

# Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County:

I, or we, Martha B. Goth, legal owner, of the property situate See description:  
 BEGINNING for the same at the corner formed by the intersection of the north-  
 east side of the Back River Neck Road with the north side of a private road, 20  
 feet wide, leading through the property of Martha B. Goth said place of beginning  
 being distant North 70 degrees 25 minutes East 30 feet from the intersection of  
 Road and running thence and following on the north side of said Back River Neck  
 the two following courses and distances viz: North 17 degrees 15 minutes East 205  
 feet and North 23 degrees 53 minutes East 233 feet, thence leaving said road and  
 71 degrees 54 minutes East 324 feet and South 1 degree 55 minutes East 401 feet  
 to the north side of the aforesaid private road and thence thence on the north  
 side of said private road South 84 degrees West 106 feet to the place of begin-  
 ning.

herely 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: To operate a restaurant with light wine  
 and beer.

Character of use for which above property is to be used: Restaurant selling  
 light wine and beer.

Size and height of building: front 50 feet; depth 28 feet; height 28 feet.  
 Front and side set backs of building from street lines: front 200 feet; side 130 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.

Martha B. Goth  
 Martha B. Goth

Legal Owner  
 Route 13, Box 445,  
 Solihire, Baltimore 21, Maryland

ORDERED by The Zoning Commissioner of Baltimore County, this 14th 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 Backward Bldg. in Towson, Baltimore County, on the  
 3rd day of August, 1948, at 5:00 o'clock, P.M.

Zoning Commissioner of Baltimore County  
 (over)

MICROFILMED

July 15, 1948

\$84.00

RECEIVED of Carroll W. Royston, Attorney for  
 Martha B. Goth, petitioner, the sum of Twenty Four  
 (\$24.00) Dollars, being cost of petition for reclassi-  
 fication, advertising and posting of property, north-  
 east side of Back River Neck Road, 15th District of  
 Baltimore County.

Zoning Commissioner

MICROFILMED

PAID  
 JUL 12 1948  
 COUNTY COMMISSIONERS  
 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 be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 14th day of  
 August, 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, subject, however, to the provision of  
 at least two and one-half square feet of off-street parking for every  
 one foot of store area, and, also subject to a setback, if any building  
 or structures to be erected, of at least 60 feet from the center line  
 of the Back River Neck Road.

Charles H. Doing  
 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 14th day of  
 August, 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 as

Zoning Commissioner of Baltimore County

NOTICE OF PUBLIC HEARING ON  
 RECLASSIFICATION OF ZONE  
 The Zoning Commission of Baltimore County, Maryland, has received a petition for the reclassification of the property described in the petition filed with the Zoning Commission on July 15, 1948, from an "A" Residence zone to an "E" Commercial zone. The petition is filed with the Zoning Commission and a public hearing will be held on the petition at the office of the Zoning Commission, in the Backward Bldg. in Towson, Baltimore County, on the 3rd day of August, 1948, at 5:00 o'clock, P.M. Any person desiring to be heard on the petition should appear at the public hearing on the petition.

REC'D JUL 23 1948

## CERTIFICATE OF PUBLICATION

TOWSON, MD. July 15/48  
 THIS IS TO CERTIFY, That the annexed advertisement was  
 published in THE JEFFERSONIAN, a weekly newspaper printed  
 and published in Towson, Baltimore County, Md. on the 15th  
 day of July, 1948, the first publication  
 appearing on the 15th day of July,  
 1948.

THE JEFFERSONIAN,  
 Manager.

Cost of Advertisement, \$

MICROFILMED

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 15  
 Posted for: Commercial  
 Petitioner: Martha B. Goth  
 Location of property: North side of Back River Neck Road at Dist. 15  
 Road to be posted from the intersection of Evergreen Park  
 Road with the north side of Back River Neck Road  
 Location: North side of Back River Neck Road, 15-175-275  
 Dist. N.W. of 20 foot Road to property from the intersection  
 of Evergreen Park Road & N.W. side of Back River Neck  
 Road  
 Posted by: Henry B. Bickel  
 Date of return: July 27/48

MICROFILMED

July 21, 1948

RECEIVED of Carroll W. Royston, Attorney for  
 Martha B. Goth, the sum of Two (\$24.00) Dollars, additional  
 cost of advertising in the matter of petition for reclassi-  
 fication of property on east side of Back River Neck Road,  
 near Evergreen Park Road, 15th District.

Zoning Commissioner

MICROFILMED

PAID  
 JUL 11 1948  
 COUNTY COMMISSIONERS  
 OF BALTIMORE COUNTY

## PETITION FOR RECLASSIFICATION #1257

LOCATION - E. side Back River Neck N.E. corner 20th Road. Opposite Evergreen Park Road  
 PRESENT ZONING - "A" Residence 15 District  
 PROPOSED ZONING - "E" Commercial  
 DATE REQUESTED - July 16, 1948  
 DATE OF REPLY - August 4, 1948

The property in question lies in an area where development is essentially rural in  
 character and is very scattered. The nearest commercially zoned property is near the  
 intersection of Back River Neck Road and Holly Neck Road, approximately 6500' to the  
 north, being located as it is so near to the way end of Back River Neck there would be,  
 at least for many years to come, only a small number of possible customers for a local  
 type of development.

Back River Neck now has only a 30' right-of-way. The street along the side of the  
 property is only 20' wide. The former is now the only means of access to the entire lower  
 part of the peninsula and as such is subject to severe traffic jams at times. Although  
 the Master Plan may indicate additional routes that will relieve this one in the future  
 it is always going to be an important traffic street and should have a right-of-way of  
 not less than 70' where there is adjoining commercial use.

If the reclassification is granted ample setbacks should be required. It might be  
 advisable to assure in some way that the front portion of the property be reserved for  
 parking, any buildings being set well back even from the widened right-of-way.

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

cc: Charles H. Doing  
 Robert L. Smith  
 Christian V. Kohl  
 William W. Macvicar  
 John A. Huff  
 John W. McFall  
 H. Ringold Warfield

MICROFILMED

#1257  
MAP  
#15-C

N 88° 52' E. 324'

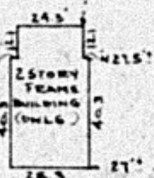
BACK RIVER  
NECK

N 20° 55' W

235'

ROAD

N 11° 15' W 205'



S 1° 55' E 400'

S 84° W 196'

PRIVATE ROAD

EVERGREEN PARK ROAD  
Center Line

N 10° 45' E 30'

PROPERTY  
OF  
MARtha B GOth  
15<sup>th</sup> DIST. BALTO. Co MD.

NOT L - COURSES ARE PROTRACTED  
AND DISTANCES SCALED

SCALE: 1"=50' JULY 8, 1948  
DOLLENBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
DUNCAN BLDG. TOWSON, MD.

A 01/2/82