

1234

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, Sperry Building Company, legal owner, of the property situate in the 15th District of Baltimore County, beginning on the north side of Orens Road at Stephen Drive, 150' x 152' x 111', thence S 45° 00' W 111' to the south side of Orens Road, thence S 45° 00' W 150' to the south side of Stephen Drive, thence S 45° 00' W 150' to the south side of Orens Road, thence S 45° 00' W 111' to the south side of Stephen Drive, as shown on plot plan filed with the Zoning Department,

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 to an "C" Commercial.

Reason for its Classification: to build store

Character of use for which above property is to be used: Commercial and office

Size and height of building: front 150' feet; depth 152' feet; height 111' feet.
Front and side set backs of building from street lines: front 150' feet; side 152' feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses 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 for Baltimore County.

Sperry Building Company,
By Colley A. Sperry,
Legal Owner
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 15th 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Rickard Bldg. in Towson, Baltimore County, on the 15th day of June, 1948, at 2:00 P.M.

Zoning Commissioner of Baltimore County

(over)

June 12, 1948

\$10.00

RECEIVED of The Sperry Building Co. the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, north side of Orens Road, 15th District of Baltimore County.

Zoning Commissioner

Hearing:
Wednesday, June 30, 1948
at 2:00 p. m.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ the above reclassification should be had:
It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____, 19____, 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 _____ to a _____.

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 _____ the above reclassification should be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this 15th 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 an "A" Residence.

Zoning Commissioner of Baltimore County

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

PETITION FOR RECLASSIFICATION #1234

LOCATION - N.E. of Orens Road at Stephen Drive, Middle River, 15th District Triangular shaped lot 150' x 152' x 111'.
PRESENT ZONING - "A" Residence
PROPOSED ZONING - "C" Commercial
DATE REQUESTED - July 8, 1948
DATE OF REPLY - July 26, 1948

There is nothing inherent in the location and character of this lot to suggest its suitability for commercial zoning. It is surrounded and restricted from expansion by residential zoning yet it is too small to become even a satisfactory local shopping center. If the 25' setback specified for residences were applied, the buildable area would be reduced to 5,000 square feet or less. If the setback were not applied, commercial structures would depreciate residential development by projecting out in front. The tract is within a half-mile of the existing Aero Acres shopping center which has plenty of off-street parking space. There is a very extensive area of undeveloped, commercially-zoned property between Orens Road and the railroad, a short distance east of this property. Reclassification to commercial certainly would be spot zoning.

cc: Charles H. DeLong
Nathaniel L. Smith
Christian H. Smith
William W. Macfarlane

Malcolm H. Dill, Director
Baltimore County Planning Commission

REC'D JUN 21 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 15/48 19__

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN.

Cost of Advertisement \$: _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting June 15/48
Posted for: Commercial
Petitioner: Sperry Building Co.
Location of property: Orens Road and Stephen Drive
Location of signs: Orens Road and Stephen Drive
Remarks: _____
Posted by: Harry C. Carlisle Date of return: June 15/48

1234

Charles D. Grace
 CHARLES D. GRACE
 REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

THE REQUIREMENTS OF SECTIONS 72.A, 72.B, 72.C
 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1939
 EDITION (TITLE. CLERKS OF COURT, SUB TITLE. CLERKS OF
 CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING
 OF THIS PLAT AND SETTING OF THE MARKERS, HAVE BEEN
 COMPLIED WITH.

Terrell Johnson
 OWNER OF THE LAND SHOWN HEREON

APPROVED PLAN

"DALLMAN TERRACE"

THE SPARR BUILDING CO.
 SCALE 1"=50' MARCH 29, 1947

HIGHWAYS DEPARTMENT OF
 BALTIMORE COUNTY.

STREET ALIGNMENT AND LOCATION.

Approved *J. Fred Griffith*
 CIVIL ENGINEER

Date *March 28th 1947*

THOMPSON, GRACE & MAYS INC.
 ENGINEERS-CONTRACTORS
 BALTO CO. BANK BUILDING
 TOWSON 4, MD.

