PETITION FOR ZONING RE-CLASSIFICATION # AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we ... Banlay Realty. Inc. ... legal owner .. of the property situate in saltis t, of we__obligsty_durabay_Audos__egu owner_os une property ansase in postumore.

County and which is described in the description and plat attached hereta and made a part hereof, hereby pelition (1) that the roning status of the hereta described property be re-classified, pursuant \(\rho_A \) to the Zoning Law of Baltimore County, from an Residential Group 5/15/63 Residential Apartment zone; for the following reasons: Change in the neighborhood and error in original map.

IMAPU

EY REALTY, of Marlyn malwood Rd.

15th

See Attached Description

and 12) for a Special Exception, under the said Coning-Law and Coning Regulations

Property is to be posted and advertised as prescribed by Zoning Regulations. rioperty is to be posted and advertised as prescribed by zoning fregulations.

L 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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Hanley Realty, Inc. EXECUTIVE VICE-PRESIDENT gal Owner

William William S. Baldwin 24 W. Pennsylvania Avenue Towson 4, Maryland

ORDERED By The Zoning Commit ..., 1963..., that the subject matter of this petition be advertised, as

required by the Zening Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be poeted, and that the public hearing be had before the Zening Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 196.3 at 10:30/clock 5th day of June County, on the saure 183

PLANESS & ZONES

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NEW YORK 17, N. Y.

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8th day

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date May 2h, 1963

FROMMr. George E. Gavrelis, Deputy Director

15th District

HEARING: Wednesday, June 5, 1963 (10:30 A.M.)

The staff of the Office of Flamning and Zening has reviewed the subject pointion for reclassification from Red B at soming and has the following advisory comments to make with respect to pertinent planning factors.

- 1. Other properties in the vicinal area have been reclassified from 8-0 to R-A zoning. However, the Planning staff bullewes that the locational factors which offer properties of better future access for the other properties and to eat to the name extent here. The observation reclassifications occurred adjacent to 300 house, learning the proposed extension of the control of the control of the properties of the property is estimated with primary adopting facilities. The property is estimated with primary access oriented out, marder Marlyn Aronno and does not have the promise of access which the others have.
- As noted above, there is a trend towards apartment soming in the area. The Planning staff gestions whether or not this area should be retained on the zoning sap for the sales bouning speeds of the future?

Pursuant to the advertisement, posting or property, and public hearing on the above petitio reppearing that by resonant, the area which the .. potitioner desires to change the .. some from residential group to residential apartment is in a greeing area and there has been sufficient change to warrant the requested zoning, therefore,

the above Reclassification should be had; and its houther appearing that by ceason of concessors of

x Special Exception for array, correction ..., 1963., that the herein described property or area should be and

___zone to a_D_"R-A"___ the same is hereby reclassified; from all "R=G" resided from and after the date of this order, subject to syrgeyal of the site plan by
the Bureau of Public Services and the Office of Planning, John Soning.

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.

the above re-classification should NOT BE HAD, and/6. the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... 196...., that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and ____zone; and/or the Special Exception for__ ...be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Description of Parcel to be Rezoned HG to RA Marlyn Avenue, Election District #15 Baltimore County, Maryland

MAP 17. 1962 B

#5865

Beginning for the same on the last or South 21° 09' 10" West RA 166 foot line of that parcel of land conveyed from The Raven Helding Co to Hanley Realty, Inc. by deed dated January 2, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3806 page 590, at a point distant 35.00 feet from the end of said last line; said point of beginning being on the Northeast side of Marlyn Avenue as proposed to be widened to 70 feet; running thence and binding on the Northeast side of Marlyn Avenue as proposed to be widened the two following courses and distances viz: first South 68° 50' 50" Hast 440.39 feet to a point opposite Sandalwood Road (formerly known as Crook Road) and second South 67° 10' 50" East 709.80 feet to intersect the third or North 22° 48' 09" East 1757.59 foot line of the above mentioned deed, at a point distant 35.00 feet from the beginning thereof; running thence and binding on the remainder of said third line, on all of the fourth through the twenty minth lines. and on part of the last line of the above mentioned deed, the twenty eight following sources and distances viz: first North 22° 48' 09" East 1722.59 feet; second North 67° 11' 51" West 125 feet; third North 22° 48' 09" East 106.63 feet; fourth North 22° 11' 51" West 24.46 feet; flfth North 67° 11' 51" West 307.68 feet; sixth North 88° 20' 35" West 324.25 feet; seventh South 77° 33' 59" West, 205, 96 feet; eighth South 22° 48' 09" West 180.25 feet; minth South 67° 11' 51" East 131.00 feet; tonth South 22° 48' 09" West 169.49 feet; eleventh North 67° 11' 51" West 131 feet; twelfth South 22° 48' 09" West 139.84 feet; thirteenth South 67° 48' 09" West 21.21 Feet; fourteenth North 67° 11' 51" West 94.46 [cetflfteenth South 64° 20' 56" West 41.04 feet; sixteanth South 22° 48' 09" West 100.28 feet; seventeenth North 67" 11' 51" Wes 36 feet; eighteenth South 45° 59'22" West 78.33 feet; mineteenth South 22°48' 99" West 127.12 feet; twentleth North 67°11'51"West 67.78'; twenty first

South 42° 12' 58" West 60.83 feet; twenty second South 22° 48' 09" West: 15.8 300.86 feet; twenty third South 67° 11' 51" East 292.99 feet; twenty fourth South 28° 21' 58" East 23.37 feet; twenty fifth South 10° 27' 55" Feet FA 5101.73 feet; twenty sixth South 60° 48' 33" Next 19.14 feet; twenty seventh North 68° 50' 50" West 262.82 feet; twenty eighth South 21° 09' 10" West-131.00 feet; to the place of beginning.

Containing 40.490 Acres of land more or less.

Subject however to certain rights-of-way to Baltimore County for

Being part of that tract of land which by deed dated January 2, 1961, and recorded among the Lend Records of Baltimore County in Liber W.J.R. 3806 page 590 was granted and conveyed by The Raven Holding Corp. to Hanley

TELEPHONE VALLEY 3-3000

5865

THE JEFFERSONIAN, Leanh Streether BALTIMORE COUNTY, MARYLAND

No. 16416 OFFICE OF FINANCE DITE 2/11/63 Division of Collection and Recei COURT HOUSE TOWSON 4, MARYLAND

QUANTITY	BETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	107AL AM
	Fetition for Reclassification for Hanley Fealty, Inc.	50.00
	2:1165 5546 * * * 711.+	90.00
9	*	

O DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND CTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARSLAND
OFFICE OF FINANCE

COURT HOUSE TOWSON 4. MARYLAND

To: William S. Baldwin, Esq. 2h. W. Penna. Ave. Towson h, Md.

Zoning Department of Baltimore County

DATE/3/63

1851 ANOUN 51.46 Advertising and posting of property for Hanley Realty, Inc. 6--363 9941 · · · IIL-\$1,46

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

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, Md., once he wich of 2.150 successive weeks before the 5th

appearing on the 17th day of Hay

