

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -
 The undersigned, Philip Trust Company of Maryland, Trustee under Last Will and Testament of William Thomas Pfeiffer, deceased, owner of the property situate in Haywood Heights, Baltimore County, Maryland, beginning at a point on the Southeast side of June Drive at the distance of 150' Northeastly from the intersection formed by the Southeast side of June Drive with the Northeast side of Liberty Heights Avenue, and running thence Northeastly blinding on the Southeast side of June Drive 170' more or less to the outline of the whole tract of Haywood Heights, thence Southeastly blinding on the outline of said whole tract the distance of 111' more or less to the Western Boundary Line of Baltimore City, thence Southerly blinding on said Western Boundary Line of Baltimore City the distance of 143' more or less to a point, thence Northeastly and parallel with Liberty Heights Avenue and 150' Northeastly therefrom, the distance of 215' more or less to the place of 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 "A1" Residential zone to an "R2" Commercial zone.

Reasons for its Classification: To conform use of this back lot to same use as lot...
 Fronting on Liberty Heights Avenue which is presently zoned "R2" Commercial and is to be used by same tenant.
 Character of use for which above property is to be used: Approved Commercial Use.

Size and height of building: Disapproved lot
 Front and side set backs of building from street lines: front.....feet, side.....feet.
 Property to be posted as prescribed 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.
 Union Trust Company of Maryland,
 Trustee U/T of William Thomas Pfeiffer,
 Deceased.
 By: [Signature] Legal Owner
 William H. Thompson,
 Trust Officer
 Address: 26 South Street, Baltimore 3,
 Maryland.

ORDERED: By The Zoning Commissioner of Baltimore County, this 18th day of July 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 Record Bldg., in Towson, Baltimore County, on the 3rd day of August 1948 at 2:00 o'clock P.M.

Classified as
 Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3 Date of Posting: July 21/48
 Posted for: Commercial
 Name: Union Trust Co of Md, Trustee, Wm William Thomas Pfeiffer, Deceased southeast side of June Drive 150 feet northeast of Liberty Road
 Location of sign: 250 feet on west side of June Drive
 Remarks: [Signature]
 Posted by: [Signature] Date of return: July 21/48

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being adjacent to an existing commercial area, the above re-classification should be had.
 It is Ordered by the Zoning Commissioner of Baltimore County this 20th day of September 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 "A1" Residence zone to an "A1" Commercial zone, subject, however, to the requirement of a five (5') foot strip of land to provide for the widening of June Drive on the east side, and, also, subject, to the provision of at least two and one-half (2 1/2) square feet of off-street parking for every one (1) square foot of land covered by commercial buildings.

[Signature]
 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 re-classification should NOT be had:

It is Ordered by the Zoning Commissioner of Baltimore County, this..... day of..... 19....., 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..... zone.

Zoning Commissioner of Baltimore County

MICROFILMED

Approved.....
 Date: Oct. 26, 1948
 By: [Signature]
 President

County Commissioners of Baltimore County

PETITION FOR RECLASSIFICATION #1256

LOCATION - S.E. side June Drive 150' N.E. of Liberty Road Haywood Heights, 3rd District
 Size of lot, 170' x 215'
 PRESENT ZONING - "A1" Residence PROPOSED ZONING - "R2" Commercial
 DATE REQUESTED - July 16, 1948 DATE OF REPLY - August 19, 1948

This property abuts the rear line of an existing commercial zone at the northeast corner of Liberty Road and June Drive. Both sides of Liberty Road from the City Line to approximately 150' northwest of June Drive are zoned commercial and are almost completely occupied by business uses. The nearest shopping center to this area lies within the City near Germen Oak Avenue at Liberty Heights Avenue, nearly a mile distant. Within the last few years a neighborhood shopping district has been developing in the vicinity of Liberty Road and June Drive. Businesses on the south side of the highway have left the space in front for off-street parking. The north side of Liberty Road is now occupied by a gasoline station with adequate setbacks.

There is no existing development northeast from this site that might be unfavorably affected by commercial use. The topographic character of the immediate vicinity is such as to preclude the likelihood of June Drive's leading to any extensive development in the future.

If the petition be granted, there should be a requirement of dedicating a 5' strip toward widening June Drive to 50'.

[Signature]
 Malcolm H. Dill, Director
 Baltimore County Planning Commission

cc: Charles H. Deane
 Christian H. Vahl
 Nathan L. Smith
 William H. MacFiear
 John E. Huff
 John H. McFall
 H. Nigley Warfield

MICROFILMED

RECEIVED of Union Trust Company the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property on the southeast side of June Drive, in the 3rd District of Baltimore County.
 3-4

Zoning Commissioner

Hearings
 Tuesday, August 3, 1948
 at 1 P. M.

PAID
 JUL 27 1948
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
 BY: [Signature]

REC'D JUL 23 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23/48
 THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each day of..... August 1948, the first publication appearing on the 16th day of July 1948.

THE JEFFERSONIAN,
 [Signature]
 Manager

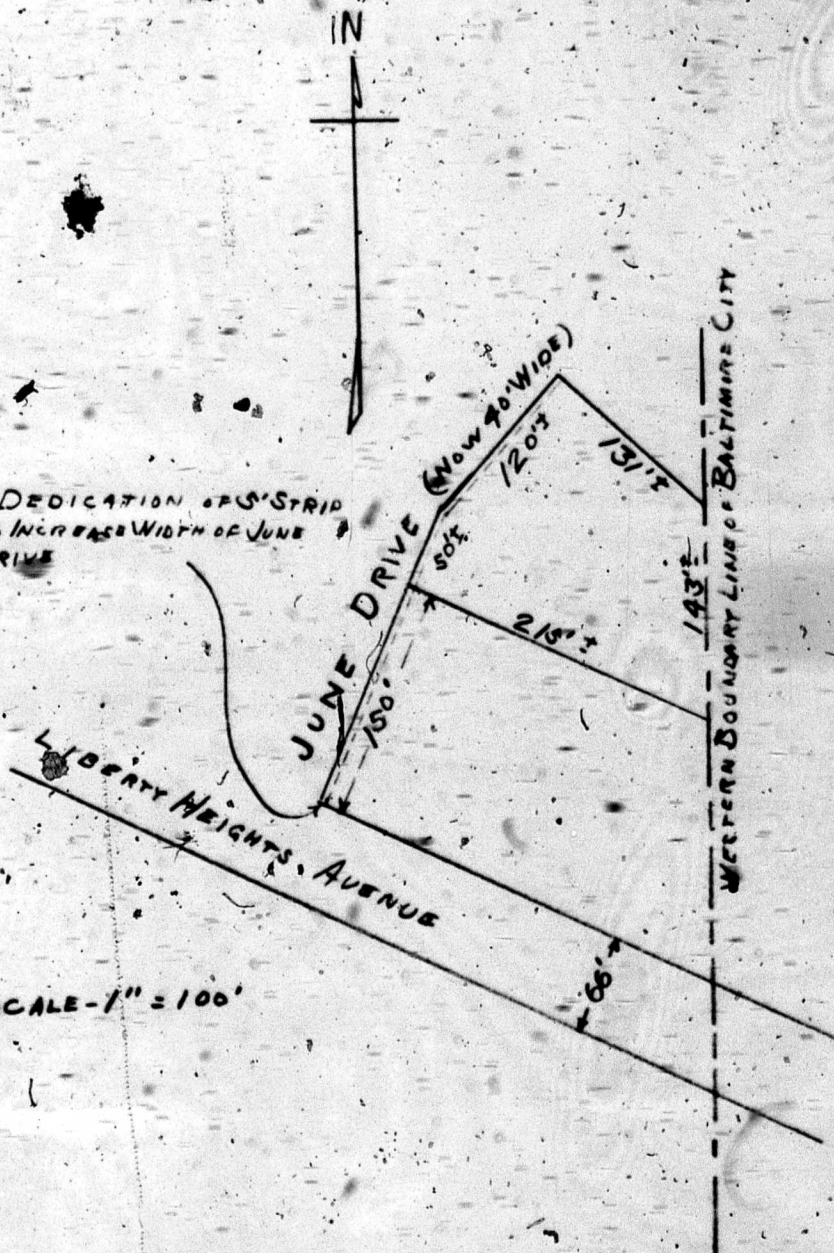
Cost of Advertisement, \$.....

NOTICE OF PETITION FOR RECLASSIFICATION
 Pursuant to petition filed with the Zoning Department of Baltimore County, on July 16, 1948, for the reclassification of a certain lot of land situated in the 3rd District of Baltimore County, from its present zoning of "A1" Residence to "R2" Commercial, and for the dedication of a five-foot strip of land to the widening of June Drive, the following public hearing was held in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 3rd day of August 1948 at 2:00 o'clock P.M.
 The undersigned, Philip Trust Company of Maryland, Trustee under Last Will and Testament of William Thomas Pfeiffer, deceased, owner of the property situate in Haywood Heights, Baltimore County, Maryland, beginning at a point on the Southeast side of June Drive at the distance of 150' Northeastly from the intersection formed by the Southeast side of June Drive with the Northeast side of Liberty Heights Avenue, and running thence Northeastly blinding on the Southeast side of June Drive 170' more or less to the outline of the whole tract of Haywood Heights, thence Southeastly blinding on the outline of said whole tract the distance of 111' more or less to the Western Boundary Line of Baltimore City, thence Southerly blinding on said Western Boundary Line of Baltimore City the distance of 143' more or less to a point, thence Northeastly and parallel with Liberty Heights Avenue and 150' Northeastly therefrom, the distance of 215' more or less to the place of beginning, petitioned that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A1" Residential zone to an "R2" Commercial zone.
 Reasons for its Classification: To conform use of this back lot to same use as lot...
 Fronting on Liberty Heights Avenue which is presently zoned "R2" Commercial and is to be used by same tenant.
 Character of use for which above property is to be used: Approved Commercial Use.
 Size and height of building: Disapproved lot
 Front and side set backs of building from street lines: front.....feet, side.....feet.
 Property to be posted as prescribed 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.
 Union Trust Company of Maryland,
 Trustee U/T of William Thomas Pfeiffer,
 Deceased.
 By: [Signature] Legal Owner
 William H. Thompson,
 Trust Officer
 Address: 26 South Street, Baltimore 3,
 Maryland.

MICROFILMED

DEDICATION OF 5' STRIP
TO INCREASE WIDTH OF JUNE
DRIVE

SCALE - 1" = 100'



As, if and when the lot on the East Side of June Drive beginning 150' North of Liberty Heights Avenue is improved with commercial buildings, the setback is to be twenty-five feet, and an off-street parking area is to be provided of at least two and one-half square feet to every one square foot of land to be covered by commercial buildings.