

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
 Mrs. E. M. Carlin, Esq., Pearl E. Morris,
 D. J. Kohn, Samuel H. Ward, legal owner & of the property situated
 and C. D. Taylor

at the southeast corner of Gray Manor Terrace and Oakwood Road, "Gray Manor", in the 12th district of Balto. Co., thence westerly, on the south side of Oakwood Road, 300' with a right angle depth of 150' and binding on east side of Gray Manor Terrace, being property of Samuel H. Ward, 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-1" Residence zone to an "A-2" 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 prescribed 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 of Baltimore County.

Mrs. M. M. Carlin
 Mrs. Pearl E. Morris
 D. J. Kohn
 Samuel H. Ward, legal owner
 Address: 12 Oakwood Road

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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, at the Record Hall, in Towson, Baltimore County, on the 24th day of March 1948, at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

REC'D APR 12 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 5, 1948

THIS IS TO CERTIFY, That the attached advertisement was published in THE COUNTY RECORD, a weekly newspaper, published in Towson, Baltimore County, Md., on each of 2 successive weeks before the 13th day of March 1948, the first publication appearing on the 27th day of Feb 1948.

THE COUNTY RECORD,

B. C. Peterson
 Manager.

Cost of Advertisement, \$ 5.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12 Date of Posting: March 4/48
 Posted for: Commercial
 Petitioner: Samuel H. Ward, et al
 Location of property: south east corner of Gray Manor Terrace and Oakwood Road
 Location of Signs: on the south side of Oakwood Road 25' and 250 feet east of Gray Manor Terrace
 Remarks: none
 Posted by: Harry E. Gantuch
 Date of return: March 4/48

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 Commissioner of Baltimore County this 23rd day of April 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 a "A-1" Residence zone to a "A-2" 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 NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 23rd 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 a "A-1" Residence zone.

Charles H. Deane
 Zoning Commissioner of Baltimore County

Approved _____
 County Commissioners of Baltimore County

Date: _____ By: _____ President

MICROFILMED

PETITION FOR ZONING RECLASSIFICATION FILED

Location - S.W. corner of Gray Manor Terrace & Oakwood Road, "Gray Manor", 12th Dist.
 Owners - Mrs. E. M. Carlin, Mrs. Pearl E. Morris, D. M. Kohn, Samuel H. Ward, C. D. Taylor

Present Zoning - "A-1" Residence
 Date Received - February 27, 1948

Proposed Zoning - "A-2" Commercial
 Date of Reply - April 30, 1948

This property is located on a purely residential street, and all the lots included in this petition are now improved with dwellings. It does not seem economically sound to demolish existing dwellings which are of fairly good character and rather recent construction in order to erect commercial structures. Therefore, it is obvious that this property would tend to be used commercially for the increase that could be suitably operated in the present dwelling. There seems to be no need for additional commercial zoning in this area since there is a large existing commercial zone on both sides of Old North Point Road from Parkwood Road southeast to Trappe Road, a large portion of which is not yet developed.

We feel that a spotting of commercial enterprises along this street would be an unwarranted encroachment on a strictly residential neighborhood by an undesirable type of commercial development which would tend to depreciate the adjacent residential properties.

Melvin H. Dill, Director
 Baltimore County Planning Commission

cc: Charles H. Deane
 Christian H. Kohl
 Nathan L. Smith
 William H. Macfarlane

MICROFILMED

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THE COUNTY RECORD,

B. C. Peterson
 Manager.

Cost of Advertisement, \$ 5.00

February 24, 1948

\$21.00 ✓

RECEIVED OF Samuel H. Ward, et al the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Oakwood Road, 12th District of Baltimore County.

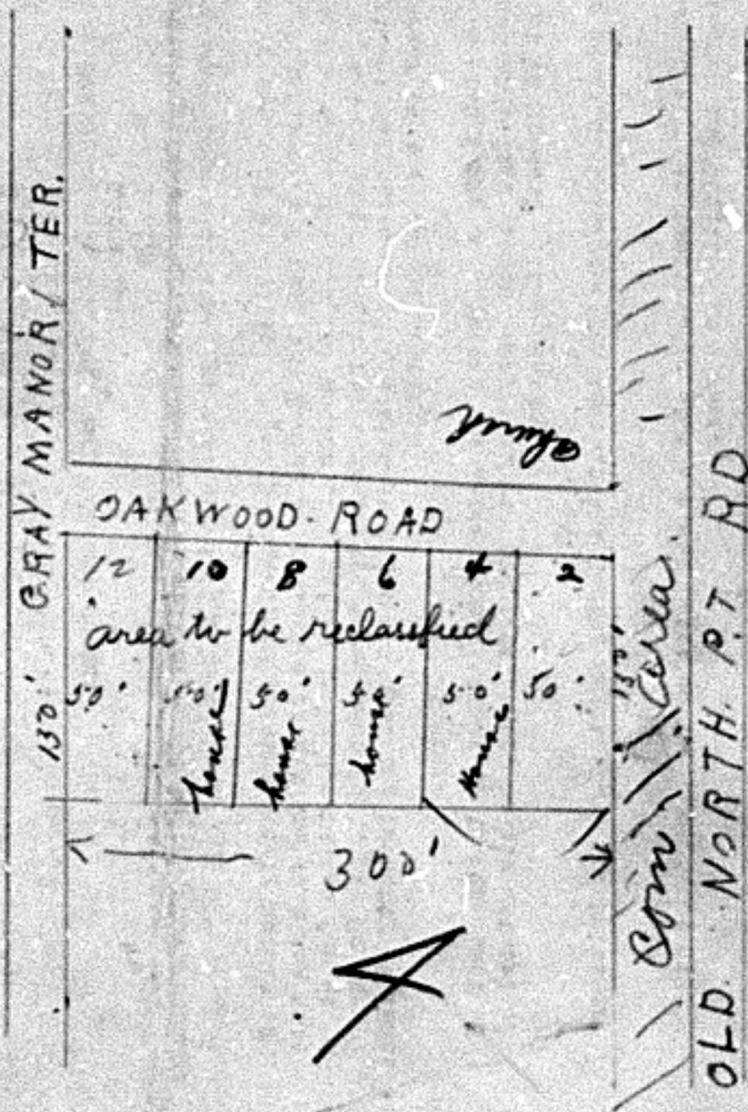
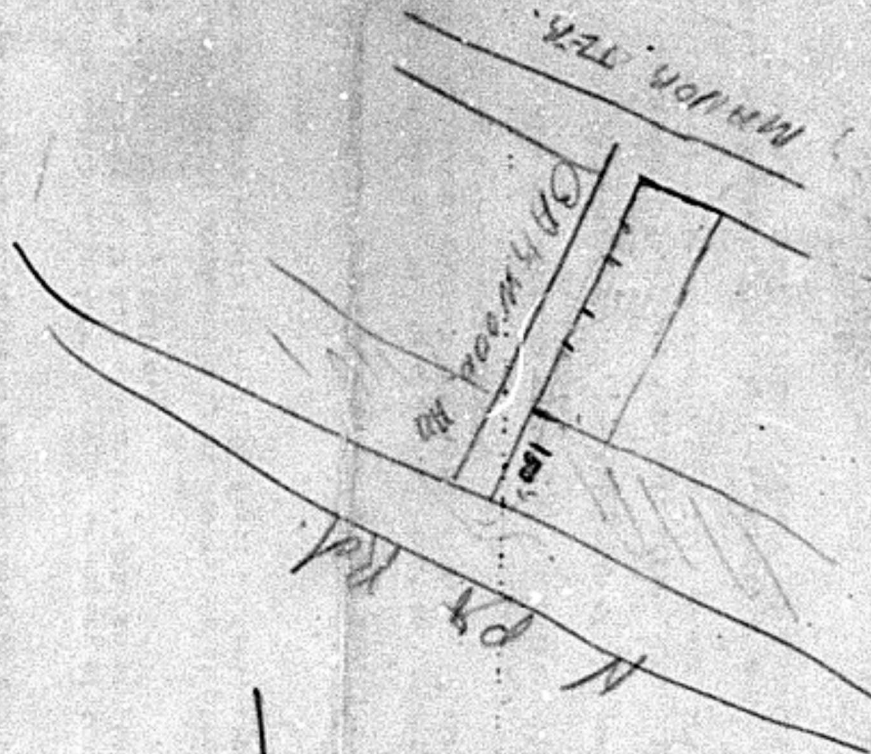
Zoning Commissioner

Hearings
 Monday, March 16, 1948
 at 2:00 p.m.

PAID
 FEB 24 1948
 BALTIMORE COUNTY COMMISSIONERS

Co. Comm of Palto Co.
Checks to 2

1510
97 24



OAKWOOD ROAD

12	10	8	6	4	2
area to be reclaimed					
50'	50'	50'	50'	50'	50'
50'	50'	50'	50'	50'	50'

300'



100' to 1"

12 45 1510

