

RE: PETITION FOR RECLASSIFICATION
FROM "R-20" and "R-10" Zones
to an "R-10" Zone - N. S. Warren
Road 1160' S. Sherwood Road, 8th
District - Chelton Land Company
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 4719

Pursuant to the advertisement, posting of property and public hearing on the above petition, the Office of Planning testified in this case that the land in question had been zoned "R-10" and "R-20" at the time of the adoption of the Land Use Map because of the limited sewerage facilities at that time. Since then changes have taken place and the sewerage is not available to this property. By the development of this property sewers will be brought into the area which will be available to other properties which are existing and having serious difficulty with septic tanks and temporary sewerage facilities.

There was definitely an error in the zoning map at the time of its adoption as the Office of Planning stated that "R-10" and "R-20" zones as recommended by them were on a temporary basis and to be reconsidered at such time as sewers and water were available. For the above reasons the reclassification should be granted.

It is this _____ day of August, 1959, by the Zoning Commissioner of Baltimore County, ORDERED 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-20" zone and an "R-10" zone to an "R-10" zone.

Zoning Commissioner of
Baltimore County

719

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 6th, 1959
THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 19th day of AUGUST, 1959, the first publication appearing on the 13th day of July, 1959.

The COUNTY Paper, Inc.
Helen S. Chelton
Sole Office Manager.

4719
ZONING COMMISSIONER
BALTIMORE COUNTY
SHERWOOD RD. 1160' S
8th DISTRICT

Tract to be Reopened From R-20 to R-10
Eighth Election District
Baltimore County, Maryland

Beginning for the same at the beginning of that parcel of land which by deed dated March 24, 1958, and recorded among the Land Records of Baltimore County, Maryland in Liber G. L. B. 3326 at Folio 23, was conveyed by Lawrence H. Roberts and Olivia V. Roberts, his wife to Chelton Land Company, and running thence binding on the outline of said parcel of land North 02 degrees 42 minutes 34 seconds East 1024.75 feet, North 11 degrees 50 minutes 48 seconds East 912.15 feet and North 83 degrees 27 minutes 16 seconds West 1455.05 feet to a point near the southeast side of Warren Road, thence North 84 degrees 30 minutes 50 seconds West 95.48 feet to a point in the bed of Warren Road, thence crossing Warren Road South 05 degrees 29 minutes 10 seconds West 42.36 feet to a point on the south side of Warren Road as shown on Plat No. 2, Greentop Manor, recorded among the aforesaid Land Records in Plat Book G. L. B. 17 at Folio 3, said point being at the westernmost end of a fillet curve having a radius of 15 feet connecting said south side of Warren Road with the west side of Ridgland Road, as laid out 50 feet wide on the aforesaid plat, thence running southeasterly along said fillet curve 23.58 feet to the west side of Ridgland Road, thence binding thereon South 05 degrees 29 minutes 10 seconds West 152.00 feet to the southernmost boundary of the aforesaid plat, thence binding thereon North 84 degrees 30 minutes 50 seconds West 1210.45 feet to a corner of lands of Lawrence H. Roberts and Olivia V. Roberts, his wife, thence binding on Roberts Land South 05 degrees 29 minutes 10 seconds West 550.00 feet, South 84 degrees 15 minutes 53 seconds West 412.52 feet and North 84 degrees 19 minutes 7 seconds West 300.00 feet to a point in the eastern outline of lands of Board of Education of Baltimore County, thence binding on said land South 05 degrees 40 minutes 40 seconds West 702.53 feet and South 82 degrees 15 minutes 10 seconds West 276.15 feet to a point in the north line of the land of Newport Land Company thence binding on said land of Newport Land Company South 84 degrees 03 minutes 47 seconds East 825.40 feet to a corner of the lands of County Commissioners of Baltimore County, thence binding on said land South 83 degrees 43 minutes 00 seconds East at 2726.91 feet to the place of beginning, containing 128.2 acres of land, more or less

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING

Chelton Land Company
Charles & Saratoga Sts.
Baltimore, Md.

Re: N/S Warren Rd. 1160' S of Sherwood Rd.
8th District
Chelton Land Co., Petitioner

TIME: 3:00 P.M.
DATE: Wednesday, August 19, 1959
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

PHD - Baltimore County, Md. - Office of Planning

RECEIVED
7-2959 3 228 • DEPT. • 111-27, 1959 2:00
1-2959 3 228 • • 111- • 127100

RECEIVED OF: Chelton Land Co.
LOCATION OF PROPERTY: N/S Warren Rd. 1160' S of Sherwood Rd.
AMOUNT: \$ 127.00

Samuel Trivas
Charles & Saratoga Sts

Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification #4719

To The Zoning Commissioner of Baltimore County:-

I, or we, _____ CHELTON LAND COMPANY _____ legal owner... of the property situate

See Attached Descriptions

herely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-20 R-10 zone to an R-10 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 reclassification, 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.

CHELTON LAND COMPANY

By Samuel M. Trivas, Vice-President

Address: 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 had in the office of the Zoning Commissioner of Baltimore County, 111 W. Chesapeake Avenue, Towson, Baltimore County, on the _____ 12 _____ day of August, 1959, at 3:00 P.M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 8-5-59
Posted for: 111 W. Chesapeake Ave. 111
Petitioner: Chelton Land Company, Inc.
Location of property: N/S Warren Road 1160' S of Sherwood Rd.
8th District
Location of Signs: 111 W. Chesapeake Ave. 111
Remarks: As per
Posted by: George R. Hummel Date of return: 8-6-59

Pursuant to the advertisement, posting of property, and public hearing on the above petition, the Office of Planning testified in this case that the land in question had been zoned "R-10" and "R-20" at the time of the adoption of the Land Use Map because of the limited sewerage facilities at that time. Since then changes have taken place and the sewerage is not available to this property. By the development of this property sewers will be brought into the area which will be available to other properties which are existing and having serious difficulty with septic tanks and temporary sewerage facilities.

It is Ordered by the Zoning Commissioner of Baltimore County this _____ 15th _____ day of August, 1959, 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-20" zone and an "R-10" zone to an "R-10" zone.

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 _____ day of _____ 19 _____, 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 _____ zone.

Zoning Commissioner of Baltimore County

Approved _____

County Commissioners of Baltimore County

Date _____ By _____

President

1455.05
95.48
1550.53

PRESENT ZONING R-20

WARREN
YORK ROAD
PLAT NO. 1
GREENTOP MANOR
CHK 13-12-6
PRESENT ZONING R-10

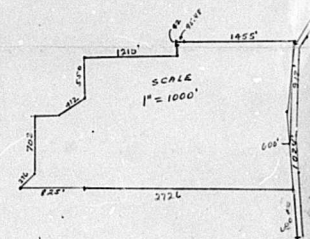
PLAT NO. 2
GREENTOP MANOR
GLB 17-8
PRESENT ZONING R-10
N 64° 20' 50" W 1210.45

R 15' L 2356
S 05° 29' 10" W 152.00

TRANSMISSION LINE
51216
304.05 MIN

PRESENT ZONING R-40
RIGHT OF WAY
N 02° 42' 34" E 1007.75

126.2 ACRES
PRESENT ZONING, R-20 & R-40
PROPOSED ZONING, R-6



PRESENT ZONING R-20

PRESENT ZONING R-6

COUNTY COMMISSIONERS OF BALTIMORE COUNTY

#4719
MHP
#8
SEC. 3-D

8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JULY, 1959
SCALE: 1" = 200'

