

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County—

CLARA S. BAYTHOLOMES, legal owner, of the property situate
 5506 Selma Ave.,
 CLARENCE F. SEAGER
 CLARENCE F. SEAGER

on the southwest side of Selma Ave., Arbutus, in the 15th District of
 Balto. Co., beginning 100' southeast of Sulphur Spring Road, thence
 southeast, 60' with an average right angle depth of 100', being
 property known as 5506 Selma Ave..

5506 Selma Ave.

herby petition that the zoning status of the above described property be re-classified, pursuant to the
 Zoning Law of Baltimore County, from an "R" Residence zone to an "C" 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 set backs of building from street lines: front: feet, side: feet.

Property to be posted as provided by Zoning Regulations.

XXX 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.

CLARA S. BAYTHOLOMES
 CLARENCE F. SEAGER
 CLARENCE F. SEAGER

Address

ORDERED BY The Zoning Commission of Baltimore County, this 19th 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 hereon be had in the office of the Zoning
 Commission of Baltimore County, in the Rockwood Bldg., in Towson, Baltimore County, on the
 5th day of March, 1948, at 11:00 A.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING RECLASSIFICATION #1156

Location - 5506 Selma Avenue, Arbutus, 15th District

Owner - Clara S. Baytholomes, Sarah H. Seager, Clarence F. Seager

Present Zoning - "R" Residential

Proposed Zoning - "C" Commercial

Date Received - February 20, 1948

Date of Reply - April 27, 1948

We understand that the rear portion of this property is already zoned commercial. Property
 abutting from it on Sulphur Spring Road is zoned commercial and across Selma Avenue at the corner
 of the new underpass road is now in commercial use. This petition for reclassification
 to commercial appears justifiable from the standpoint of land use.

Study of the submitted plat indicating the proposed layout of the property, however, in
 relation to its use as a parking lot, which will result from the grade-crossing elimination
 project and construction of the new highway, reveals a possible traffic hazard. The
 plat enclosed herewith will help to explain the preceding statement. Entrance and exit
 to the parking lot behind the restaurant will be from and to a relocated portion of Sulphur
 Spring Road, on which eastbound and westbound traffic will be separated by a raised median
 strip, making it impossible for traffic to make left turns into or out of the proposed
 parking space within this block, which will be an unusually short one - not over 100 feet
 long. In other words, only eastbound traffic will be able to make turns into and out of
 the parking lot. Westbound traffic desiring to enter it would have to turn north on
 East Drive to Poplar Avenue, then make a "Y" left turn south, and another left turn east
 on Sulphur Spring Road. Westbound traffic out of the parking lot would first have to
 turn east on Sulphur Spring and then either make a right turn into Selma, where it would
 have to turn into same driveway in order to back around, or make a left turn into Sulphur
 Spring as relocated, where it either would have to back around, or make a long around
 up to Linden Avenue and south on Poplar (Carville) if it were headed in that direction.
 In other words, this parking lot entrance and exit would have the effect (in proportion
 to the number of cars that used it) of complicating and confusing traffic in the heart
 of this business section. The fact that this portion of Sulphur Spring Road, to a point
 about two blocks west of Carville, will apparently have to serve as a link in the future
 circumferential intercommunity route will further add to the significance of this area in
 relation to traffic.

I suggested to Mr. Seager that he attempt to buy the residential property next to his on
 Selma Avenue. Mr. Seager and his attorney, Mr. Sawicki, appeared to feel that such a
 procedure was impractical although I'm not convinced that a real effort was made to
 determine the feasibility of such action. I suggested the possibility of replanning
 the restaurant so as to permit an entrance or exit, or both, along the south lot line
 to Selma Avenue. The parties concerned felt that this would make fully as bad a traffic
 hazard, coming as it would practically into the street intersection. Their feeling may
 be justified.

I have discussed this proposal with officials of the State Roads Commission, and they
 agree that the parking lot entrance and exit would constitute a traffic hazard which
 would only be made worse if they were to permit any crowding of the median strip in the
 middle of the block.

As implied above, the seriousness of the situation that would be created depends largely
 on the extent to which there would be any considerable number of cars at any one time
 turning into or out of this block. An ideal case, provided it did not attempt to
 make a "Y" turn at the intersection of Selma and Sulphur Spring, would not be a serious
 matter. I would not go so far as to recommend that the petition be refused on this
 account, but I do feel that it should be of record as being the hazard that might
 possibly be created.

Wm. H. Daily, Director
 Baltimore County Planning Commission

Enclosure

For Charles H. Deane
 Christian H. Deane
 Robert A. Smith
 William H. Deane

CERTIFICATE OF PUBLICATION

TOWSON, MD., DATED 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 19th day of
 day of March, 1948, the first publication
 appearing on the 19th day of February, 1948.

THE UNION NEWS

W. H. Kausch, Manager

NOTICE OF HEARING

RECLASSIFICATION FROM "R" TO "C" ZONE.
 Pursuant to petition filed with
 the Zoning Commission of Baltimore
 County for change of the present
 zoning, from "R" to "C", the
 Commission has determined that
 the property hereinafter de-
 scribed, the Zoning Commission
 of Baltimore County, will hold a
 public hearing on the same property
 known as 5506 Selma Ave.,
 in the Rockwood Building, Towson,
 Maryland.

On Tuesday, March 3, 1948,
 at 11:00 A.M. in the
 presence of the Zoning Commission
 and the public, the following
 property shall be changed to "C"
 Commercial Use to wit: Approved
 All that parcel of land situate on
 Selma Ave., between the 15th District
 and 16th District, and
 containing 1.00 acre, more or less,
 being part of the same property
 known as 5506 Selma Ave.,
 in the Rockwood Building, Towson,
 Maryland.

Feb. 12, 1948

\$16.00

RECEIVED OF H. Richard W. 1948, Attorney for
 Clarence F. Seager, Sarah H. Seager and Clara S.
 Baytholomes, petitioners, the sum of Eighteen (\$18.00)
 Dollars, being cost of petition for reclassification,
 advertising and posting of property, southwest side of
 Selma Avenue, 15th District of Baltimore County.

Zoning Commissioner

Hearings

Tuesday, March 3, 1948

at 11:00 o'clock a.m.

PAID
 FEB 19 1948
 COUNTY

CERTIFICATE OF POSTING

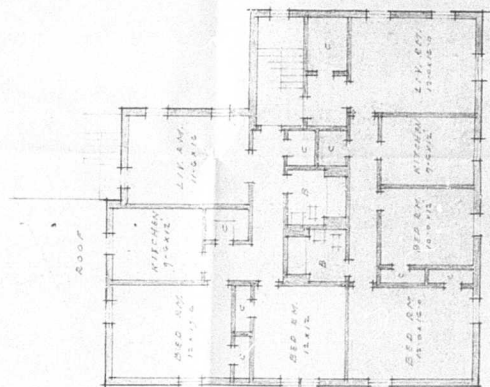
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 13
 Posted for: Commercial
 Petitioner: Clarence F. Seager
 Location of property: southwest side of Selma Ave.
 100 feet southeast of Sulphur Spring Road
 Location of Signs: southwest side of Selma Ave.
 125 feet southeast of Sulphur Spring Road
 Remarks:
 Posted by: Harry C. Lantieri
 Date of return: Feb. 25/48

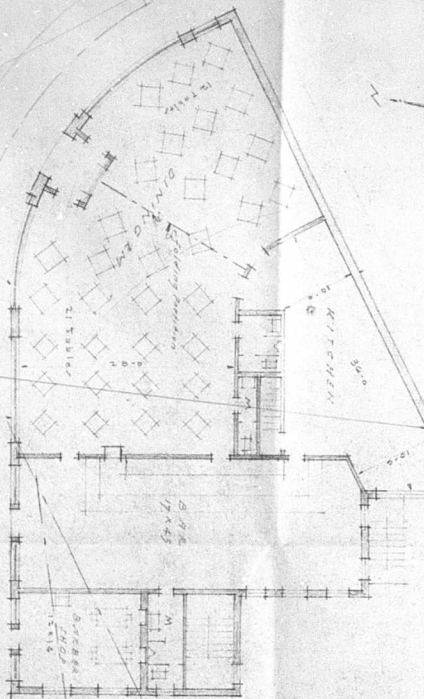
Harry M. Williams
March 7, 1946

RETIRED SERGEANTS ROOMS
RETIRED SERGEANTS ROOMS

0.1.1.8.2.1001



21	30' x 30'	7' x 6' 6"
12	24' x 24'	"
33	50' x 7' 6"	"
13	30' x 30'	"
15	24' x 24'	"
33	50' x 7' 6"	"



Center line of stream
31.6' x 1/2

PARKING

RETIRED SERGEANTS ROOMS

RETIRED SERGEANTS ROOMS