

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, \_\_\_\_\_, legal owner of the property situate at the Southeast corner of Sherwood Avenue and Beechwood Road in the Ninth Electoral District of Baltimore County, which is described as follows: BEGINNING for the first at the Northeast corner of Sherwood Avenue 50 feet wide and Lot 40 feet wide and running thence North 8° 38' East thence on the Northeast side of Sherwood Avenue 115.60 feet to intersect the South 89° East 22.80 perches line of the land described in the deed from William R. Perry and wife to Carrie Demas dated June 17, 1893 and recorded among the Land Records of Baltimore County in Liber DM No. 198 folio 212 &c. thence North 89° 46' East thence on said line 135.40 feet to the end of the second line of the lot of ground described in a deed from Talbot M. Demas and wife to Helen D. Bartlett dated November 12, 1917 and recorded among the Land Records aforesaid in Liber CB&P No. 1013 folio 283, thence blinding on said line reversely South 121.00 feet to beginning. Containing 0.346 acres of land more or less.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from \_\_\_\_\_ to \_\_\_\_\_.

Reasons for Re-Classification. This property is being acquired by The Idlewild Improvement Association of Baltimore County, Incorporated for the purpose of a recreation hall.

Character of use for which above property is to be used: A Community Hall with restrooms, kitchen and storage space will be erected to be used for general community affairs and gatherings.

Size and height of building: front approx. 30 feet; depth approx. 90 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.

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

The Idlewild Improvement Association of Baltimore County, Incorporated  
Helen D. Bartlett  
Harry D. Bartlett  
Thomas C. Ward, President  
Contract Purchaser  
Address 800 Denness Ave.  
Baltimore 12-Md.

ORDERED by The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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 in the office of the Zoning Commissioner of Baltimore County, in the Rockwood Bldg., in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1948, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County  
(over)

\$10.00

RECEIVED of Richard A. McAllister, attorney for Helen D. Bartlett, et al, petitioners, the sum of \$10.00 Dollars, being cost of petition for reclassification, advertising and posting of property, southeast corner of Sherwood Ave. and Beechwood Road, "Idlewild", 9th District of Baltimore County.

Zoning Commissioner

Hearings  
Monday, March 1, 1948  
at 1:00 p.m.

PAID  
FEB 1 1948  
COUNTY COMMISSIONERS

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being a community road, the granting of which will not adversely affect the health, safety, morals and general welfare of the community, the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ to \_\_\_\_\_, subject, however, to the use of the property for community hall purposes.

Charles V. Dring  
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:

It is Ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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 to and remain a \_\_\_\_\_ zone.

Zoning Commissioner of Baltimore County

Approved \_\_\_\_\_  
Date 3/24/48  
County Commissioners of Baltimore County  
By Charles H. Hall  
President

REC'D-MAR 24 1948

March 23, 1948

MEMORANDUM

TO: Christian H. Hall, President, Board of County Commissioners  
FROM: Malcolm H. Dill

SUBJECT: Petition for Zoning Re-Classification #1149

Last night Dr. Ward, President of the Idlewild Improvement Association, called me to say that their option on the property in question, toward which they have paid \$200, expires this coming Friday. There had been no previous indication to me that there was any urgency about the matter and knowing that Mr. Dill was away on vacation it had been set aside for other seemingly more pressing matters.

Dr. Ward says that the owner would like to get out of the contract because he feels he might be able to dispose of the property for purely commercial purposes at a higher figure than that agreed upon with the Improvement Association.

In view of these facts and Mr. Dill's absence, I am passing this onto you directly in order that, if the Commissioners care to do so, they may have the opportunity of taking action in time to permit the Idlewild Improvement Association to take up its option.

cc: Nathan Smith  
Charles H. Dill  
E. V. Hoffman

PETITION FOR ZONING RECLASSIFICATION #1149

LOCATION - S.E. cor. Sherwood Avenue and Beechwood Road, Idlewild, 9th Dist.

OWNER - Helen D. Bartlett, Harry D. Bartlett

CONTACTY FORUMER - The Idlewild Improvement Association

PRESENTED BY - Mr. Dill

DATE SUBMITTED - February 13, 1948

DATE OF REPLY - March 23, 1948

This property lies immediately across Beechwood Road from an existing "P" commercial zone. It is proposed to be used for a community hall which will normally be used mostly during the evening rather than during the day time as would be the case with a retail business. The proposed building will cover only a portion of the lot leaving the remaining area for off-street parking of about 25 cars. The Improvement Association expects to be able to have the use of the vacant lot across Sherwood Avenue for additional off-street parking.

Sherwood Avenue, on which the property will front, now has a width of 50 feet. Because this is a street of some potential importance as a secondary thoroughfare leading northward to Regester Avenue and southward to Loch Haven Boulevard and Hiller Road, it should have a right-of-way of not less than 60 feet. Dedication of a 5-foot strip along the front property line, therefore, should be taken into consideration in connection with subdividing the lot to be only 20 feet wide. Provision should be made for an additional 15-foot strip off the side property line in connection with side yard requirements as to provide eventually for a 50-foot street.

Community planning studies for this area have not gone far enough to indicate whether this is the best possible location for a community hall to serve this neighborhood. It appears, however, to be rather well located in relation to potential future secondary thoroughfares such as Sherwood Avenue and Baker Avenue which is a half block south of the site.

From the planning standpoint, the proposed use as such appears to involve no factors contrary to the public interest. Attention, however, should be called to the fact that with unmodified reclassification of this site for commercial use it would be possible (in case for any reason the Idlewild Improvement Association should decide to give up the property for a community purpose) for it to be changed to purely commercial use. This would involve such use as junking Beechwood Road and existing commercial development into the block where residential properties continue eastward across the city line.

It would appear desirable, therefore, that if the requested petition is granted, a restriction be incorporated in the deed partitioning the property for commercial use of the property to the proposed community hall purposes.

cc: Nathan Smith  
Christian H. Hall  
Charles H. Dill  
W. V. Hoffman

Malcolm H. Dill, Director  
Baltimore County Planning Commission

REC'D FEB 24 1948

## CERTIFICATE OF PUBLICATION

TOWSON, MD. \_\_\_\_\_

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., \_\_\_\_\_ in each \_\_\_\_\_ of \_\_\_\_\_, 1948, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1948.

THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

NOTICE OF JOURNAL CERTIFICATES FOR PUBLICATION UNDER ACT OF MARCH 1, 1933.  
The following is a list of the newspapers and periodicals which are qualified to publish notices of journal certificates for publication under the Act of March 1, 1933, as amended.  
The names of the newspapers and periodicals are listed in the order in which they were first qualified for publication.  
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## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

1149

District \_\_\_\_\_  
Posted for \_\_\_\_\_  
Petitioner \_\_\_\_\_  
Location of property \_\_\_\_\_  
Location of signs \_\_\_\_\_  
Remarks \_\_\_\_\_  
Posted by \_\_\_\_\_  
Date of return \_\_\_\_\_

6/11

SHERWOOD

ROAD

BEECHWOOD

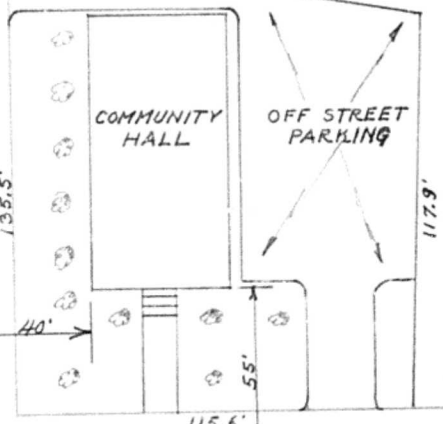
ROAD



ROAD

BEECHWOOD

SHERWOOD ROAD



✓  
#1149  
MAP  
#9