

MICROFILMED

1271

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, ALBERT L. LONG, legal owner... of the property situate

Towson, Baltimore, Md., being located in the 600 block of East Joppa Road, adjoining the property of the late John Bevans and being immediately east of the Bevans property, fronting Joppa Road 66 feet with an average depth of 300 feet and being 128 feet across the rear.

And being all the property described in a mortgage from Albert Long to Gertrude M. Koreton, recorded among the Land Records in Liber J. B. 1563, folio 17.

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-1 zone to an B-1 zone.

Reason for Re-Classification: SEMI-DETACHED HOUSE

NOT ALLOWED IN A-1 ZONE

Character of use for which above property is to be used: SEMI-DETACHED

HOUSE

Size and height of building: front 32 feet, depth 24 feet, height 16 feet.

Front and side set backs of building from street lines: front 25 feet, side 5 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.

Albert L. Long

Legal Owner

Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of

August, 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 400 block of E. Joppa Road, Baltimore County, on the

23rd day of August, 1948, at 2 o'clock P. M.

J. F. Shipley Jr.
Zoning Commissioner of Baltimore County

(over)

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 existing semi-detached dwellings the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 8th day of

September, 1948, that the above described property or area should be and the same is

herely reclassified, from and after the date of this Order, from an A-1 Residence zone

to a B-1 Residence zone, subject, however, to a setback of 35

feet from the southernmost right-of-way line of the Joppa Road.

Charles H. Shipley
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

Approved _____ County Commissioners of Baltimore County

Date: Sept 4, 1948 By: Charles H. Shipley President

August 8, 1948

\$18.00

RECEIVED OF D. F. Shipley, Jr., the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, in the 600 block of East Joppa Road, fronting Joppa Road 66' with an average depth of 300', 9th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, Aug. 23, 1948
at 2 P. M.

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PAID
AUG 4 - 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY Shipley

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PETITION FOR RECLASSIFICATION #1271

LOCATION: Side Joppa Road 290' west of Providence Road 9th District

PRESENT ZONING - "A" Residence PROPOSED ZONING - "B" Residence

DATE REQUESTED - August 10, 1948 DATE OF REPLY - September 3, 1948

This request for reclassification appears justifiable in view of the narrowness of the lot to semi-detached dwellings to the east, separated from it by one cottage and the entrance to the Black and Becker plant. The width of the lot is comparable to other semi-detached and single-family lots in the vicinity. Introduction of a two-family, semi-detached house, therefore, would not be likely to have any unfavorable effect on existing dwellings. This would scarcely be true, however, if two family units were to be permitted. It is suggested therefore, that if the reclassification be granted, it be with the agreement that only two housekeeping units may be built.

The 35-foot right-of-way of Joppa Road, which should become 60 feet, calls for a greater setback than 35 feet as shown. A 10-foot setback from the present line would become only 25' from the future line, which seems unpleasantly close to an important traffic street. A still greater setback therefore, comparable to that used by most houses on the north side of the street, would seem to give greater assurance of stable property value.

Harold M. Dill

Harold M. Dill, Director

Baltimore County Planning Commission

cc: Charles H. Deing
Nathan L. Smith
Christian M. Kohl
William S. Mustear
John E. Burt
John H. McFall
H. Ridgely Warfield

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REC'D AUG 19 1948

CERTIFICATE OF PUBLICATION

NOTICE OF DATE POSTING FOR RECLASSIFICATION WITH INFO.

Published in petition filed with the Zoning Department of Baltimore County, a copy of the advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the _____ day of _____, 1948, the first publication appearing on the _____ day of _____, 1948.

THE JEFFERSONIAN, Manager

Cost of Advertisement, \$ _____

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1271

District: 9 Date of Posting: Aug 11/48

Posted for: Semi-detached house

Petitioner: Albert L. Long

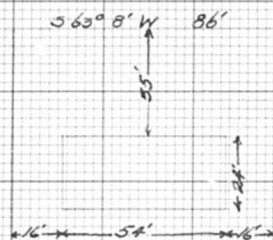
Location of property: 523 East Joppa Road

Location of Sign: " " " "

Remarks: _____

Posted by: Harry O. Lattin Date of return: Aug 11/48

#521
TWO STORY FRAME



528° 8' W 543'

N 60° 24' E 251'

Joppa

Road

90' ±
#525
FRAME COTTAGE

#601
603
SEMI-DETACHED

#605
607
SEMI-DETACHED

#609
611
SEMI-DETACHED

#613
615
617
619
621
623
SEMI-DETACHED

BACK OF DECKER ENTRANCE

PROVIDENCE ROAD

SEE S.W.B. 1567-17
SCALE 1" = 30'

1955-1958