

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

~~we~~ Robert E. Day, Jr., et al., legal owner of the property situate on the northeast side of Maiden Choice Lane, near "Ridgewood", in the 13th District of Balto. Co., beginning 304' northwest of Shelburne Road, thence northeast, on said side of Maiden Choice Lane, 249.30' with an average depth of 304',

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "E" Commercial zone.

Reasons for Re-Classification:—

Character of use for which above property is to be used: Approved Commercial Use

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.

Property to be posted as prescribed by Zoning Regulations.

~~we~~ 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.

Robert E. Day Jr.
Margaret G. Day
Legal Owner

Address.....

ORDERED By The Zoning Commissioner of Baltimore County, this.....17th.....day of.....October.....1947, 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 Heckard Bldg., in Towson, Baltimore County, on the.....17th.....day of.....November.....1947, at.....11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.....13..... Date of Posting.....Oct 31/47
Posted for: Commercial use
Petitioner: Robert E. Day Jr.
Location of property: NE side of Maiden Choice Lane
364 feet N.W. of Shelburne Road
Location of Signs: NE side of Maiden Choice Lane
488 feet N.W. of Shelburne Road
Remarks: Harry C. Gantide
Posted by..... Date of return: Oct 31/47

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.....13..... Date of Posting.....Oct 24/47
Posted for: Commercial use
Petitioner: Robert E. Day
Location of property: northwest side of Maiden Choice Lane
264 feet northwest of Shelburne Road
Location of Signs: northwest side of Maiden Choice Lane
388 feet northwest of Shelburne Road
Remarks: Harry C. Gantide
Posted by..... Date of return: Oct 24/47

Pursuant to the advertisement, posting of the property, and public hearing on the petition dated the 17th day of October, 1947, filed by Robert E. Day, Jr. and Margaret G. Day, legal owners of the property described in said petition as follows: Situate on the northeast side of Maiden Choice Lane, near "Ridgewood", in the 13th District of Baltimore County, beginning 304' northwest of Shelburne Road, thence northeast on said side of Maiden Choice Lane 249.30', with an average rectangular depth of 304', and pursuant to the advertisement, posting of property and public hearing on the petition dated the 22nd day of November, 1947, filed by Robert E. Day, Jr. and Margaret G. Day, legal owners of the property described in said petition as follows: Situate on the northeast side of Maiden Choice Lane, near "Ridgewood", in the 13th District of Baltimore County, beginning 304' northwest of Shelburne Road, thence northeast on said side of Maiden Choice Lane 263.03' with an average rectangular depth northwesterly of 304', the said two petitions are hereby considered together and the said two contiguous lots are hereby considered and acted upon as one tract of land, and it appearing from the evidence and data submitted at said hearings the said lots as a whole should be reclassified for the purpose of establishing a community commercial zone for the use, benefit and future development of the community in which said whole tract of land is situated from the standpoint of the following considerations:

1 - That there are no shopping facilities within a radius of approximately one mile of said location; that there is existing at the present time a large population in all types of residential properties and there is much undeveloped land in said radius and on beyond, which is ripe for development, and which the establishment of a commercial shopping center will aid and encourage.

2 - That the granting of said reclassification and the use of said property for a commercial shopping center will not adversely affect the health, safety, morals and general welfare of the community, and will not tend to create congestion in the roads, streets and alleys, and will not create a fire hazard and will not interfere with schools, transportation and other public requirements and conveniences, and will not endanger the safety of the public from panic and other dangers.

3 - That there will be ample off-street parking area at not less than two and one-half square feet to each one foot of land covered by commercial buildings.

4 - That the property at the present time is in the said non-residential, and that the greatest utility to which the property is susceptible is for commercial use.

THEREFORE, it is ORDERED by the Zoning Commissioner of Baltimore County this 17th day of November, 1947, that the above two described lots, or portions of land, are hereby reclassified from and after the date of this Order, from "A" residence zone to an "E" commercial zone.

Zoning Commissioner
of Baltimore County

Approved

County Commissioners of Baltimore County

Date..... By....., President.

October 20, 1947

\$18.00

RECEIVED of Edward J. Brannan, Attorney for Robert E. Day, Jr., et al, petitioners, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northeast side of Maiden Choice Lane, 13th District of Baltimore County.

Zoning Commissioner.

Hearing: 10
Tuesday, Nov. 4, 1947
at 11:00 o'clock a.m.



CERTIFICATE OF PUBLICATION

TOWSON, MD.....NOV. 10.....1947
THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of.....two.....successive weeks before the.....17th.....day of.....November.....1947, the first publication appearing on the.....11th.....day of.....October.....1947.

The UNION NEWS

W. Kenneth Myer
Manager.

NOTICE OF ZONING RECLASSIFICATION—13TH DIST.
Pursuant to petition filed with the Zoning Commissioner of Baltimore County dated the 17th day of October, 1947, and the public hearing thereon held on the 22nd day of November, 1947, the following property is being reclassified from an "A" Residence Zone to an "E" Commercial Zone of the Zoning Department of Baltimore County. It is hereby ordered that the Zoning Department of Baltimore County will hold a public hearing at the Zoning office in the Heckard Building, Towson, Baltimore County, on Monday, Nov. 17, 1947, at 11:00 o'clock a.m. to determine whether or not the following mentioned and described property should be reclassified as aforesaid for Approved Commercial Use, to wit: All that parcel of land situate on the northeast side of Maiden Choice Lane, near "Ridgewood", in the 13th District of Baltimore Co., beginning 304' northwest of Shelburne Road, thence northeast on said side of Maiden Choice Lane 249.30' with an average rectangular depth northwesterly of 304', being property of Robert E. Day, Jr. and wife, as shown on Plat filed with the Zoning Department.
By order of
CHAS. H. DENTON,
Zoning Commissioner of Baltimore County

