

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

John C. Miller and
Mabelide Miller

Legal owner.s. of the property situate

on south side of German Hill Road, near "North Point", in the 18th District of Baltimore, Md., beginning 1070 feet west of Woodwell Ave., thence west on south side of German Hill Road, 758.07 feet, excepting therefrom 105.12' which is the right-of-way of the Susquehanna Transmission Co., beginning 1250' west of Woodwell Ave., with an average rectangular depth of 804.2', Being property of John C. Miller, and wife, as shown on plat filed with the Zoning Department,

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "E" 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 and back of building from street lines: front.....feet; side.....feet.

Property to be used as prescribed by Zoning Regulations.

XXX 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.

John C. Miller
Mabelide Miller

Address: 201 GERMAN HILL ROAD
DUNDON 22 AND

ORDERED by The Zoning Commissioner of Baltimore County, this.....19th.....day of February.....1948.....

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 held in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg. in Towson, Baltimore County, on the.....29th.....day of.....March.....19.....at.....o'clock.....P.M.

John C. Miller
Mabelide Miller

(over)

Baltimore County Planning Commission

Townson 4, Maryland

MALCOLM H. DILL, DIRECTOR

April 2, 1948

Mr. Charles H. Doing
Zoning Commissioner
Record Building
Towson 4, Maryland

Dear Mr. Doing:

This will acknowledge your letter of March 1, noting a proposal by the applicant to revise the depth of frontage on German Hill Road to 200 feet. I cannot see that this change affects the statements made in our comments on the original petition, all of which seem equally applicable to the revised petition.

I have recently heard that there is in prospect considerable new residential development in the immediate vicinity of this area. The owner may hope to benefit by being in on the ground floor with commercial facilities to serve such development.

It still seems unwise to reclassify as commercial an area as large as 700 feet by 200 feet in a completely undeveloped section, with no plan to indicate the proposed kind of development.

It is my understanding that if the petitioner wishes to have some sort of structure for sale of nursery products grown on the ground, he can do so, at least with a special permit. For complete reclassification, however, which would give a wide open opportunity for any kind of commercial development, my original negative comments still apply.

Sincerely yours,

Malcolm H. Dill
Director

cc: Christian H. Kohl
Nathan L. Smith
William W. MacVicar

PETITION FOR ZONING RECLASSIFICATION #1153

LOCATION - S.E. German Hill Rd, near "North Point" in the 18th Dist.

OWNERS - John C. and Mabelide Miller

PRESENT ZONING - "A" Residence

DATE SUBMITTED - February 20, 1948

PROPOSED ZONING - "E" Commercial

DATE OF REPLY - March 4, 1948

This petition involves a large tract consisting of nearly 10 acres in a locality which is now completely undeveloped. No evidence has been submitted with the petition in the form of a layout plat or data to indicate that this would fit into any large scheme for development of the vicinity. At present German Hill Road through this locality is no more than a narrow country road. There is no present north-south route to give access to this area.

Present highway planning studies indicate that a link in the County circumferential highway will seek a location right through the property in question, being a continuation southeast of Moffett Avenue. From the planning standpoint, it seems undesirable to give blanket authorization for any kind of commercial development on any part of this very large tract in a locality where there is no existing or proposed residential development that could possibly justify present provision of retail shopping facilities of any kind. Any considerable investment in some other type of commercial structure not of a retail nature, such as a tavern, might seriously interfere with proper location of this portion of the circumferential highway.

At some future time when planning studies for this area have become more definite, it is possible that some commercial development would be appropriate in this location. Without any concrete evidence to indicate such justification, however, I feel very strongly that this request for reclassification is undesirable from the standpoint of good planning.

Malcolm H. Dill, Director
Baltimore County Planning Commission

cc: Charles H. Doing
Nathan L. Smith
Christian H. Kohl
William W. MacVicar

IN THE MATTER OF
THE PETITION FOR RECLASSIFICATION
FROM AN "A" RESIDENCE ZONE TO
"E" COMMERCIAL ZONE -
S.E. German Hill Road, beginning
1070 ft. west of Woodwell Ave.,
Twelfth Election District -

BEFORE
CHARLES H. DOING -
Zoning Commissioner of
Baltimore County.

Mr. Commissioner:

Please enter an appeal from your Order dated March 18, 1948

denying petition in the above entitled case to the Board of Zoning Appeals of Baltimore County.

John C. Miller
John C. Miller,

Mabelide Miller
Mabelide Miller,

John C. Brown
Attorney for Petitioners.

IN RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE
OF THE PROPERTY ON THE SOUTH SIDE OF GERMAN
HILL ROAD, BEGINNING 1070 FEET WEST OF WEST
WOODWELL AVE., 18TH DISTRICT OF BALTIMORE
COUNTY, JOHN C. MILLER AND MABELIDE
MILLER, PETITIONERS

The above matter coming up for hearing before the Board of Zoning Appeals of Baltimore County from the Order of the 28th day of March, 1948, in which the reclassification of the entire area, as described therein, from an "A" Residence Zone to an "E" Commercial Zone, was denied by the said Zoning Commissioner, and it appearing to the Board, from the location of the property, evidence and facts adduced at the hearing that a portion of said entire area, described in said petition, being that portion hereinafter described, should have been reclassified as petitioned for and that the remaining portion of said whole tract remain as an "A" Residence Zone as therefore classified, therefore:

It is this 10th day of May, 1948, ORDERED by the Board of Zoning Appeals of Baltimore County, that the aforesaid Order of the Zoning Commissioner in denying the reclassification of the entire area described in petition, should in part be reversed and that said petition for reclassification as to that portion thereof as now described, of this Order, from an "A" Residence Zone to an "E" Commercial Zone and that as to the remaining portion of said whole tract the order of the Zoning Commissioner be and the same is hereby sustained. That portion hereby reclassified for commercial purposes being timely described:

The point of beginning being 1070 feet west of Woodwell Avenue, thence west on said side of German Hill Road, 856.07 feet, excepting therefrom 105.12', which is the right-of-way of the Susquehanna Transmission Company, and with an average rectangular depth easterly of 200 feet.

And it is further ORDERED that ample off-street parking facilities of not less than two and one-half square feet to each one foot of land covered by commercial buildings be provided.

William A. Gapp
E. A. Gapp

Approved:

County Commissioners

of Baltimore County

By Christian H. Kohl

President

Date: May 4, 1948

Board of Zoning Appeals

of Baltimore County.

March 31, 1948

\$84.00

RECEIVED of Johnson Howle, Attorney, for John C. Miller, and wife, 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 of Baltimore County denying the petition for reclassification of property, south side of German Hill Road, 18th District of Baltimore County.

Zoning Commissioner.

PAID
MAR 31 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

February 19, 1948

\$84.00

RECEIVED of John C. Miller, and wife, the sum of Twenty Four (\$84.00) Dollars, being cost of petition for reclassification, advertising and posting of property, south side of German Hill Road, 18th District of Baltimore County.

Zoning Commissioner

Hearing
Monday, March 6, 1948
at 2:00 p. m.

PAID
FEB 19 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1153

Date of Posting Feb 27/48

District 12

Posted for: Commercial

Petitioner: John C Miller

Location of property: South side of German Hill Road

1270 feet west of Woodwell Ave

Location of Signs: 31 south side of German Hill Road

1200-1400-1700 feet west of Woodwell Ave

Remarks:

Posted by Harry E. Gortside

Signature

Date of return: Feb 27/48

NOTICE OF ZONING PETITION FOR
RECLASSIFICATION--12TH DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing at the Zoning Office, in the Harkard Building, Towson, Baltimore County, Maryland,

On Monday, March 8, 1948,
at 2:30 o'clock P. M.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use to wit:

All that parcel of land situate on south side of German Hill Road, near "North Point", in the 12th District of Baltimore County, beginning 1670 ft. west of Woodwell Avenue, thence west on the south side of German Hill Road 728.67 ft. (excepting therefrom 125.12 ft. which is the right-of-way of the Susquehanna Transmission Company, beginning 1225 ft. west of Woodwell Avenue) with an average rectangular depth of 1942 ft. Being property of John C. Miller and wife, as shown on plat filed with the Zoning Department.

By Order of CHAR. H. DOING,
Zoning Commissioner of
Baltimore County.

Feb. 26-27.

RECD FEB 28 1948

1153

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb 27/48 19

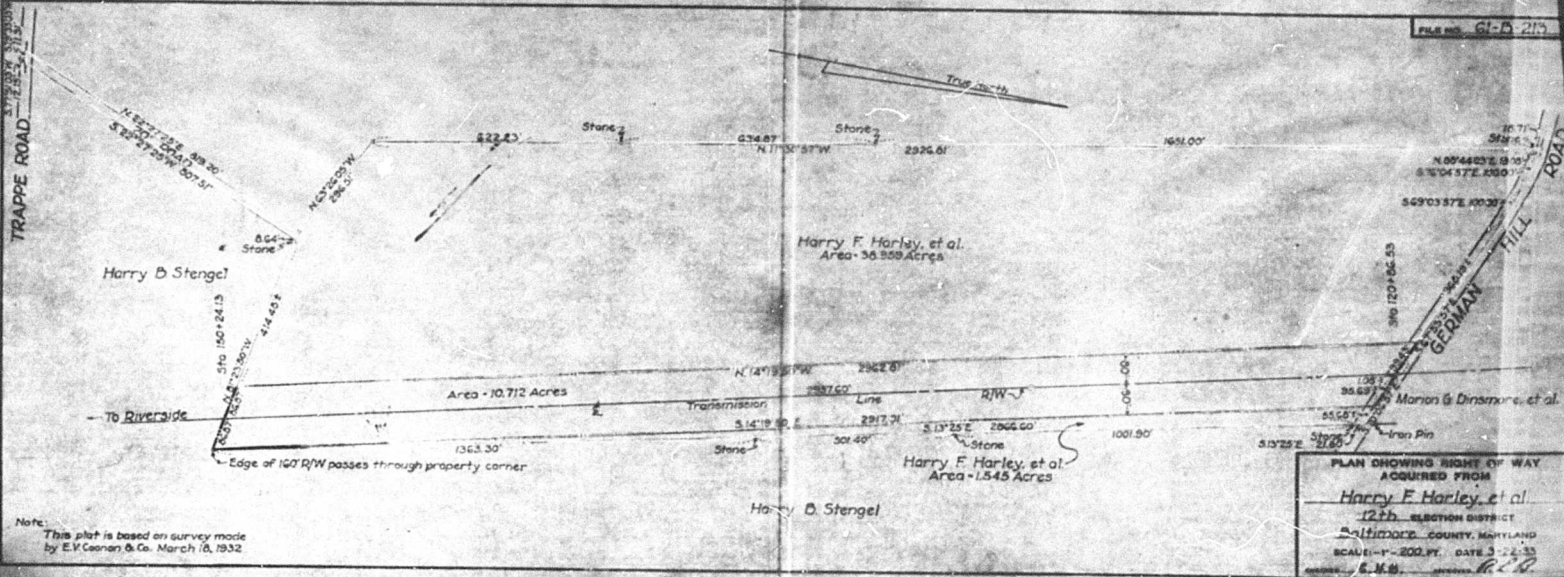
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of 2 times successive weeks before the 8th day of March 1948, the first publication appearing on the 22nd day of February

1948

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$



FOR SALE

39 ACRES
near Dundalk in Balto. Co.

SUITABLE FOR HOUSING

Several farm buildings on property
FURTHER DETAILS WILL BE FURNISHED
UPON REQUEST

OFFERS SOLICITED

G. A. TOWNSEND, Agent
1310 Lexington Building
Phone Lexington 8000

NOTE: Full Commission will be paid to the broker
consummating a sale.

