWEST OF WINDSOR MILL RD.
VICINITY OF KINCHLOE AVE & THAYER TERR.
ELECTION DIST. 2 BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
DATE: JAN 27, 1950
REVISED FEB. 10, 1950

MATZ, CHILDS & ASSOCIATES
8704 BOLLONA AVENUE
BALTIMORE 12, MARYLAND



J.C. NE BGITC
DRAWN BY RLS
CHECKED BY: POC

