

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Marston Homes, Inc. legal owner... of the property situate

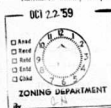
All that parcel of land in the Second District of Baltimore County on the Northwest side of St. Lukes Lane beginning 920 feet more or less at Liberty Road thence running Southwesterly and blinding on the Northwest side of St. Lukes Lane 528.17 feet thence North 14 degrees 14 minutes East 556.88 feet thence North 42 degrees 16 minutes East 552.31 feet thence South 17 degrees 13 minutes East 21.35 feet thence South 42 degrees 16 minutes East 150 feet thence South 47 degrees 13 minutes East 539.67 feet to the 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 R-8 zone to an R-A zone.

Reasons for Re-Classification: Due to change in neighborhood

Size and height of building: front, 136'...feet; depth, 45'10"....feet; height, 28'....feet.
Front and side set backs of building from street lines: front, 20'....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.



Marston Homes, Inc.
Alvin J. Swartz, Legal Owner
Address: 713 St. Paul Street

WHEREBY the Zoning Commissioner of Baltimore County, this 22nd day of October, 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 Beckett Bldg., in Towson, Baltimore County, on the 22nd day of November, 1959, at 1 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

3-5/64

Petition for Zoning Re-Classification

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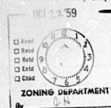
Dist. 2 - 300' (more or less) South West Liberty Road, N. E. side of St. Lukes Lane - Fronting 528.17' (more or less) on St. Lukes Lane -
All that parcel of land in the Second District of Baltimore County on the Northwest side of St. Lukes Lane 920 feet more or less Southwest from Liberty Road to a point thence running Northwesterly South 17 degrees 13 minutes 25 seconds East 539.67 feet thence Southwesterly North 42 degrees 16 minutes 35 seconds East 150 feet thence Northwesterly South 47 degrees 13 minutes 55 seconds West 556.88 feet thence Northwesterly South 42 degrees 30 minutes 35 seconds West 528.17 feet to the place of beginning.

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Zoning Commissioner of Baltimore County

MICROFILMED

3-5/64

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... 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 a... side to a... zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition... the Office of Planning recommends this change in classification be granted, however, at the present time this would tend to be "spot zoning" for an "R-A" Zone. Since the plans of the Office of Planning in so recommending, in the land, are made for a comprehensive zoning plan of other properties adjoining, this property would be recommended to the County Council for "R-A" zoning and it appears that this petition is premature at this time and should be denied.

It is Ordered by the Zoning Commissioner of Baltimore County, this 22nd day of December, 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 an R-8 (residence) zone.

William H. Adams
Zoning Commissioner of Baltimore County

Approved: _____ County Commissioners of Baltimore County

Date: _____ By: _____ President

M. WILLIAM ADELBORN
ATTORNEY AND COUNSELLOR AT LAW
305 NORTHERN BLVD.
BALTIMORE 8, MARYLAND

January 11, 1959

Hon. Wile H. Adams
Zoning Commissioner
County Office Building
Towson 4, Maryland

Re: Petition for Reclassification from an "R-8" Zone to an "R-A" Zone - N.W. side St. Lukes Lane 920 feet S.W. Liberty Road, 2nd District - Marston Homes, Inc., Petitioner

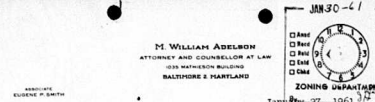
Dear Mr. Adams:

On behalf of Marston Homes, Inc., the petitioner in the above entitled matter, please enter an appeal to the County Board of Appeals from your decision of December 3, 1959, denying the reclassification in the above matter.

Yours very truly,

M. William Adams
Attorney for Marston Homes, Inc.

MWA/A



M. WILLIAM ADELBORN
ATTORNEY AND COUNSELLOR AT LAW
305 NORTHERN BLVD.
BALTIMORE 8, MARYLAND

County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Reclassification from an "R-8" Zone to an "R-A" Zone - N.W. side St. Lukes Lane 920 feet S.W. Liberty Road, 2nd District - Marston Homes, Inc., Petitioner

Gentlemen:
Appellant does not deem it judicious to prosecute its appeal in the above matter, hearing for which has been scheduled for February 2, 1961 at 9:30 A.M. Since adoption of the new zoning map for the Second Election District of Baltimore County is now imminent, Appellant believes that the instant case will surely become moot before same can be received by final decision. I respectfully request, therefore, that you enter the appeal of Marston Homes, Inc., "Withdrawn".

Yours very truly,

M. William Adams
Attorney for Marston Homes, Inc.

MWA/mw
cc: Harry S. Swartzwelder, Esq.
3700 Wilmer Avenue
Baltimore 7, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON 4, MARYLAND
VA 8 2000

NOTICE OF HEARING

Marston Homes, Inc.
713 St. Paul St.
Baltimore 2, Md.

Re: NW/4 St. Lukes Lane 920' SW from Liberty Rd., 2nd Dist.
Marston Homes, Inc., Petitioner

THIS: 1:00 P.M.
DATE: Monday, November 23, 1959
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

RECEIPT

Date: 10/29/59

RECEIVED of: Marston Homes, Inc. - Baltimore County, Md. - Office of Planning

LOCATION OF PROPERTY: 10 3099 7691
AMOUNT: \$60.00 10 2029 7691

Zoning Commissioner of Baltimore County

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rochester, Md.
THE HERALD-ARGUS
Colesville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

November 14, 1959

THIS IS TO CERTIFY, that the annexed advertisement of Wile 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 14th day of November, 1959, that is to say the same was inserted in the issues of November 6 - 13, 1959.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING

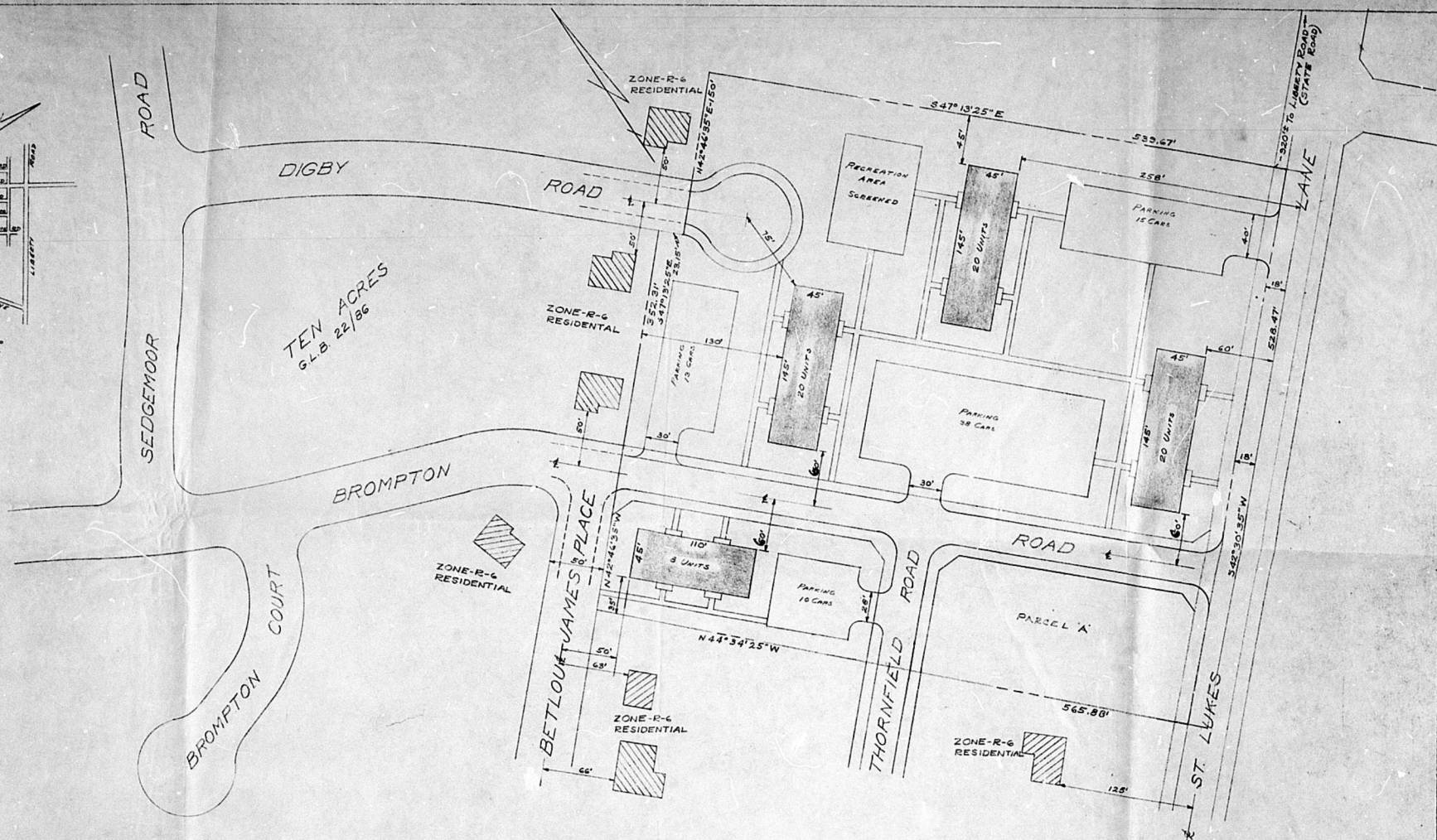
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Distric 2nd
Posted for: Marston Homes, Inc. and A. J. Jones
Petitioner: Marston Homes, Inc.
Location of property: NW 1/4 St. Lukes Lane 920' SW of Liberty Road, 2nd Dist.
Location of Sign: County Office Bldg. 111 W. Chesapeake Ave. S. of Liberty Road and S. of St. Lukes Lane, at the intersection of St. Lukes Lane and Chesapeake Ave.
Remarks: George P. H. Jones
Posted by: George P. H. Jones
Date of return: 11-11-59

A hand-drawn map showing the location of the site. The map features several streets: Woodmoor Rd, Kearsy Rd, Linn Rd, Hillside, Greenwood Rd, and St. George Lane. A shaded rectangular area is located at the intersection of St. George Lane and a road running parallel to the others, which is labeled as Liberty Road.

LOCATION MAP
SCALE 1"=1000'



GROSS ACREAGE	6.67 AC.
UNITS	68
FAMILIES/ACRE	10.1

OWNER: MARSTON HOMES, INC
711 ST. PAUL ST
BALTO. 2, MD.

NOTE: PROPERTY TO BE USED FOR APARTMENTS.
PRESENT ZONING R-6
PROPOSED ZONING R-A

W. H. PRIMROSE & ASSOCIATES
21 W. PENNSYLVANIA AVE.
TOWSON 4, MD.

PLOT PLAN FOR ZONING APPLICATION
WOODMOOR PARK APARTMENTS
2ND ELECTION DISTRICT BALTIMORE CO., MD.
SCALE 1"=50' OCTOBER 13, 1954

