

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Inter-City Land Co. legal owner of the property situate

at the northeast corner of Hillcrest Ave. (formerly Forest Road) and Queen Anne Drive, Parkville, 9th District of Balto. Co., fronting on the north side of Hillcrest Ave. 20' with a right angle depth on the east side of Queen Anne Drive of 120'. Being lots No. 22 and 23 on plat of "Hartford Park",

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 a "C" Residence zone.

Reserve for Re-Classification

Character of use for which above property is to be used Apartment house consisting of four units

To be approved by Building Dept.

Size and height of building front 70 feet, depth 70 feet, height 7 feet.

To be approved by Zoning Dept.

Front and side set backs of building from street lines: Front 7 feet; side 7 feet.

Property to be posted as prescribed by Zoning Regulations.

I, or 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.

Inter-City Land Company

by

Michael Paul Smith

Legal Owner

Address: Reckord Building, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of February 1948, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 24th day of February 1948, at 10:00 o'clock P.M.

Michael Paul Smith
Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the community and public interest in the health, safety and morals of the community and that it will not interfere with the public facilities and convenience.

It is Ordered by the Zoning Commissioner of Baltimore County this 24th day of April 1948, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a "A" Residence zone to a "C" Residence zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the community and public interest in the health, safety and morals of the community and that it will not interfere with the public facilities and convenience.

It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of April 1948, 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 "A" Residence zone.

Zoning Commissioner of Baltimore County

Approved

County Commissioners of Baltimore County

Date: April 29, 1948

Christina Hall
President

December 4, 1948

Original papers filed in Circuit Court for appeal to the Court of Appeals of Maryland.

February 9, 1948

\$18.00

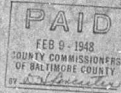
RECEIVED of Inter-City Land Company the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northeast corner of Hillcrest Ave. and Queen Anne Drive, 9th District.

Zoning Commissioner

Hearing

Tuesday, Feb. 24, 1948

at 9:00 p.m.



PETITION FOR ZONING RECLASSIFICATION #1146

LOCATION - N.E. cor. Hillcrest Avenue and Queen Anne Drive, Parkville, 9th Dist.

OWNER - Inter-City Land Company

PRESENT ZONING - "A" Residence

DATE RECEIVED - February 11, 1948

PROPOSED ZONING - "C" Residence

DATE OF REVIEW - April 5, 1948

This property is in a cottage area both by zoning and usage. This 50' by 120' corner lot is no larger than other lots around it occupied by cottages. In our opinion this reclassification would not seem justifiable because it would be a change and could tend to break down the zoning in this area. If any portion of this cottage area is once reclassified, a precedent would be set which would make it difficult to refuse similar reclassification to anyone owning land in this vicinity.

Malcolm H. Hill, Director
Baltimore County Planning Commission

By: Charles J. Deane
Charles J. Deane
Malcolm H. Hill
W. S. Kesteven

RECU FEB 17 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb 15/48

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 successive week before the 24th day of February 1948, the first publication appearing on the 24th day of February 1948.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

NOTICE OF PUBLIC PETITION FOR RECLASSIFICATION OF ZONING
Pursuant to petition filed with the Planning Commission of Baltimore County for change of zoning from "A" to "C" Residence, the following notice was published in the Towson, Maryland edition of THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each successive week before the 24th day of February 1948, the first publication appearing on the 24th day of February 1948.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1146

District 9 Date of Posting Feb 16/48

Posted for: Apartment House

Petitioner: Inter-City Land Co.

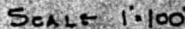
Location of property: northeast corner of Hillcrest Ave. and Queen Anne Drive

Location of Sign: northeast corner of Hillcrest Ave. and Queen Anne Drive

Remarks:

Posted by: Harry C. Barbkid

Date of return: Feb 16/48



MARCH 25, 1948

WM. DARNES HALL

