

#1381-KS

Y88-08 E...2/2 23

PIPE

576-41-E 3076

318 ACRES
20 "

298 ACRES

WESTWOOD AVE

419.3553/666

518

HAZEL WY 38° 32'

PROPERTY
OF
AUGUST REINHARDT

SCALE 1 IN = 50 FT
APRIL 1948

J Milton Green
Registered Eng & Surveyor
TUNSON & MARYLAND.

1381-RS
#1381
MAP
#1114-A

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County

I, ~~XXXXX~~ George Berger, Executor of
Estate of August Reinhardt

of the property on the northeast side of Hazlewood Ave., in the
14th District of Baltimore Co., beginning 518' southeast of Westwood
Ave., thence southeasterly, on the northeast side of Hazlewood
Ave., 517.34', thence N 84° 29' east 272.75', thence S 16° 14' west
301.61', thence S 88° 00' west 212.23' and thence S 19° 25' west
310.60' to beginning.

herby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an "A-1 Residence Zone to an "C-1 Commercial Zone; and
(2) for a Special Permit, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for Storage of Crank Case Oil

Property to be posted as prescribed by Zoning Regulations.

I, ~~XXXXX~~ agree to pay expenses of the above reclassi-
fication and Special Permit, 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.

Witness as to signature of George Berger
George Berger Executor
of the Estate of
August Reinhardt

Legal Owners

530' Hazlewood Ave
Address

COUNTY COMMISSIONERS OF BALTIMORE COUNTY

Christian H. Kalk
President

Date: 3/3/49

Barry Leonard

Barry Leonard
Contract Purchaser
3619 Brubas Lane
Baltimore-13, Maryland

ORDERED by the Zoning Commissioner of Baltimore
County this 9th day of February, 1949
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 28th
day of February, 1949, at 11 o'clock
A.M.

Charles H. Doig
Zoning Commissioner
of Baltimore County

Upon hearing on petition (1) for reclassification of
that parcel of land described therein from an "A-1 Residence
Zone to an "C-1 Commercial Zone and (2) for Special Permit to use
said property for the storage of Crank Case Oil, and it appear-
ing by reason of location, the petition, in part, should be
granted, therefore:

It is this 14th day of March, 1949, ORDERED by the
Zoning Commissioner of Baltimore County that, that part of the
above described property, or area, as hereinafter described, shall
be and the same is hereby reclassified, from and after the date
of this Order, from an "A-1 Residence Zone to an "C-1 Commercial Zone
and the remaining portion of the property is hereby continued as
and is to remain an "A-1 Residence Zone. The property hereby re-
classified being described as follows:

Beginning for the same on the northeast side
Hazlewood Avenue, in the 14th District of
Baltimore County, at a distance of 518' southeast
of Westwood Avenue, and running thence southeast-
erly on the northeast side of Hazlewood Avenue
60', thence north 19° 35' east 200', thence north
53° 32' east 60', thence south 19° 35' east 200'
to the place of beginning.

Charles H. Doig
Zoning Commissioner
of Baltimore County

PETITION FOR ZONING RECLASSIFICATION
#1381-RS

Location - S.E. of Hazlewood Avenue, S.E. of Westwood Ave., 14th Dist.

Owner - August Reinhardt

Present Zoning - "A-1 Residence

Date Received - February 10, 1949

Proposed Zoning - "C-1 Commercial &
SPECIAL PERMIT for storage of
Crank Case Oil

Date of Reply - March 11, 1949

The question is not only whether storage of oil should be permitted in this location,
but perhaps more important, should the tract be zoned commercial. It is true that
this property is adjacent to commercial zoning on the west and faces a power trans-
mission station across Hazlewood. At the same time the quality of new houses in this
area makes undesirable the further extension of existing type of low-grade commercial
establishments. There is no evidence of need for a shopping center in this neighborhood
or that this is a suitable location for one.

It is true that the petition states that the proposed commercial use is for under-
ground storage of oil, as well as for residence for himself. Once the reclassification
is granted, however, without any strings to it as to usage, he would be free to sell
off the use for marginal types of commercial use which tend to occur where there is
insufficient justification for retail development and which would certainly tend to
have a depressing effect on residential properties in the neighborhood.

If it were possible to issue only the special permit for the proposed use so that
commercial zoning would not be granted unconditionally, the proposed change probably
would be unobjectionable. I believe, however, that underground storage of oil is
not among the uses for which a special permit can be given in a residential district,
perhaps it should be, for it certainly is less objectionable than storage of dynamite.
Perhaps it should be, for it certainly is less objectionable than storage of dynamite.
Perhaps it should be, for it certainly is less objectionable than storage of dynamite.

Many of the new houses have been built subsequent to extension of the rather shoddy
commercial establishments. We do not know whether objections have been made by
residents to the proposed change. They might not object to the proposed use and yet
would be opposed to the type of commercial development that could occur after rezoning.

To summarize it seems to me that if it were possible to limit the commercial use of
the property to the special permit, rezoning would be justifiable. An
unconditional reclassification to commercial, however, would seem to be premature
and might lead to considerable depreciation of nearby residential properties.

If the petition be granted, provision of adequate setbacks to allow for at least a
40-foot right-of-way for Hazlewood should be made. The usual requirement of offset
parking should be included, but unfortunately that carries with it the implication of
the possibility of other commercial uses than the one indicated.

cc: Charles H. Doig
Christian H. Kalk
William W. McFarland
John H. McFall

John K. Ruff
H. Elgely Warfield

William W. McFarland

REC'D FEB 18 1949

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 18, 1949

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE UNION NEWS, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
of two successive weeks before the 28th
day of February, 1949, the first publication
appearing on the 11th day of February
1949.

THE UNION NEWS

Charles H. Doig
Business Manager

NOTICE OF REVIVAL
BALTIMORE COUNTY
PETITION FOR SPECIAL PERMIT
FOR OIL
Presented to petition filed with the
Zoning Commissioner of Baltimore
County on Feb. 10, 1949, for the
reclassification of a portion of the
property from an "A-1 Residence Zone to
an "C-1 Commercial Zone and for a
Special Permit to use said property
for the storage of Crank Case Oil.
The Zoning Commissioner of Baltimore
County has authorized the publication
of this notice in THE UNION NEWS, a
weekly newspaper printed and published
in Towson, Baltimore County, Md. once
in each of two successive weeks before
the 28th day of February, 1949, the
first publication appearing on the 11th
day of February, 1949.
Witness my hand and the seal of the
Baltimore County Zoning Commission
this 12th day of February, 1949.
Charles H. Doig
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14
Posted for Commercial Special Permit for storage of Crank Case Oil
Petitioner August Reinhardt
Location of property northeast side of Hazlewood Ave. 518 feet
southeast of Westwood Ave
Location of west side of Hazlewood Ave. 676 feet
southeast of Westwood Ave
Remarks: _____
Posted by Harry C. Lucius
Date of return: Feb. 18, 1949

February 9, 1949

RECEIVED of Mrs. B. Leonard, Contract Purchaser,
the sum of Eighteen (\$18.00) dollars, being cost of
petition for reclassification of property, northeast side
of Hazlewood Avenue, 14th District of Baltimore
County.

Now 1243
Monday, Feb. 10, 1949
at 11:00 a.m.

PAID
FEB 9
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY Charles H. Doig