

Petition for Zoning Re-Classification

To The Zoning Commissioners of Baltimore County—
 Charles Benton Reese,
 Pauline E. Reese,
 Fred N. Tester and Georgia L. Tester

on east side of Back River Neck Road, near "Walters", in the 15th Dist. of Baltimore County, beginning 300' south of Hopewell Ave., thence south, on the east side of Back River Neck Road, 155' with an average rectangular depth of 331', being property of Cha. B. Reese, et al, 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" Residence zone to an "A" Commercial zone.

Reasons for Re-Classification: Approval Commercial Use

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

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 for Baltimore County.

By: Fred N. Tester, Charles Benton Reese, Pauline E. Reese, Georgia L. Tester
 Address: Box 151 Rt 16, Back River Neck Road, 15th Dist.

ORDERED By The Zoning Commissioners of Baltimore County, this 15th 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 Beckford Bldg. in Towson, Baltimore County, on the 29th day of March, 1948, at 10:00 A.M.

thas H. Deing
 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 Commissioners of Baltimore County this 15th day of February, 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 Residence zone to a Commercial zone.

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 Commissioners of Baltimore County, this 15th 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 an "A" Residence zone.

thas H. Deing
 Zoning Commissioner of Baltimore County

Approved: County Commissioners of Baltimore County
 Date: By: President

PETITION FOR ZONING RECLASSIFICATION #1155

Location - E.W. Back River Neck Road, near "Walters", in 15th Dist.
 Owners - Charles Benton Reese, Pauline E. Reese, Fred N. Tester, Georgia L. Tester
 Present Zoning - "A" Residence Proposed Zoning - "A" Commercial
 Date Received - February 23, 1948 Date of Reply - April 27, 1948

This property is in an area that is very sparsely developed, and there is no present need for a shopping center. Therefore, it is obvious that the owner desires either to operate a road-side type of business which would have to draw on the traveling public for patronage, or to dispose of small commercial lots which in turn would be developed in a haphazard manner and not in accordance with a uniform plan; both of which would be the kind of commercial development that would tend to depreciate the abutting property. For future residential development, the Back River Neck Rd is quite narrow and carries a heavy volume of traffic especially during the spring and summer months. To operate efficiently, it should not be clogged with awkward road-side type of businesses which tend to create a traffic problem where automobiles are frequently entering and leaving the flow of traffic.

In view of the above, we feel that this reclassification should not be granted.

Malcolm H. Bill, Director
 Baltimore County Planning Commission
 cc: Charles H. Deing, Christian N. Gahl, John L. Smith, William W. Downing

February 15, 1948

RECEIVED OF Charles Benton Reese, et al, the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification, advertising and posting of property east side of Back River Neck Road, south of Hopewell Ave., 15th District of Baltimore County.

Hearings: March 9, 1948 at 10:00 AM

PAID
 FEB 1 1948
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb 27/48
 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 week before the first publication day of March, 1948, the first publication appearing on the 29th day of March, 1948.
 THE JEFFERSONIAN,
 Manager.

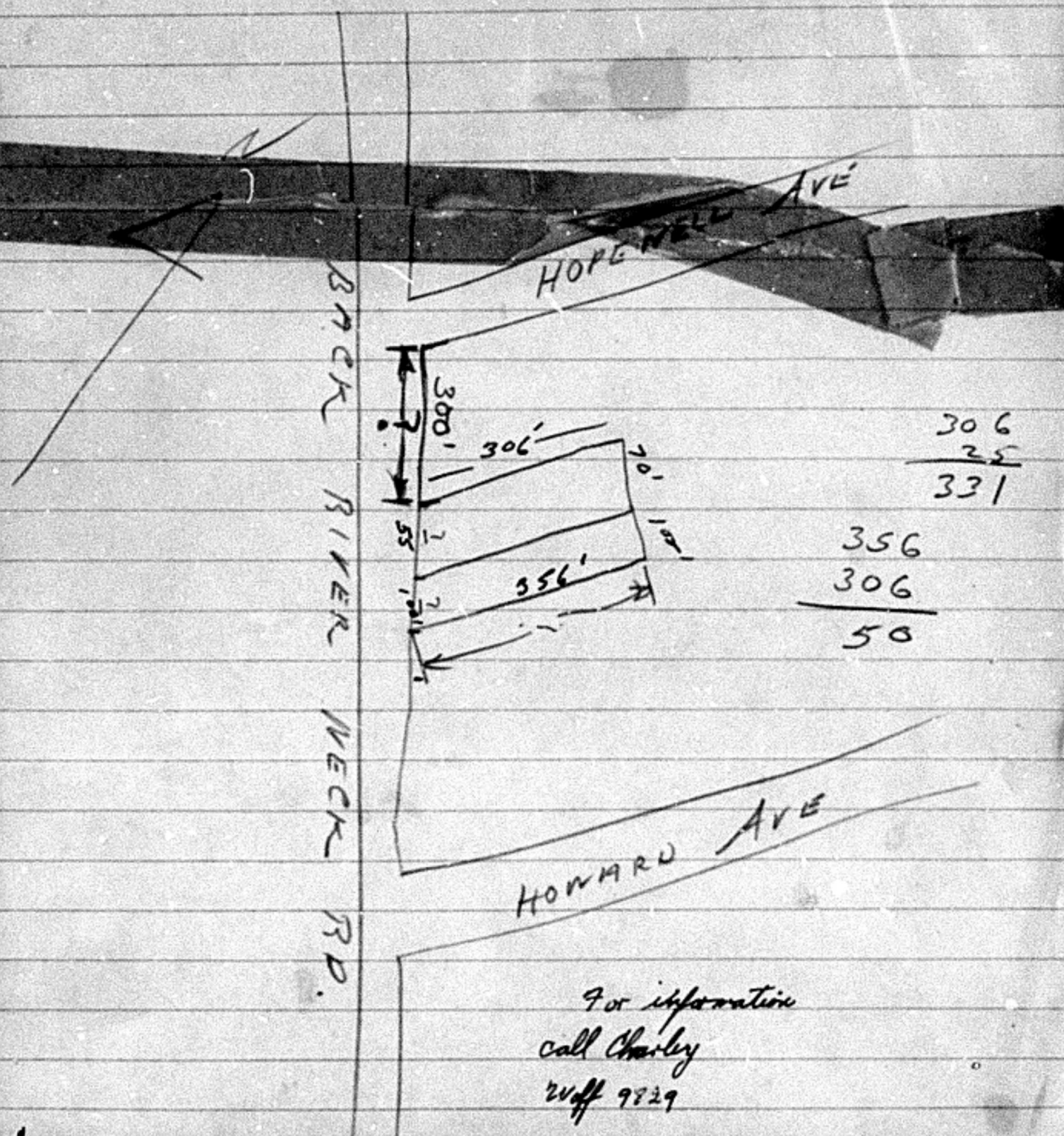
Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

TOWSON, MARYLAND
 Date of Posting Feb 27/48
 District: 15
 Posted for: Commercial
 Petitioner: Chas B Reese and Fred N. Tester
 Location of property: east side Back River Neck Road 300 feet south of Hopewell Ave.
 Location of Signs: east side of Back River Neck Road 300 - 350 feet south of Hopewell Ave.
 Remarks: Signed by Henry G. Gendron
 Posted by: Henry G. Gendron
 Date of return: Feb 27/48

NOTICE OF PETITION FOR ZONING RECLASSIFICATION
 TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY
 The following notice was published in the Baltimore County Gazette, a newspaper of general circulation throughout Baltimore County, on the 15th day of February, 1948, at 10:00 A.M.
 On Tuesday, March 9, 1948, at 10:00 A.M., a public hearing will be held in the Beckford Building, Towson, Baltimore County, Maryland, for the purpose of considering the petition of Charles Benton Reese, et al, for the reclassification of certain property located on the east side of Back River Neck Road, south of Hopewell Avenue, in the 15th District of Baltimore County, from its present zoning of "A" Residence to "A" Commercial.
 The property is shown on a plat filed with the Zoning Department of Baltimore County, and is described as follows: Beginning 300 feet south of Hopewell Avenue, thence south, on the east side of Back River Neck Road, 155 feet with an average rectangular depth of 331 feet, being property of Charles Benton Reese, et al, as shown on plat filed with the Zoning Department.
 By Order of the Zoning Commissioners of Baltimore County.
 Feb 16-48

2-year



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For information
call Charley
206 9829