

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Eastwood Estates, legal owner(s) of the property situate

MAP 15-B BL 11/10/61

15th Election District Baltimore County, Maryland description attached. All that parcel of land in the Fifteenth District of Baltimore County beginning for the same at a point on the southwest outline of the whole tract of which the parcel now being described is a part, said point of beginning being at the south corner of the 15-foot planting strip shown on the south most corner of the Revised Plat of Part of Section One "Riverwood Park", said plat being recorded among the Land Records of Baltimore County in Plat Book G.L. 24, No. 24, folio 53, and running thence binding on the outline of the whole tract South 29 degrees 12 minutes 01 seconds East 55.56 feet to a point distant 370.00 feet north-easterly from the centerline of Back River Road measured at right angles thereto; thence parallel with said centerline North 33 degrees 17 minutes 59 seconds West 121.50 feet to the centerline of 15-foot planting strip at the distance of 23.52 feet southeasterly from the southeast side of Poles Road (50 feet wide) thence binding on the southwest side of said planting strip, South 60 degrees 17 minutes 59 seconds East 111.45 feet to the place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-2 zone to an R-1 zone.

Reasons for Re-Classification: Conform to existing property line

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.

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.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of December 1961, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Towson Bldg., in Towson, Baltimore County, on the 25th day of January 1962, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

1530 Old Eastern Ave. Balto. 21, Md. 1570

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general of the locality of the locality involved not being detrimentally affected, the above re-classification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this 26th day of January 1962, 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 "R-2" zone to a "R-1" zone, subject, however to approval of plans for the development of said property by the Office of Planning and Zoning.

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 location, the safety, health and the general of the locality of the locality involved not being detrimentally affected, the above re-classification should NOT be had. It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of December 1961, 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 "R-2" zone.

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

OFFICE OF PLANNING

From George M. Cyrellis Deputy Director January 13, 1962

To John G. Rose Zoning Commissioner Subject 25172, R-2 and R-1 to R-1A, 3 parcels N.W. of Back River Neck Road between Williams Avenue and Poles Road, Eastwood Estates.

15th DISTRICT READING: January 25, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject's petition for reclassification from R-2 and R-1 to R-1A. It has the following advisory comment to make with respect to pertinent planning factors:

- 1. The general extent of commercial zoning sought by this petition is in accord with the recommendations for comprehensive zoning being made in our tentative Master Plan for this portion of the 15th District. In connection with our approvals of the Riverwood Park group house development, provisions for screening the proposed extension of R-1A zoning were made as shown on the petitioner's plan. 2. With respect to the 0.3 acre tract extending easterly from Williams Avenue to the twenty-foot alley, we believe that a rectangular area 30 feet wide at the northerly end and should remain in R-6 zoning. Williams Avenue is developed with single family residences. The 30 foot R-6 strip would provide a greater degree of protection to the abutting residences by limiting the extent of commercial building encroachment. If the area were to be used for parking, mandatory approval of plans in connection with the use permit would again assure protection for the abutting residential uses. It is our understanding that the petitioner will agree to this reduction in the extent of zoning sought.

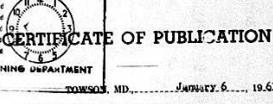


INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. DEPOSIT TO ACCOUNT NO. 01622. TOTAL AMOUNT \$56.50. Advertising and posting of property for Eastwood Estates.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. DEPOSIT TO ACCOUNT NO. 01522. TOTAL AMOUNT \$50.00. Petition for reclassification for Eastwood Estates.

5192

JAN-9 5192



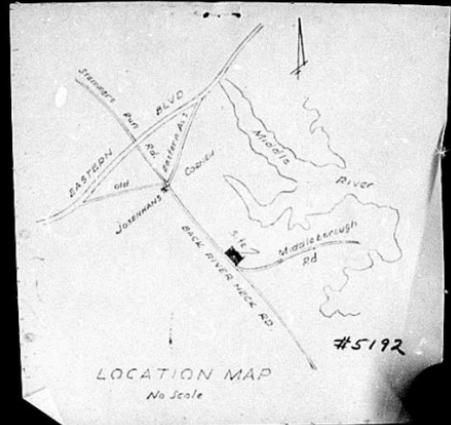
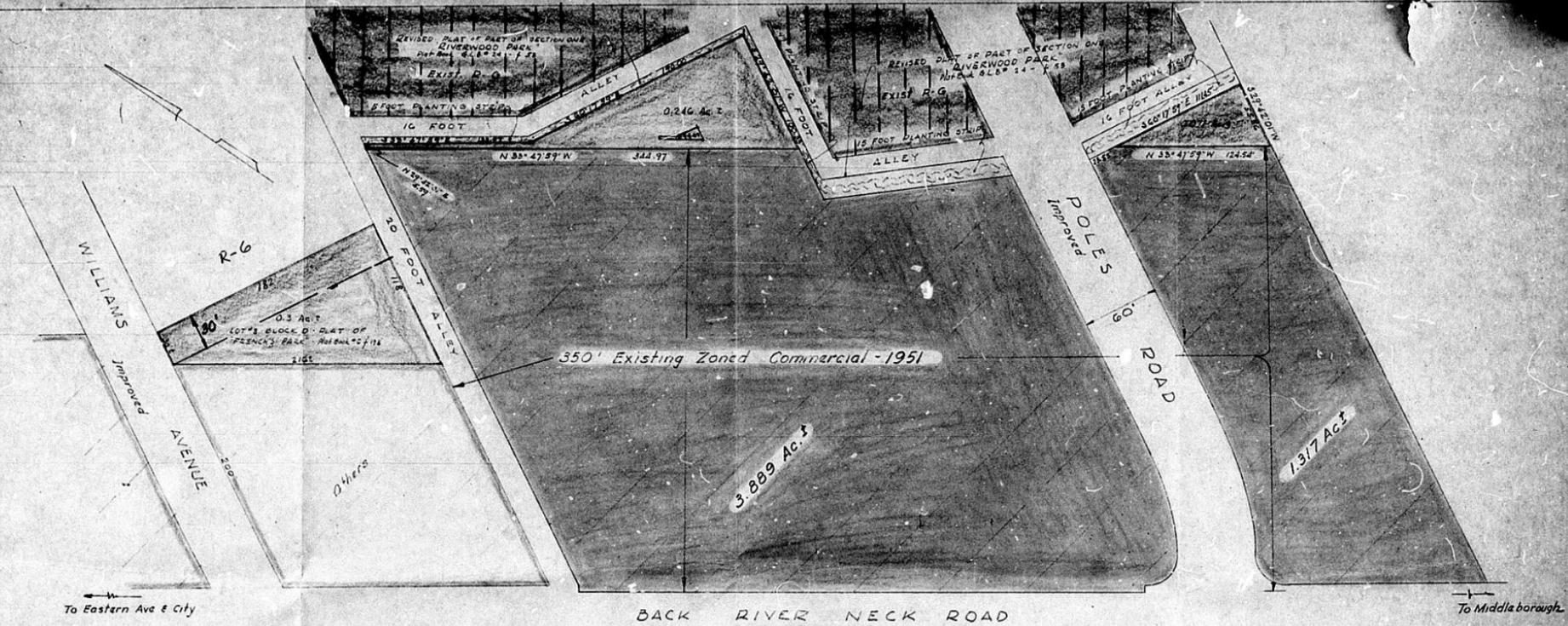
CERTIFICATE OF PUBLICATION. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Maryland, on the 25th day of January, 1962.

THE JEFFERSONIAN, Brad Hutchins, Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 15th Date of Posting 1-5-61. Posted for Carl G. Rose to Carl G. Rose. Petitioner: Eastwood Estates. Location of property: N.W. of Back River Neck Road between Williams Avenue and Poles Road, Eastwood Estates. Location of signs: N.W. of Back River Neck Road between Williams Avenue and Poles Road. Remarks: See attached plan. Posted by: [Signature] Date of return: 1-6-61.

Notice of Hearing... Petition in petition filed with the Zoning Commissioner of Baltimore County for R-1A zoning on B-1 zone of the property of Eastwood Estates, located in the 15th Election District of Baltimore County, Maryland, at the southwest corner of the intersection of Back River Neck Road and Williams Avenue, Baltimore County, Maryland. The hearing will be held on the 25th day of January, 1962, at 10:00 o'clock A.M. in the office of the Zoning Commissioner of Baltimore County, in the Towson Bldg., in Towson, Baltimore County, Maryland.



Code:
 Exist R-G - Black w/ Black Lines
 Exist Commercial - Red
 Prop. Commercial - Blue

Plat to Accompany Zoning Petition
 for Eastwood Estates
 1520 Old Eastern Ave - Essex 21, Md.
 15th District, Balto. Co. Md.

#5192 ✓
 MAP
 15-B

APPROVED FOR FILING
 Reviewed By LCO
 Date 12/2/66
 JAMES R. BRAMER & ASSOCIATES
 REGISTERED ENGINEER NO. 2181
 YORK RD. & EIGHT GARFIELD AVENUE
 TOWSON 4, MD.
 Scale: 1"=50' Dec. 3, 1966