

PETITION FOR ZONING RE-CLASSIFICATION 66-54R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Fairview Gardens, Inc., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-6 zone, for the following reasons:

1. Error
2. Change in the character of the Neighborhood.
3. Such other and further reasons as may be assigned at the hearing hereof.

See attached description

and the Special Exception, under the said zoning law, and all other regulations of Baltimore County, to use the herein described property for:

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above reclassification 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 of Baltimore County.

Fairview Gardens, Inc., by

Contract purchaser
Walter C. Spier, Legal Owner
Address: 3800 Southview Drive
Baltimore 7, Md.
Protestant's Attorney
Harry S. Swartzwelder, Jr.
Address: 1700 Hunsey Building-21202

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 30th day of August, 1965, at 2:00 o'clock P. M.

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 numerous changes in the character of the neighborhood

the above Reclassification should be had; and it further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30 day of August, 1965, that the herein described property or area should be and the same is hereby reclassified, from an R-10 zone to an R-6 zone, and the Special Exception therefor.

from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Deputy 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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of August, 1965, that the above reclassification 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 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

Lawrence M. Felt
John C. Childs, L.S.
George W. Ball, L.S.
Edwin W. Collins, P.E.
Lawrence M. Felt, P.E.
Norman F. Horowitz, L.S.
Paul Lee, P.E.
Paul S. Norton

CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Connell Bridge Rd., Baltimore, Maryland 21201
823 - 0900

DESCRIPTION

NORTH PORTION OF McDONOUGH MANOR N. E. OF
SCOTTS LEVEL BRANCH

Present Zoning R-10
Proposed Zoning R-6

Beginning for the same at a point in the center line of McDonough Road at the distance of 1560 feet, as measured northeasterly along said McDonough Road, from the center line of Allenwood Road, said beginning point being at the beginning of the land described in the deed from Edward F. Stanfield and wife to C. Davis Hogendorn and wife, dated December 30, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3652, page 593, running thence binding on the center of said McDonough Road, S 26° 55' 00" W - 465 feet to intersect Scotts Level Branch, thence binding thereon in a northerly direction, 2000 feet to intersect the sixth line of said land, thence binding on a part of said sixth line and continuing to bind on the outlines of said land the six following courses and distances, (1) N 20° 43' 30" E - 530 feet, (2) S 58° 34' 50" E - 115.60 feet, (3) S 45° 26' 35" E - 528.24 feet, (4) S 32° 05' 10" W - 115.37 feet, (5) S 29° 43' 00" W - 758.90 feet and (6) S 65° 09' 00" E - 891.00 feet to the place of beginning.

RB/jc
J.O. #61136
5/5/65



CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On Aug. 10, 1965, personally appeared before me, the undersigned, a Notary Public within and for said City and State, R. Schnackenberg, Chief Accountant of the News American, a newspaper published in the City of Baltimore, State of Maryland, who, being duly sworn, states on oath that the advertisement

Baltimore County Office of
Central Service

a true copy of which is hereto attached, was published in said newspaper in its issue dated Aug. 9, 1965.

Subscribed and sworn to before me on Aug. 10, 1965
Notary Public

NO. 4



OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Harry S. Swartzwelder, Jr., Esq.
1700 Hunsey Bldg.
Baltimore, Md. 21202

RECEIVED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-622	Advertising and posting of property for Fairview Gardens, Inc.	\$55.63
66-54-R		
		563

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

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 32023
DATE 8/2/65

TO: Harry S. Swartzwelder, Jr., Esq.
1700 Hunsey Building
Baltimore, Md. 21202

RECEIVED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-622	Petition for Reclassification for Fairview Gardens, Inc.	\$50.00
		50.00

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

Harry S. Swartzwelder, Jr., Esq.
1700 Hunsey Building
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

20th day of July, 1965

Owners Name: Fairview Gardens, Inc.
Reviewed by: James E. Hays

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date August 20, 1965
FROM: George E. Gavrellis

SUBJECT: 66-54-R, "R-10 to R-6, Northeast side of McDonough Road 1560 feet from Allenwood Road. Being the property of Fairview Gardens"

2nd District

HEARING: Monday, August 30, 1965 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. In view of the surrounding zoning, we will offer no objection to reclassification of the subject parcel as requested.
2. The subdivision layout shown for the subject parcel does not comply with the requirements for local open space and would thus need to be revised in accordance with these requirements before final approval of the subdivision by this office.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1965

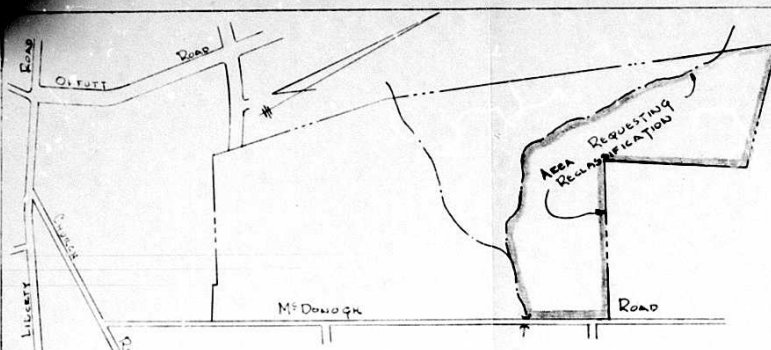
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published and published in Towson, Baltimore County, Md., once in each of successive weeks before the day of August, 1965, the first publication appearing on the day of August, 1965.

THE JEFFERSONIAN
Manager

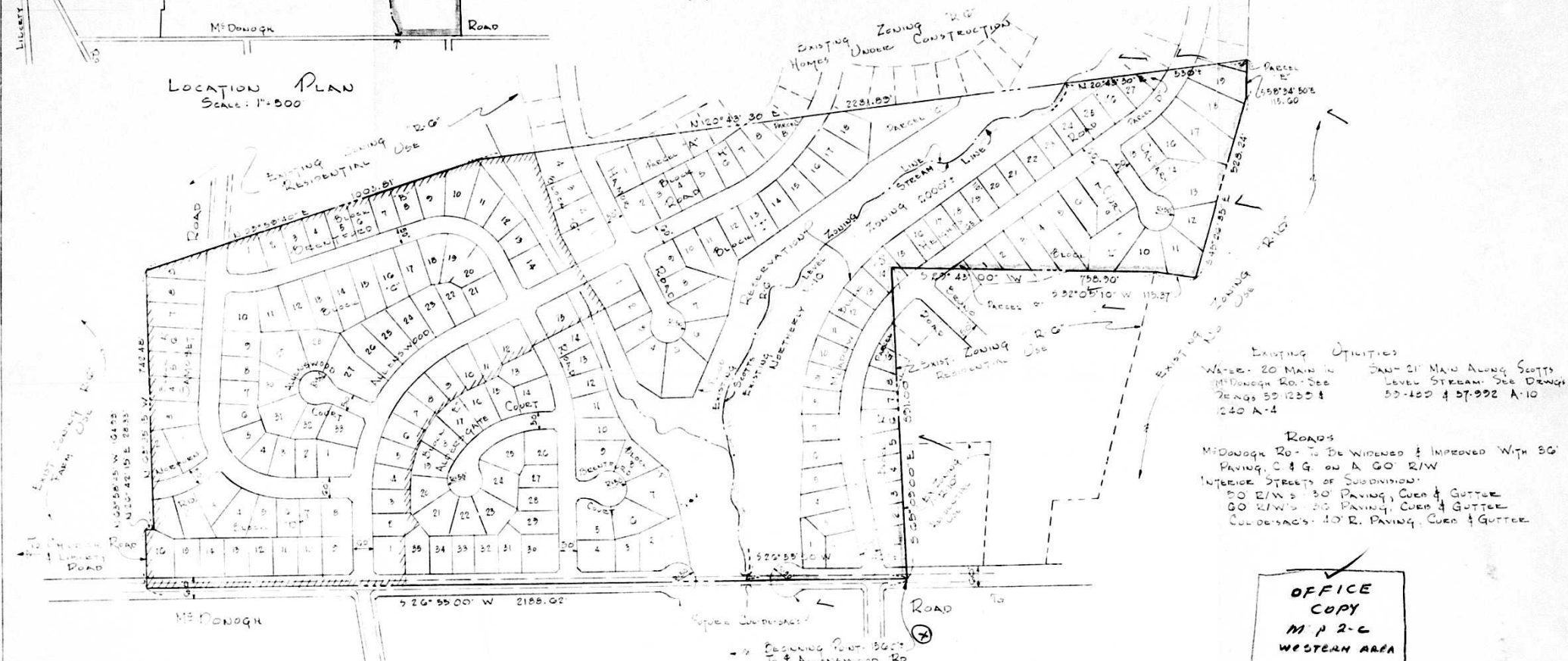
Cost of Advertisement, \$.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2ND
Posted for: E.E. Kellum, application from R-10 to R-6
Petitioner: Fairview Gardens, Inc.
Location of property: NE 1/4 of McDonough Rd. 1560' from Allenwood Rd.
Location of Sign: One 6" x 6" sign at 1560' from Allenwood Rd. NE 1/4 of McDonough Rd. 2000' from Allenwood Rd. NE 1/4 of McDonough Rd. 50' from McDonough Rd. NE 1/4 of McDonough Rd. app. 1500' from Allenwood Rd.
Posted by: J. Gavrellis
Date of return: Aug. 19, 1965



LOCATION PLAN
Scale: 1"=500'

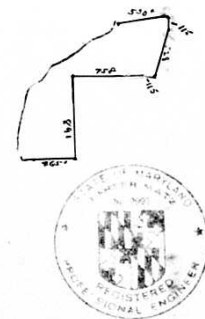


EXISTING UTILITIES
Water - 20" Main in McDonough Rd. See Plans 50-1235 & 50-1236 A-4
San - 21" Main Along Scotts Level Stream. See Plans 50-1235 & 50-1236 A-10

ROADS
McDonough Rd. - To Be Widened & Improved With 50' Paving, C & G. on A 60' R/W
INTERIOR STREETS OF SUBDIVISION:
50' R/W - 30' Paving, Curb & Gutter
60' R/W - 30' Paving, Curb & Gutter
Cul-de-sacs - 40' R. Paving, Curb & Gutter

OFFICE
COPY
M P 2-C
WESTERN AREA
NW-7-2
NW-8-3
R-6

- GENERAL NOTES
1. Total Acreage of Tract = 70.33 Acres ±
 2. Area Zoned "R-6" Equals 50.00 Acres ±
 3. Area Requesting Reclassification = 20.33 Acres ±
 4. Present Use of Tract "No Use"
 5. Proposed Use of Tract "Residential Homes"
 6. Subdivision shown Given TA June 6, 1960 by Balto. C. J. Sub-Division Planning Committee
 7. Number of Lots Proposed 20 - Total
 8. Average Lot Size 65 x 110'



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
McDONOUGH ROAD & MEADOW HEIGHTS ROAD
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
SCALE: 1"=200'
MAY 7, 1960

MATZ, CHILDS & ASSOCIATES
1025 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
RLS PL.

