PETITION FOR ZONING RE-CLASSIFICATION + Value :	
AND/OR SPECIAL EXCEPTION #5335K	
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  Downld B errics  1, or we, and, Journ. S., Berricslegal owners. of the property situate in Baltimore  1/2  County and which is described in the description and plat attached herete and made a part hereof,  hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant  55.6.	
to the Zoning Law of Ballimore County, from an Residential Tour house. zone to an Residential Tapartmenton, for the following resours:  1-There is a great need for a lower rent and maintenance typus of dwellings in the Dundalk-Sparrows Point area for young coupled without children that are just starting and for the older couples retired or to be retired from the sorrounding areas such as Bethlehen Steel Go. and to be retired from the sorrounding areas such as Bethlehen Steel Go. and	
other industries such as deneral motors, result general which has	57.
2-#ill improve the appearance of the large in section and other smaller buildings.  smaller buildings.	THE PERSON NAMED OF THE PE
County, to use the herein described property, for.	- 1
Property is to be posted and advertised as prescribed by Zoning Regulations.  I, or we, agree to pay expenses of above re-classification and or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the coning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.  Gaugli Bourne  Ogwald Borriog	Wentrield R
Contract purchaser  Address  A	of Merritt B
Petitioner's Attorney	Blwd.
Address	1
ORDERED By The Zoning Commissioner of Baltimore County, this 133h	15 1
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 be had before the Zoning Commissioner of Baltimore County in Itoon 186, County Office Bailding in Towson, Baltimore County, on the 15 51 day of July 1964 1861 1862	
Coning Commissioner of Baltimore County.	5333-

the advertisement posting o	of property, and public hearing on the above pudition and
change in	area 18 Sulliciant to Manager
t appearing that by reason of Record	Zone to "R-A" Zone
of the reclassification acve-	
- United and the Comment	1 115 4
	MARY IN THE RESERVE OF THE RESERVE OF
	nd it further appearing that by reason of
the above Reclassification should be had; a	conclusion and a second of the
THE RESERVE AND THE PERSON NAMED IN	
	should be granted.
a Special Exception for a	should be granted.
IT IS ORDERED by the Zoning Comm	issioner of Baltimore County this
day of August 196_1 the	at the herein described property or area should be and
the same is hereby reclassified; from a	"R-Q" zone to a "R-A"
zone, antice of anist Experies from	should be and the same is order.s sad, further, GRESED that the Variance ential density instead of required 18 as require a Co. Zonira Regulations
granted, from and atter the date residered at the residered regular to permit 28.6 net residered	ential density instead of regulations
is also granted.	Zoning Commissioner of Baltimore County
is also granted.	Zening Commissioner of Baltimore County ing of property and public hearing on the above petition
is also granted.  Pursuant to the advertisement, post	Zening Commissioner of Ballimore County ing of property and public hearing on the above petition
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## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#5333 Towson, Maryland Date of Posting 7-/3-6/ Posted for awg - 9 to and - A Bout tolanguel Petitioner Oswald & grand Bernens Locadon of property Miller t. S. W. Juguer of Myratt Block 1 mest Modelion of Signs (12) Deve segres Marthaul word of My months of March West front of few popular South South Court of March Co fuld fond ite Sy Plat Posted by Alley Signature Date of return 11/1/6/

> OFFICE OF PLANNING AND ZONING Inter -Office Correspondence

> > Date July 18, 1961

To: John G. Rose, Zoning Comissioner From: George E. Gavrelis, Deputy Director

Subject: # 5333-WN R-G to R-A zons and Variance to permit 28.6 net - remainstated density fire and ex-required 18 MM and SM/corners of Merritt Elvi, & Westfield Rd. Oswald Berrics

12th District

7/31/61

12 10:30 A.M. Series of PLANING & ZONING

JUL 18'61

The staff of the Office of Planning and Zening has reviewed the subject potition for reclassification and varince and has the following advisory comments to make with respect to pertinent planning factors;

- The subject tract was part of the adjacent group house development.
  Although planned, development was held in Asyamor pording the
  preciseing of engineering details Norritt Boulevard. The
  tract was subsequently sold by the original developer. Construction cocks were such that group house developers to be
  is economically unrealistic. Betention of R-3 soning might
  amount to confirstation of this land.
- 2. Apartons coning on the object tract is appropriate in that at some as a transitional davice obtained in the footenment of the object and the non-residential uses to the East. To sets up land use potentials for the preperty which a red incompatible with these of adjacent group house development. The site meets the criteria adopted by the planning staff for prime apartment locations.
- 3. The site plan as indicated by the petitioner has not been approved by the County. Certain aspects with respect to circulation and sealls of parking may or may not affect the additive of the petitioner to develop the property in accordance with the warriance being sought. In any event, the patitioner should show clearly the grounds of practical difficulty or unreadonable hardship on which he seeks to justify an increase in density from 18 to 28.6 units per acre.

for a variant of the control of a control of a control of the cont

the 18th day of July, the same was inserted in the issues of

July 18. THIS IS TO CERTIFY that the annexed advertisement 9 three weekly newspapers published in Baltimore County, Marland, once a week for One successive weekly before

> July 13, 1961. THE BALTIMORE COUNTIAN

JUL 19 '61 AM - OFFICE OF THE BALTIMORE COUNTIAN

By Paul J Morgan

No. 7435

DATE 7/31/61

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19 61, that is '> sa

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

COURT HOUSE
TOWSON 4. MARYLAND

To: Dr. Oswald Berrios 2903 W. Woodwell Road Baltimore 22, Md.

TOTAL AMOUNT 93,00 -Advertising and posting of your property 7-31-61 31 12 \* > \* 178-F-5161 3132 \* \* \* # 10P-

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIE TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4.
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. MARYLAND

BALTIMORE COUNTY, MARYLAND

No. 4862 OFFICE OF FINANCE DATE 6/13/61 COURT HOUSE TOWSON 4, MARYLAND

ACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE PAID - Butteries Centry, Site, - Silling of Pier 6-1361 971 . . . 171-6-1361 971 . . . 711-000

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

