

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

Gwynn Oak Land Company, legal owner of the property situated at the northeast corner of Flannery Lane and Gwynndale Ave., at "Gwynn Oak Summit", 2nd District of Baltimore Co., thence northeasterly, on the north side of Flannery Lane, 110', more or less, to the south side of Pembroke Ave., with an average depth northeasterly of 110' and thence on both Gwynndale and Pembroke Aves. Being lots Nos. 1 and 2 and 19 and 20, Section 13 of "Gwynn Oak Summit", also being property of Gwynn Oak Land Company,

hereby 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 "B" 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.

Gwynn Oak Land Company, 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.

Gwynn Oak Land Co.
H. H. Hargis, President
Legal Owner
Address 2 E. Lexington St.
Baltimore, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 Bechard Bldg., in Towson, Baltimore County, on the _____ day of _____, 1947, at _____ o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

December 19, 1947

\$18.00

RECEIVED of Gwynn Oak Land Company the sum of Eighteen (\$18.00) Dollars being the cost of petition for reclassification, advertising and posting of property, northeast corner of Flannery Lane and Gwynndale Ave., 2nd District of Baltimore County.

Zoning Commissioner

Hearings:
Monday, Jan. 5, 1947
at 11:00 o'clock a.m.

PAID
DEC 19 1947
COUNTY COMMISSIONERS

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 be had.

It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____, 1947, that the above described property or area should be and the same is hereby re-classified, from and after the date of this Order, from an "A" Residence zone to a "B" Commercial zone, subject to the condition that at least two and one-half sq. ft. of parking area is provided for each one sq. ft. of land covered by commercial buildings.

Charles H. Deing
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:

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ zone.

Zoning Commissioner of Baltimore County

Approved _____
Date Dec 25, 1947
County Commissioners of Baltimore County
By Christian M. Hall
Postmist

PETITION FOR ZONING RECLASSIFICATION (#1119)

LOCATION - Northeast corner of Flannery Lane & Gwynndale, "Gwynn Oak Summit," 2nd District

OWNER - Gwynn Oak Land Company - Harry H. Glibhart, President

PURPOSE - ZONING - "A" Residence

PROPOSED ZONING - "B" Commercial

DATE RECEIVED - January 31, 1948

DATE OF REPLY - February 11, 1948

FACTORS INVOLVED

This property is part of an old development known as "Gwynn Oak Summit" within which there are only a few dwellings. It is understood that the owner intends to improve a number of the now vacant lots but at this time there seems to be very little need for a commercial center.

This property fronts on three streets, all of which are inadequate in width for a commercial development, and there is no evidence of intention to provide additional width.

No plot plan has been submitted showing the layout of buildings or parking space to be provided in accordance with the Zoning Commissioner's order.

CONCLUSION

We can see no justification at all for the reclassification of this property for commercial use at this time because of the scattered development and the rural nature of the adjacent areas. Until the trend of development is more evident and extensive studies of the whole area has been made and overall planning accomplished, it is not possible to say whether or not this particular location is the proper one even for a future commercial district. It might be that the commercial district for this neighborhood, to serve the best interests of the future inhabitants, should be located elsewhere.

Malcolm H. Hill
Malcolm H. Hill, Director
Baltimore County Planning Commission

cc: Charles H. Deing
Nathan L. Smith
Christian H. Hall
William H. Macfarlan

Rec 1/24/48

REC'D DEC 23 1947

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 26, 1947

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 in each _____ day of _____, 1947, the first publication appearing on the _____ day of _____, 1947.

THE JEFFERSONIAN,
Christian M. Hall
Manager.

Cost of Advertisement, \$_____

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of zoning classification from an "A" Residence zone to a "B" Commercial zone, the Zoning Commissioner of Baltimore County has ordered that a public hearing be held in the office of the Zoning Commissioner of Baltimore County, in the Bechard Bldg., in Towson, Baltimore County, on the _____ day of _____, 1947, at _____ o'clock A.M.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2 Date of Posting: Dec 23/47
Posted for: Commercial
Petitioner: Gwynn Oak Land Co.
Location of property: Northeast corner of Flannery Lane & Gwynndale Ave.
Location design: Northeast corner of Flannery Lane & Gwynndale Ave.
Remarks: Harry H. Glibhart
Posted by: Harry H. Glibhart Date of return: Dec 23/47



