

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting 8-5-59
Posted for: Samuel M. Trivas, Charles and Saratoga Streets, Baltimore 9, Md.
Petitioner: Samuel M. Trivas, Charles and Saratoga Streets, Baltimore 9, Md.
Location of property: 210 Feet East of York Road, 160 Feet North of Alma House Road
Location of Signs: 210 Feet East of York Road, 160 Feet North of Alma House Road
Remarks: Received of Samuel M. Trivas, \$25.00 for additional advertising for the above captioned property.
Posted by: John G. Hoge, Zoning Commissioner Date of return: 8-6-59

Mr. Samuel M. Trivas
Charles and Saratoga Streets
Baltimore 9, Maryland

Re: 210 Feet East of York Road
160 Feet North of Alma House Road

Dear Sir:

Received of Samuel M. Trivas, \$25.00 for additional advertising for the above captioned property.

Thank you.

Very truly yours,

Wilese H. Adams
Zoning Commissioner
of Baltimore County

PAID - Baltimore County, Md. - Office of Finance

B-1459 4466 • • • TYP- 2500
B-1459 4466 • • • TYP- 2500

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 2-2000

Wilese H. Adams
Zoning Commissioner

Newport Land Co.
Charles and Saratoga Sts.
Baltimore 1, Md.

NOTICE OF HEARING

Re: East of York Rd. 160' N of Alma House Rd.
5/8 Alma Rd. (3-Parcels)

TIME: 10:00 A.M.

DATE: Wednesday, August 19, 1959

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

Zoning Commissioner
of Baltimore County

PAID
RECEIPT

7-2959 3617 • Date: July 29, 1959 • TYP- 4000

RECEIVED of: Newport Land Company

LOCATION OF PROPERTY: see above

AMOUNT: \$40.00

Zoning Commissioner
of Baltimore County

NOTICE OF PUBLIC PETITION FOR
RECLASSIFICATION OF PROPERTY
Pursuant to the provisions of the
Zoning Law of Baltimore County, the
Commissioner of Planning and Zoning
has received a petition from the
Newport Land Company, Inc., for the
reclassification of certain parcels
of land located in the City of
Baltimore, Maryland, from the
R-10 Single-Family Residential
Zone to the R-100 Office and
Business Zone. The parcels are
located in the City of Baltimore,
Maryland, and are bounded by
York Road to the north, Alma House
Road to the south, and the
East of York Road to the east.
The parcels are shown on the
attached map, which is a copy of
the map on file in the Office of
Planning and Zoning. The
Commissioner of Planning and
Zoning has caused the map to be
posted in the Office of Planning
and Zoning, and in the City of
Baltimore, Maryland, for a period
of 10 days, beginning on the
date of the posting of the map.
Any person who desires to
present objections to the
reclassification of the parcels
must do so in writing, and must
present the objections to the
Commissioner of Planning and
Zoning, or to the City of
Baltimore, Maryland, within the
period of 10 days. The
Commissioner of Planning and
Zoning will consider the
objections, and will make a
decision on the reclassification
of the parcels. The decision
will be final, and will be
subject to appeal to the
Baltimore County Board of
Appeals. The Board of Appeals
will hear the case, and will
make a decision on the
reclassification of the parcels.
The decision of the Board of
Appeals will be final, and will
be subject to appeal to the
Baltimore County Circuit Court.
The Circuit Court will hear the
case, and will make a decision
on the reclassification of the
parcels. The decision of the
Circuit Court will be final, and
will be subject to appeal to the
United States Supreme Court.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 7, 1959.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on consecutive days of . . . 2 days . . . consecutive weeks before the . . . 19th . . . day of . . . August . . . 1959, the first publication appearing on the . . . 11th . . . day of . . . July . . . 1959.

THE JEFFERSONIAN,
Leach, Strickland
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 2-2000

George G. Gavallin
Director
John G. Hoge
Zoning Commissioner

July 23rd, 1965.

Mr. and Mrs. Julius Mandel,
P. O. Box 3323,
Baltimore 9, Maryland.

Dear Mr. and Mrs. Mandel: Re: Zoning Case No. 4713

It has been brought to my attention that there is a discrepancy between the description submitted in the above numbered zoning case and the description as described in Ordinance No. 131 of the 1959 Legislative Session. The description as submitted and approved by zoning is a proper description showing the actual location of the property as indicated on our official zoning maps. The description as shown in the above referred to Ordinance was altered in an effort to simplify the description, and in such change an erroneous beginning point was substituted for the beginning point as shown in the description in the zoning files.

I wish by this letter to assure you that the property is shown as shown on the official zoning maps, and as described by the description attached to the original petition, and as shown on the plats in the above captioned zoning file.

Yours very truly,

John G. Hoge
Zoning Commissioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, NEWPORT LAND COMPANY legal owner, of the property situate

See Attached Description

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-100 zone.

Reasons for Re-Classification:

Size and height of building: front 100 feet, depth 100 feet, height 100 feet.
Front and side setbacks of building from street lines: front 100 feet, side 100 feet.
Property to be used 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 of Baltimore County.

NEWPORT LAND COMPANY

By Samuel M. Trivas, Vice-President

Charles and Saratoga Streets
Baltimore 1, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 15 day of July, 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 held in the office of the Zoning Commissioner of Baltimore County, at 111 W. Chesapeake Ave., in Towson, Baltimore County, on the 19 day of August, 1959, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition, the above re-classification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this 19th day of August, 1959, that the above described property or area should be and the same is hereby re-classified, from and after the date of this Order, from R-10 zone to an R-100 zone and a "B-1" 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

It is Ordered by the Zoning Commissioner of Baltimore County, this 19 day of August, 1959, 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

Zoning Commissioner of Baltimore County

Approved _____
Date _____
County Commissioners of Baltimore County
By _____
President

PART OF
"GREENTOP S.D.B."

SECTION THREE
MANGA 30/61

GREENTOP ROAD

LANDS OF N. GREENTOP S.D.B. 1927, 1928

GREENTOP ROAD

LANDS OF N. GREENTOP S.D.B. 1927, 1928

SECTION THREE
MANGA 30/61

GREENTOP ROAD

LANDS OF N. GREENTOP S.D.B. 1927, 1928

GREENTOP ROAD

LANDS OF N. GREENTOP S.D.B. 1927, 1928



DENSITY TABULATION

62000 AREA	150 ACRES
62000 RESIDENTIAL AREA	120.4 ACRES
NET RESIDENTIAL AREA	30.5 ACRES
NUMBER OF LOTS	555
62000 RESIDENTIAL DENSITY	2.0 PER ACRE
NET RESIDENTIAL DENSITY	3.0 PER ACRE
PRESENT ZONING	M-1, B-1, C-2



WILSON F. GUTEN
415 N. WASHINGTON ST. BALTIMORE, MD.
BALTIMORE, MD.



COUNTY COMMISSIONERS BALTIMORE



PRELIMINARY PLAN
SECTION ONE
MONTROSE
8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JULY 16, 1959
SCALE: 1"=100'
JACK MEYERHOFF & SONS CO.
HIVERTON BUILDING
CHARLES & EMMETT STREETS
BALTIMORE, MARYLAND
Revised July 14, 1959