

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, ~~XXXX~~ Gordon F. Phibus, legal owner, of the property situated

on the east side of Belair Road, beginning at a point 150.37' south of Cardwell Avenue, to a point 120.0' north of Glade Avenue, thence southerly on east side of Bel Air Road, 100', thence across Thorncliffe Road 74' with an average right angle depth easterly of 117'. Being property of Gordon F. Phibus as shown on plat filed with the Zoning Department,

herby petition that the zoning status of the above described property be re-classified, pursuant to the

Zoning Law of Baltimore County, from an A zone to an R zone

Reason for re-classification: To erect a masonry building

Character of use for which above property is to be used

Retail stores

Size and height of building: front 66.0 feet; depth 86.0 feet; height 17.33 feet.

Front and side set back of building from street lines: front 24.0 feet; side 14.33 feet.

Property to be posted as provided by Zoning Regulations.

I, ~~XXXX~~ 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.

Gordon F. Phibus

Legal Owner

Address: 6706 Bel Air Road, Bel Air - 6

ORDERED By The Zoning Commissioner of Baltimore County, this 9th 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 herein be had on the office of the Zoning

Commissioner of Baltimore County, in the Richard Bldg., in Towson, Baltimore County, on the 1st day of March 1948 at 10:00 o'clock A.M.

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 above re-classification should be had, It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ 19____, that the above described property or area shall be and the same is hereby reclassified, from and after the date of this Order, from a _____ zone to a _____ zone.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and location, the granting of which would cause congestion in the road and create a traffic hazard; no off-street parking space available and the granting of which would be against zoning.

It is Ordered by the Zoning Commissioner of Baltimore County, this 8th day of March 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 an A zone. Residence zone.

Charles H. Dill
Zoning Commissioner of Baltimore County

Approved _____ County Commissioner of Baltimore County

Date _____ By _____ President

PETITION FOR ZONING RECLASSIFICATION FILED

LOCATION - 2-8, Belair Road, near Overlea, 14th Dist.

OWNER - Gordon F. Phibus

PRESENT ZONING - "A" Residence

DATE RECEIVED - February 11, 1948

PROPOSED ZONING - "C-2" Commercial

DATE OF HEALY - April 5, 1948

This property fronts on Belair Road which is an interregional highway and which is a link in the Federal Highway System but has a right-of-way width of only 60 feet at this point. Both sides of Belair Road at this location are zoned for cottages. The plat plan submitted shows the layout of a building on the southeast corner of Belair and Thorncliffe Roads but does not show the layout of the southeast corner. The building as proposed on the southeast corner covers almost the entire lot, and there is no provision for off-street parking.

From a planning standpoint the reclassification of these two lots would be very undesirable because the lot area is so limited that to design the layout of the building with proper set-backs and adequate off-street parking does not seem practicable.

If the northeast corner of Belair and Thorncliffe Roads is set aside for off-street parking, it would probably be only a temporary measure, being a corner lot, fronting on a main highway, it would not be likely to remain a parking lot for any length of time.

There does not seem to be any justification for reclassifying two small lots for commercial use in the midst of residential property, thereby adding to the undesirable type of commercial development along Belair Road.

Charles H. Dill
Baltimore County Planning Commission

cc: Charles H. Dill
Christian H. Dahl
Matthew L. Smith
W. W. MacFiear

\$21.00/

RECEIVED of Gordon F. Phibus, the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification, advertising and posting of property, east side of Bel Air Road, 14th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, March 1, 1948
at 10:00 a.m.

*Received OK
Watkins
2-11-48*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1147

District 14 Date of Posting Feb 14/48
Posted for: Commercial
Petitioner: Gordon F. Phibus
Location of property: east side of Bel Air Road 150 feet south of Cardwell Ave
Location of sign: east side of Bel Air Road 1 sign 300 feet south of Cardwell Ave and 2 sign 37 feet south of Thorncliffe Road
Remarks: Thorncliffe Road
Posted by: Harry C. Fairbanks Date of return: Feb 14/48

NO PLAT
IN
THIS FOLDER