

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Goucher College, legal owner, of the property situate north of a line beginning at a point 580' north of the north side of the Joppa Road at its intersection with Dulany Valley Road said line running easterly and northerly to the Dulany Valley Road a distance of 700', thence running in a northerly direction parallel to the Dulany Valley Road a distance of 700' thence westerly on the west side of the Dulany Valley Road 700' thence westerly on the west side of the Dulany Valley Road 700' to the point of beginning, excepting therefrom all that portion heretofore established as a commercial zone.

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 E Commercial zone.

Reasons for Re-Classification: Additional land area needed to accommodate an adequate shopping center.

Character of use for which above property is to be used: Shopping Center

Size and height of building: front .....feet, depth .....feet, height .....feet.

Front and side setbacks of building from street lines: front .....feet, side .....feet.

Property to be posted as provided by Zoning Regulations.

I, or 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.

Goucher College  
W. Clark D. Hottel, Vice Pres.  
Legal Owner  
Address Baltimore 18, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June, 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 Commissioner of Baltimore County, in the Rockwell Bldg. in Towson, Baltimore County, on the 22th day of June, 1948, at 10:00 o'clock P.M.

Charles H. D. Hottel  
Zoning Commissioner of Baltimore County

(over)

## CERTIFICATE OF POSTING

1226

District 7  
Posted for: Commercial  
Petitioner: Goucher College  
Location of property: east side of Valley Road 580 feet north of Joppa Road  
Location of sign: east side of Valley Road 680-780 580 feet north of Joppa Road  
Remarks: Thurley C. Hartshorn  
Posted by: Thurley C. Hartshorn  
Date of return: June 18/48

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being an extension of an existing commercial area the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 22th day of June, 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 an "A" Residence zone to an "E" Commercial zone.

Charles H. D. Hottel  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being an extension of an existing commercial area the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 22th day of June, 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 residence zone.

Zoning Commissioner of Baltimore County

Approved \_\_\_\_\_  
County Commissioners of Baltimore County  
By: Christian H. Hall  
President

Dated June 22, 1948

## PETITION FOR ZONING RECLASSIFICATION #1226

LOCATION - Eastside of Dulany Valley Road extending northward through existing commercial zone of Joppa Road

OWNER - Goucher College

PRESENT ZONING - "A" Residence

DATE RECEIVED - June 14, 1948

PROPOSED ZONING - "E" Commercial

DATE OF REPLY - June 23, 1948

From the standpoint of community planning, the granting of this petition appears highly desirable. The developer and his architect have been in close touch with this office both in regard to the proposed design of the enlarged shopping center and its relation to its environs, including possible future access roads for this general area. We understand that further studies of this community shopping center have indicated the need for greatly enlarged off-street parking space as compared to the original layout, as well as inclusion of additional sites for shops when needed. The proposed extension northward of this planned shopping center will bring it even closer to the intersection of Dulany Valley Road with the proposed inter-community expressway. This factor will facilitate access to the shopping center, by automobile from west, north, and east, with a minimum interference with local traffic on streets to the south.

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

cc: Christian H. Hall  
William W. MacVicar  
Charles H. D. Hottel  
Nathan G. Smith  
H. George Warfield

NOTICE OF ZONING RECLASSIFICATION-PETITION NO. 1226  
The following is a copy of the petition for zoning reclassification of the above described property, as filed with the Zoning Commissioner of Baltimore County, and of the order of the Zoning Commissioner of Baltimore County, dated June 22, 1948, granting the reclassification of the above described property from "A" Residence to "E" Commercial zone. The petition was filed with the Zoning Commissioner of Baltimore County on June 14, 1948, and the order of the Zoning Commissioner of Baltimore County was issued on June 22, 1948. The petition was published in the Towson News, a weekly newspaper published in Towson, Baltimore County, Md., on June 18, 1948, and the order of the Zoning Commissioner of Baltimore County was published in the Towson News, a weekly newspaper published in Towson, Baltimore County, Md., on June 23, 1948.

## CERTIFICATE OF PUBLICATION

REC'D JUN 21 1948

TOWSON, MD., June 21, 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 two successive weeks before the 22nd day of June, 1948, the first publication appearing on the 11th day of June, 1948.

The UNION NEWS

Wm. T. H. Hottel  
Manager.

June 21, 1948

\$24.00

RECEIVED of Goucher College the sum of Twenty Four (\$24.00) Dollars, being cost of petition for reclassification, advertising and posting of property, east side of Dulany Valley Road, 5th District of Baltimore County.

Zoning Commissioner

Hearings  
Monday, June 28, 1948  
at 3:30 P.M.

PAID

