



ION OF LOCH RAVEN VILLAGE

ATES-ENGINEERS-TOWSON 4, MARYLAND.

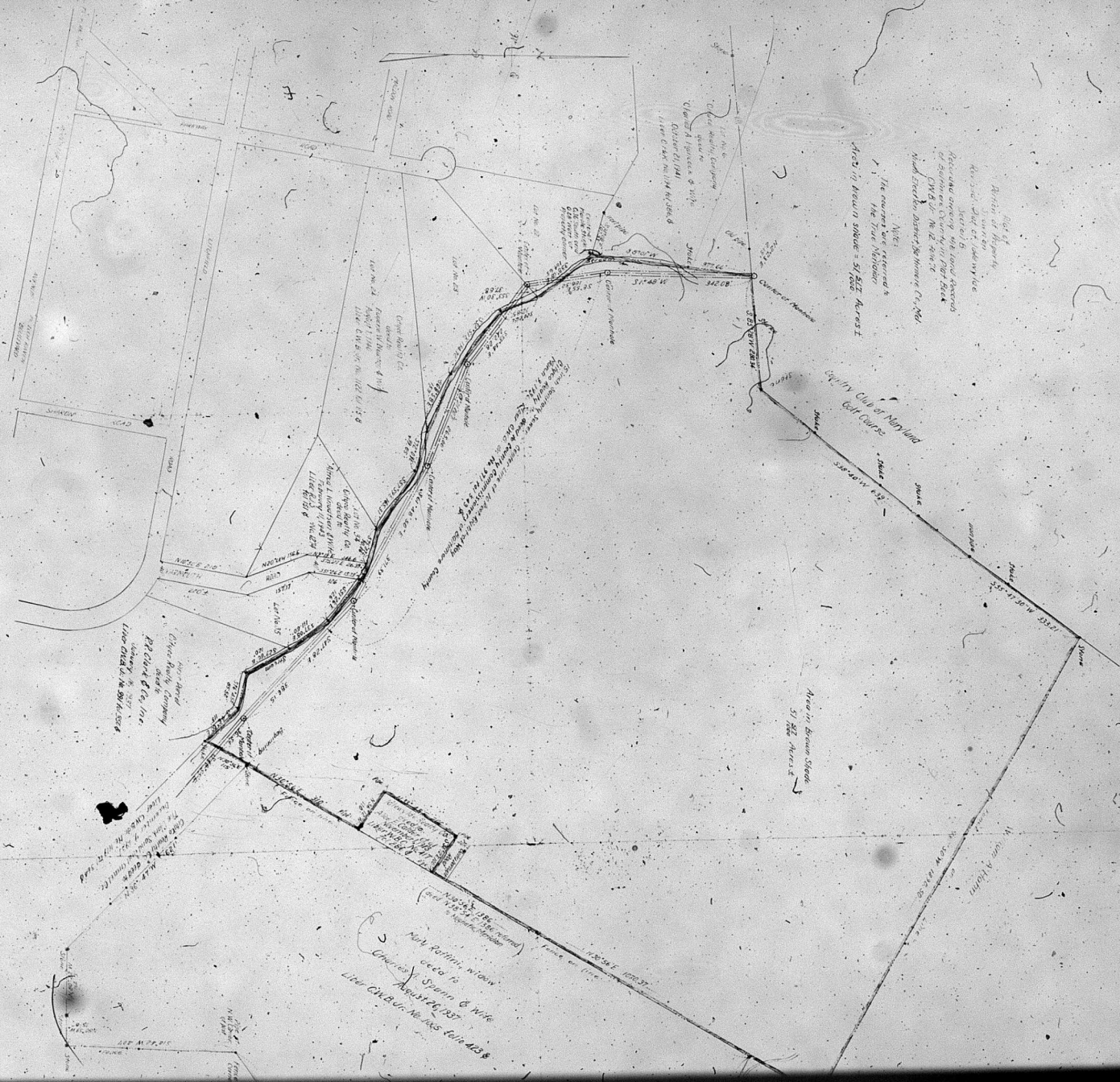
ASV-1849



PLOT PLAN FOR EXTENSION

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES-ENG
JANUARY 1949

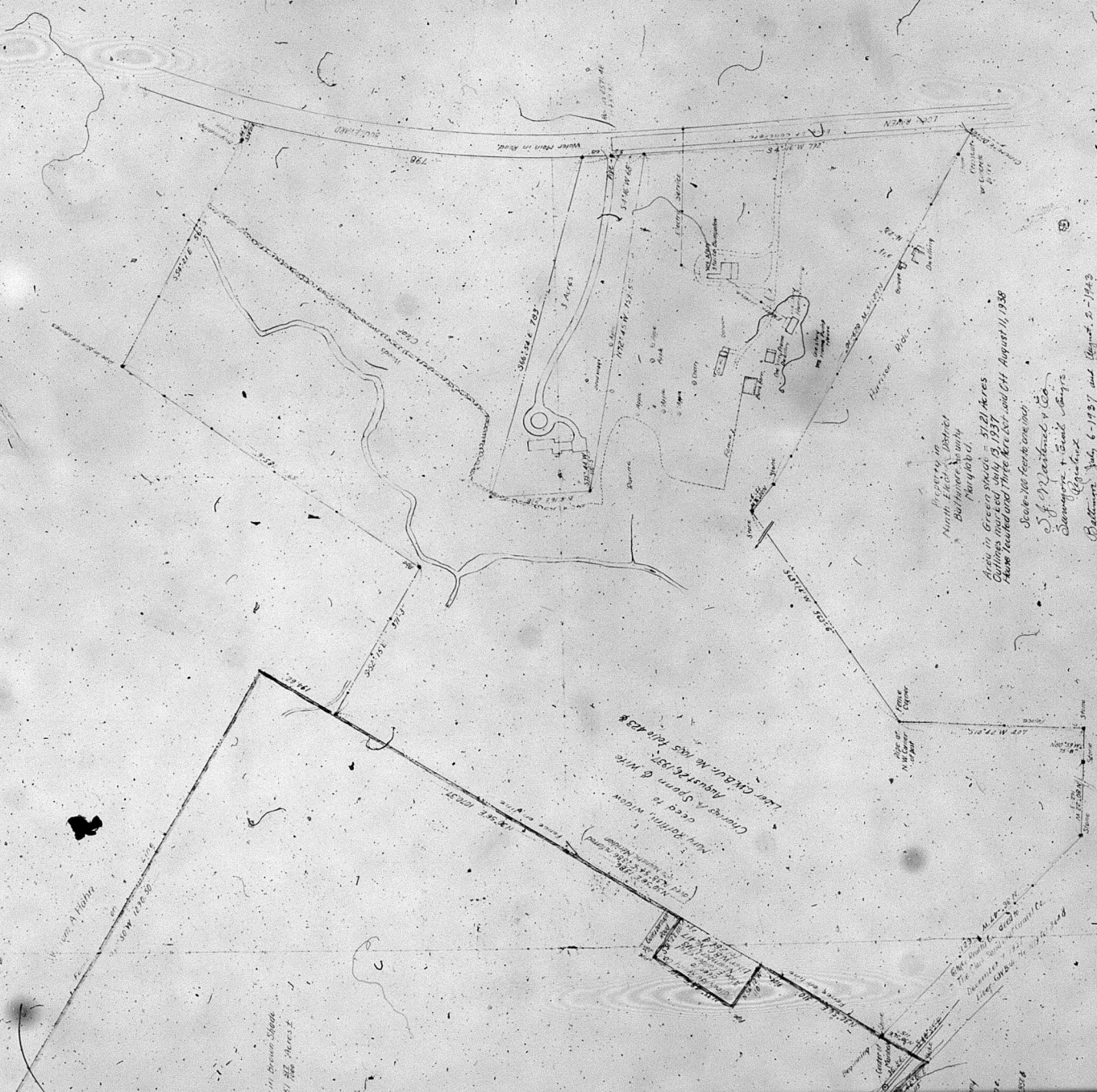
PART OF PROPERTY OF
 CHARLES A. SPANAY AND WIFE
 BALTIMORE - MARYLAND
 AREA: 102 7/100 ACRES ±



Noted within
 deed to
 Charles A. Spanay & Wife
 dated 12/24/1887
 line Charles A. Spanay & Wife

Area in brown shade
 51 1/2 Acres ±

The survey was returned to
 the State of Maryland
 The State of Maryland
 The survey was returned to
 the State of Maryland
 The State of Maryland



Area in Green Swamp = 31.22 Acres
 Outlines marked July 13, 1937
 Now located and three acres left off August 11, 1938
 Scale 100 feet to one inch
 S. J. McEntee & Co.
 Surveyors & Civil Engineers
 Baltimore, July 6, 1937 and August 2, 1938

Charles R. Sporn & Wife
 August 16, 1937
 Ltr. Charles R. Sporn & Wife
 1000 1/2 Acres
 1000 1/2 Acres
 1000 1/2 Acres

OF PROPERTY OF
 A. SPORN AND WIFE
 MORE - MARYLAND
 102 1/2 ACRES ±

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, William A. Hahn, legal owner... of the property situate on the east side of Pleasant Plain Road, in the 9th District of Balto. Co., beginning 1833.34' northeast from the center line of Taylor Ave., thence 34' east 600', thence S 77° 10' west 450', (along the north side of a proposed road) and thence S 30° 30' west 450' to beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from Residence to Commercial.

Reasons for Re-Classification: Approved Commercial Use

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

I, William A. Hahn, agree to pay expenses of above re-classification, advertisement, 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 of Baltimore County.

William A. Hahn
Legal Owner
Address: Pleasant Plain Road, Towson-4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of February, 1949, 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 held in the office of the Zoning Commissioner of Baltimore County, in the Becker Bldg. in Towson, Baltimore County, on the 21st day of February, 1949, at 10 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

Baltimore County Planning Commission

TOWSON, MARYLAND

April 19, 1950

Dr. Samuel Thayer
Board of Zoning Appeals
Becker Building
Towson 10, Maryland

Dear Dr. Thayer:

I understand there is a hearing tomorrow afternoon at 1:30 before your Board in regard to the proposed rezoning to Baltimore 7th of all the remaining undeveloped portions of the 4th and 5th properties at the west side of Loch Raven Boulevard, requests for the rezoning of which were recently denied by Mr. Ding. Also included, I believe is the 22 acre triangular tract on the east side of Loch Raven Boulevard, which is now zoned Residence 70.

As you know, if you have already been through the files on this matter, there are some very significant factors involved in this proposal. The Planning Commission felt that it was important enough to justify a considerable study of this general area which resulted in a memorandum report, a copy of which was sent to Mr. Ding. At least two separate memoranda were also sent to Mr. Ding by this office on the subject. Personally, I believe that the implications of these proposals are as far reaching in significance as those of any petition that has come before the Zoning Department.

I don't go into extensive detail about the matter in this letter, but I do hope that the Board of Appeals will defer a decision on it until there has been an opportunity for us and other County Departments concerned to confer with you in regard to some of the significant factors involved. I question whether a public hearing is the most satisfactory occasion for bringing to your attention these factors. I know that our chairman feels, and I think his opinion is shared to a certain extent by other members of the Commission, that it is undesirable for us or other staff members to appear at these public hearings and take a definite stand one way or the other on the proposals.

I had hoped to be able to send to you a concise summary, not only of our previous report and comments but also of certain factors which have developed during the period of many months since the petitions were originally filed last here a hearing on the case.

We also wish to send a supplementary comment on petition #1377 which proposes commercial rezoning for a portion of the 4th property. I believe that it would also be desirable to avoid an immediate decision on this proposal pending some further comment on it.

cc: Christian M. Kohl
W. W. Harbison

William A. Hahn
Malcolm W. Hill, Director

RE: PETITION FOR RECLASSIFICATION FROM A 70 RESIDENCE ZONE TO AN "C" COMMERCIAL ZONE, east side of Pleasant Plain Road, 9th District, William A. Hahn, Petitioner.

Appeal in the above entitled petition for reclassification coming on for hearing on the 15th day of June, 1950, from an order of the Zoning Commissioner of Baltimore County, passed on the 21st day of March, 1950, denying the petition for reclassification from a 70 Residence Zone to an "C" Commercial Zone, and it appearing from the facts and evidence adduced at the appeal hearing that the petition for said reclassification should be denied, since the granting of same would adversely affect the health, safety, morals and/or the general welfare of the community, therefore:

It is this 20th day of July, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner in denying the petition is hereby affirmed.

Earl L. Hinch
Earl L. Hinch
Board of Zoning Appeals
of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by William A. Hahn, owner of the property described in the petition from the order and decision of the Zoning Commissioner dated March 21, 1950, by which order the petition for reclassification of the property, described in the petition, from a 70 Residence Zone to an "C" Commercial Zone was denied.

The case came on for hearing, testimony was taken, petitions for and against the reclassification were filed and considered by the Board and counsel for both sides heard. The property which is the subject of the petition is located on the east side of the Pleasant Plain Road beginning 833.34 feet northeast from the center line of Taylor Avenue, thence northeast on the east side of Pleasant Plain Road 504 feet, thence S 30° 25' east 600 feet, thence S 77° 10' west 550 feet, (along the north side of a proposed road) and thence S 30° 55' west 125 feet to beginning.

The petitioner desires to have this property zoned "C" Commercial for the purpose of establishing a shopping center. After hearing the testimony in this case the Board is of the opinion that there is no need for a shopping center and that there is adequate provision for stores within a reasonable distance of this property. To grant this reclassification would increase traffic and thus jeopardize the safety of the people who might live in this vicinity as well as depreciate the value of their homes. The Board will, therefore, affirm an order in accordance with this opinion.

Earl L. Hinch
Earl L. Hinch
Board of Zoning Appeals
of Baltimore County

RE: PETITION FILED BY WILLIAM A. HAHN FOR A RECLASSIFICATION FROM A 70 RESIDENCE ZONE TO AN "C" COMMERCIAL ZONE OF CERTAIN PROPERTY IN THE 9TH DISTRICT OF BALTIMORE COUNTY.

Pursuant to the advertisement, posting of the property and a public hearing on the said petition held on the 25th day of October, 1948, the Zoning Commissioner, at the time of said hearing, did request that a plat clearly indicating the proposed location, size, front, side and rear yard set-backs from property lines, and elevation plans of proposed buildings, or other structures, and further showing the layout of roads and streets, be supplied him, as per the authority in him vested by the Zoning Regulations and Restrictions for Baltimore County.

Said Petitioner has failed to supply the requested plat, therefore, no affirmative showing having been made which warrants, or justifies, a change of zone, the application for a reclassification of said property is hereby DENIED.

It is Ordered by the Zoning Commissioner of Baltimore County, this 21st day of March, 1950, that the above petition be and the same is hereby DENIED and the property described in the petition be and the same is hereby continued as a 70 Residence Zone.

Earl L. Hinch
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1377

District: Commercial Date of Posting: Feb. 11/49
Posted for: Wm. A. Hahn
Petitioner: Wm. A. Hahn
Location of property: east side Pleasant Plain Road, 833 feet northeast from the center line of Taylor Ave.
Location of signs: east side of Pleasant Plain 833 1/2 feet northwest of Taylor Ave.
Remarks: Henry C. Lortzside
Posted by: Henry C. Lortzside Date of return: Feb. 11/49

REC'D FEB 14 1949

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 11, 49

THIS IS TO CERTIFY, That the proposed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 11th day of February, 1949, the first publication appearing on the 11th day of February, 1949.

THE JEFFERSONIAN, Manager

Cost of Advertisement, \$.....

April 4, 1950

RECEIVED of Michael Paul Smith, Attorney for William A. Hahn, et al., the sum of Twenty Two (\$22.00) Dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the order of the Zoning Commissioner denying the petition for reclassification of certain property in the 9th District of Baltimore County.

Zoning Commissioner

PAID
APR 5 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

February 3, 1949

RECEIVED of William F. Bolton, Esquire, attorney for the petitioner, the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification, advertisement and posting of property, east side of Pleasant Plain 3p 4, 9th District of Baltimore County.

Zoning Commissioner

Hearings
Monday, Feb. 21, 1949
at 10:00 a.m.

PAID
FEB 21 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY