

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County --

Name Paul A. Hornig legal owner of the property situate
Christie B. Hornig MAP
H-1A

on north side of Aldershot Road, beginning at the western boundary of Baltimore City, near Catonsville, in the 1st District of Balto. Co., thence westerly, on north side of Aldershot Road, 343.40' with a right angle depth of 100'. Being property of Paul A. Hornig and wife, as shown on plat filed with the zoning dept.,

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 "C" Residence zone.

Reasons for Re-Classification

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

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 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 of Baltimore County.

Paul A. Hornig
Christie B. Hornig
Vocal Owner
Address 5160 New Edmondson Blvd.

ORDERED by The Zoning Commissioner of Baltimore County, this...18th...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 in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the...15th...day of...March...1948 at...10:00 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...location being adjacent to a commercial...the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this...5th...day of...April...1948, 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 a "A" Residence, "C" Residence zone provided, however, said lot shall be limited to the erection of three six-family dwellings thereon and conversion of the existing dwelling thereon to apartments, in accordance with the representations to and understanding with the undersigned. It is hereby recommended by the zoning department that the set-back of the three six-family dwellings to be erected on said lot shall be such as to provide for the widening of said street.

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...County Commissioners of Baltimore County

Date Oct 27 1948 By Charles H. Hill President

REC'D OCT 19 1948

ORDER TO DISMISS ZONING APPEAL

TO THE ZONING BOARD OF BALTIMORE COUNTY:

Please dismiss the appeal from a decision of the Zoning Commission passed on April 5, 1948, granting the petition for re-classification from (a) residence zoning to (c) residence zoning - north side of Aldershot Road, First District.

Charles H. Hill
Charles H. Hill, Attorney

REC'D APR 15 1948

Re: Petition for Re-classification from "A" Residence to "C" Residence Zone, north side Aldershot Road, 1st District, Paul A. Hornig and Christie B. Hornig, Petitioners.

Building and Zoning Department of Baltimore County

Mr. Clerk:
On behalf of the protest in the above matter, please enter an appeal from the decision of the zoning commissioner dated April 5, 1948.

Charles H. Hill
Charles H. Hill, Attorney for protestants

CERTIFICATE OF PUBLICATION

TOWSON, MD., MARCH 14, 1948.

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...successive weeks before the...15th...day of...MARCH...1948, the first publication appearing on the...15th...day of...FEBRUARY 1948.

THE UNION NEWS
W. T. Tinsch Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District...
Posted for...
Posters...
Location of property...
Location of signs...
Remarks...
Posted by...
Date of return...

PETITION FOR ZONING RECLASSIFICATION FILED

LOCATION - N.E. Aldershot Road, near Catonsville, 1st Dist.
OWNERS - Paul A. Hornig and Christie B. Hornig
PRESENT ZONING - "A" Residence
PROPOSED ZONING - "C" Residence
DATE RECEIVED - February 20, 1948
DATE OF REVIEW - March 31, 1948

We have been informed by the prospective builder, Mr. Pollard, that it is the intent to remodel the existing single-family house on the north corner of Aldershot and Edmondson Avenues and to build two 6-family apartments on the remainder of the frontage on Aldershot Avenue and the surrounding area.

On the corner across Aldershot from the present dwelling is a moving picture theatre. For a distance of about a block west from it, the frontage on the north side is definitely committed to commercial uses. On the south side set well back from the street are a funeral home and a convalescent home. It appears obvious that the future of this block of frontage on Edmondson is that of a local shopping center. Across Aldershot from the vacant part of the property in question and also extended west on the same side of the street are small cottages. The presence of the movie, which has no provision of off-street parking space and which, therefore, provides extensive street parking during evening hours, makes the vacant portion of the property unattractive for new cottages.

The planning of only three structures, the present dwelling and the two apartments on Aldershot on a lot 313 feet long, will actually provide a more open development than would be the case if cottages were built on 20 or 60-foot lots fronting on Aldershot. For this reason and because ample space will be left for off-street parking by the granting of this petition, it seems that no damage would be done to owners of nearby cottages by the granting of this petition.

I am not sure as to the width of the street pavement, which seems rather narrow. This is, of course, a distinctly local street, but the fact that a certain amount of traffic is, and night-parking pertaining to the movie are likely to continue to occur, it would be wise for the front of the buildings to be set so as not to preclude the possibility of some future widening of the pavement if that should prove to be desirable. In making these recommendations I recognize that the lot is rather shallow and also that this point does not bear directly on the question of rezoning. It is made, however, because it may be our only opportunity to bring this point to the attention of the builder.

In the light of all of the above factors, it seems to me that there is no objection to the granting of the requested rezoning reclassification provided that the expressed intent is carried out or building only two apartments in addition to the present dwelling structure and of building in such a way that it would not be possible later on for additional structures to be inserted in between. Any greater concentration of density of apartment structures than that indicated as Mr. Pollard's intent might well have an unfavorable effect on property values in the immediate vicinity.

cc: Charles H. Hill
Christian H. Hill
Richard L. Hill
William W. Hill
John W. Hill

February 18, 1948

\$21.00

RECEIVED OF C. Pollard, Contract Purchaser, Paul A. Hornig and wife, legal owners, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner in granting the petition of Paul A. Hornig, et al, for reclassification of property on the north side of Aldershot Road, 1st District of Baltimore County.

Zoning Commission

Hearings
Monday, March 2, 1948
at 11:00 A.M.

PAID
FEB 10 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

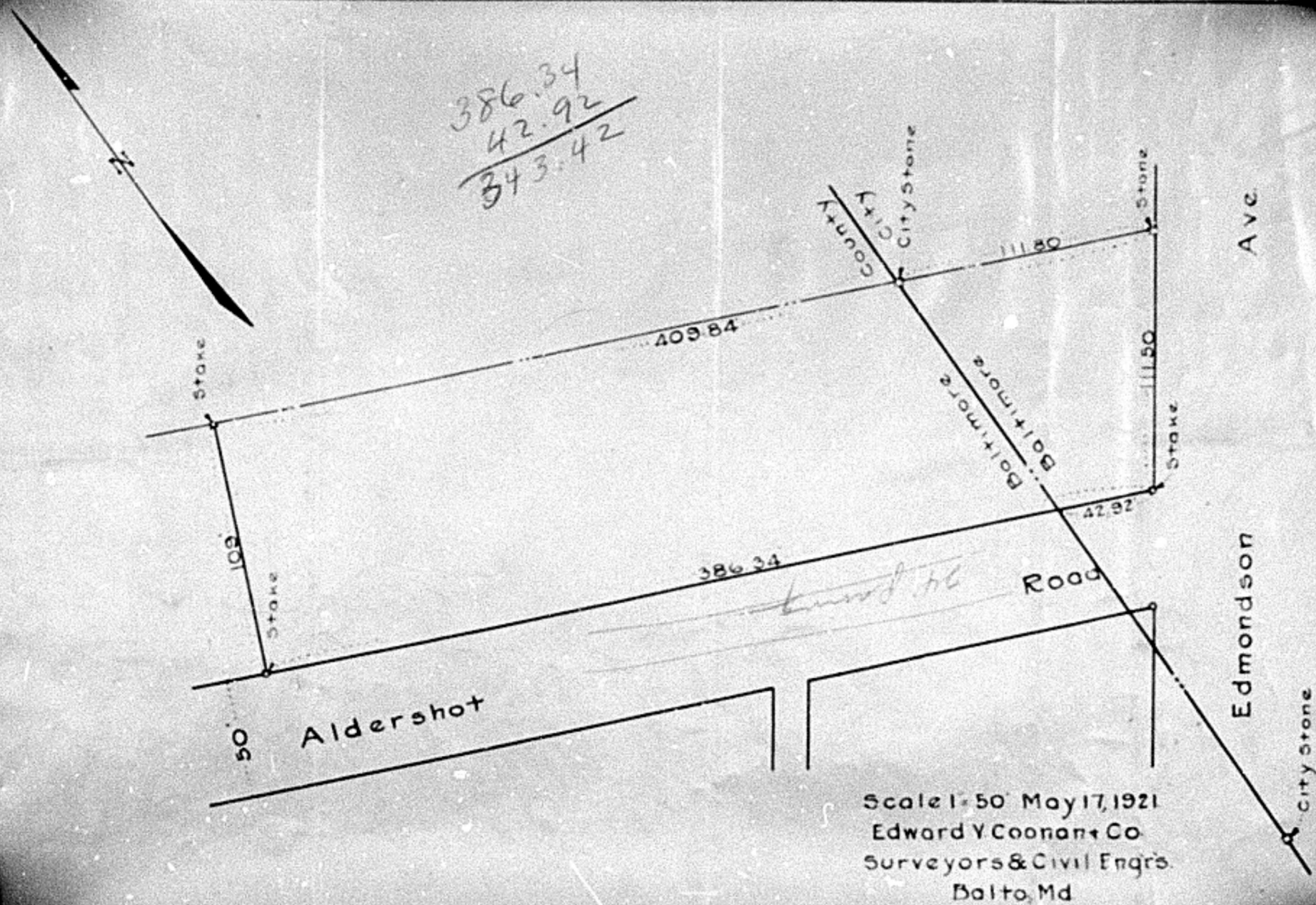
April 15, 1948

\$22.00

RECEIVED OF Charles H. Hill, Attorney for Malcolm H. Grant, et al, Appellants, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner in granting the petition of Paul A. Hornig, et al, for reclassification of property on the north side of Aldershot Road, 1st District of Baltimore County, from an "A" Residence Zone to a "C" Residence Zone.

Zoning Commission

PAID
APR 22 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



Scale 1" = 50' May 17, 1921
Edward Y. Coonan & Co.
Surveyors & Civil Engrs.
Balto. Md.