

Petition for Zoning Re-Classification

#1214
1214

To The Zoning Commissioner of Baltimore County--

I, ~~XXXX~~ Frank W. Proctor, legal owner of the property situated on the south side of Resor Ave., Towson, in the 9th District of Baltimore Co., beginning in the center of Resor Ave., 500' southeast of York Road, thence southeasterly, along the center line of Resor Ave., 400', thence southeast, binding on the westermost outline of the land now owned by Frank W. Proctor, and wife, 501', more or less, to a point in the center of a 40 foot road leading to the colored cemetery, thence southeasterly 150', more or less, to a point on the east side of an abandoned right-of-way of the Towson-Cockeysville Railway Co. distant 454', more or less, measured northerly along the east side of said right-of-way from its intersection with the northeast side of Joppa Road, thence northeast, binding on the northwest outlines of the property of the Church of the Immaculate, 351.47' and thence northwesterly 670', more or less, to beginning.

hereby 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" Commercial Zone.

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 or back of building from street lines: front: _____ feet, side: _____ feet.
Property to be posted as provided in Zoning Regulations.

I, ~~XXXX~~ agree to pay expense 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 of Baltimore County.

Frank W. Proctor
Legal Owner
Address: 633 E Joppa Rd.
Towson 515

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 15th _____ day of _____ May _____ 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 held in the office of the Zoning Commissioner of Baltimore County, in the Rockford Hotel, in Towson, Baltimore County, on the _____ 25th _____ day of _____ June _____ 1948 at _____ o'clock, P. M.

Zoning Commissioner of Baltimore County

(over)

NOTICE OF JUDICIAL PETITION FOR RECLASSIFICATION

Whereas, the petition for reclassification of property situated in the 9th District of Baltimore County, from an "A" Residence Zone to an "C" Commercial Zone, was filed with the Zoning Commissioner of Baltimore County, on the _____ day of _____ May _____ 1948, and the same was duly advertised in the JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the _____ day of _____ May _____ 1948, the first publication appearing on the _____ day of _____ May _____ 1948.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$_____

PETITION FOR RECLASSIFICATION #1214

(Proctor Property)

LOCATION - West side of York Road, north of Joppa Road

OWNER - Frank W. Proctor

PRESENT ZONING - "A" Residence

DATE RECEIVED - June 7, 1948

PROPOSED ZONING - "C" Commercial

DATE OF REPLY - July 8, 1948

This property is isolated from the present retail shopping area of Towson by its geographic position and by the predominantly non-retail character of present intervening commercial uses. This fact, together with its remoteness from residential development, make its use for retail purposes undesirable from the standpoint of community planning. Yet it is too close to the present Towson business district and to the prospective extensive addition thereto, formed by the Butler project, to be a logical location for a separate and distinct neighborhood shopping center. Present residential development in the vicinity is too negligible to call for local shopping facilities in any case. It is true that the requested extension in depth of the present commercially zoned frontage on York Road does not necessarily imply use for retail purposes, but reclassification would open up that possibility. No plan has been submitted to indicate the layout of any proposed use of the tract. Thus reasoning would throw the area wide open for any kind of commercial use.

The proposed inter-community Circumferential Expressway as now planned would cross the tract in question. This route is intended to have a wide right-of-way and to be a controlled-access highway, - that is, to be free of direct access from abutting property. Current reclassification of this tract so as to permit commercial development of any and all kinds might hinder planning for the best location and design of this vital traffic artery and its intersection with York Road.

Another factor that makes undesirable the extension of commercial zoning in this tract is its present lack of sewerage facilities.

In view of all these factors it appears that current reclassification to commercial use is pre-

cluded, and is not in the interest of the "general welfare", as reflected in and protected by zoning.

Malcolm H. Hill
Malcolm H. Hill, Director
Baltimore County Planning Commission

cc: Charles H. Deing
Nathan L. Smith
Christian H. Kahl
William W. Macvicar

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1214

District: 9 Date of Posting: May 25/48
Posted for: Commercial
Petitioner: Frank W. Proctor
Location of property: South side of Resor Ave 280 feet southwest of the York Road
Location of Sign: 1 sign on the south side of Resor Ave 280 feet west of the York Road #2 sign on the west side of the York Road #3 sign on the east side of the York Road #4 sign on the north side of the York Road
Signed: May 25/48 Date of return: May 25/48

May 18, 1948

\$25.00

RECEIVED of Frank W. Proctor the sum of Twenty Six (\$26.00) Dollars, being cost of petition for reclassification, advertising and posting of property, south side of Resor Avenue, 9th District of Baltimore County.

Zoning Commissioner

Hearings:
Monday, June 7, 1948
at 3 P. M.

PAID
MAY 18 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
in Baltimore

RE: PETITION FOR RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "C" COMMERCIAL ZONE - FRANK W. PROCTOR, PETITIONER - SOUTH SIDE RESOR AVENUE, 9TH DISTRICT OF BALTIMORE COUNTY.

The petition in the above-entitled matter is for an extension southwesterly of a part of the commercial zone extending from Washington Avenue to York Road along the westernmost side of the York Road in the 9th District of Baltimore County. On or about the 20th day of August, 1946, the then Acting Zoning Commissioner extended a part of said commercial zone to a total average depth of about 310'. The subject application would have said part of said zone extended to a further average depth, in excess of 350', making a total average depth of nearly 700' binding on the westernmost side of the York Road for a distance of nearly 500'.

Little or none of the commercial area heretofore set up for the applicant has been side use of up to the present time, and the applicant does not at the present time have any definite plans for the commercial use and development said zone without any definite purpose would be a dangerous precedent. This policy was adopted by the Zoning Department upon the petition of Philip A. Lash for an extension easterly of 507' along the east side of the York Road in this same vicinity by the order of the Zoning Commissioner dated the 15th day of February, 1947.

For the reason above stated it is ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of July, 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 an "A" residence zone.

John H. Hill
John H. Hill, Director
Baltimore County Planning Commission

