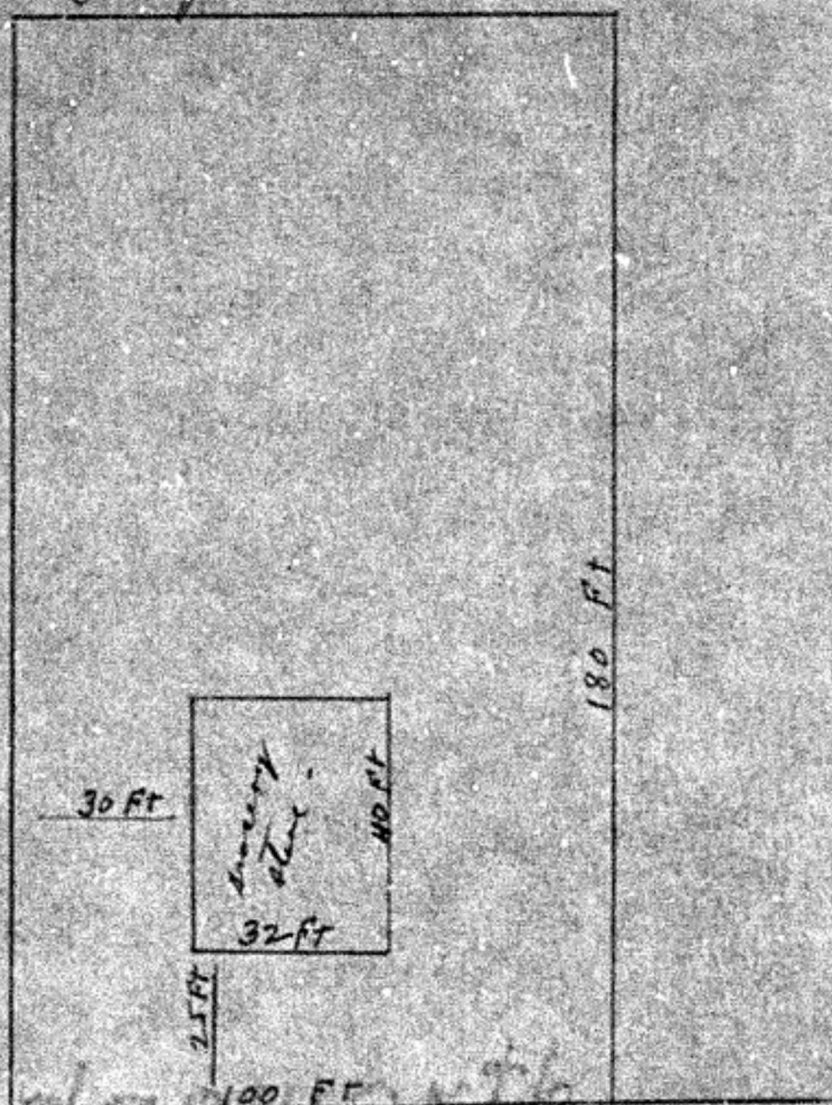


Lots 905-906
Lodge House

1
LODGE FARM ROAD - 40 FT WIDE



BAY FRONT ROAD

BALTO. TRANSIT CAR LINE

BAY FRONT ROAD

\$12.00 ✓

Zoning Commissioner

PAID

REC'D FEB 28 1949

41385

CERTIFICATE OF PUBLICATION

TOWSON, MD

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ ^{3 times} successive weeks before the ^{7th-} day of ^{April} 184th, the first publication appearing on the ^{18th-} day of ^{February}.

THE JEFFERSONIAN.

Manager

Cost of Advertisement, \$.....

**NOTICE OF ZONING PETITION FOR
RECONSIDERATION—15TH DIST.**

Petition to petition filed with the zoning commission of Baltimore County, Md., by the residents of the Commercial Zone of the property hereinafter described, the zoning commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at its Zoning Office in the Rockwood Building, Towson, Baltimore

On Monday, March 7, 1944,
At 10:00 A. M.

to determine whether or not the following mentioned and described property should be changed or re-classified as aforesaid for Approved Commercial Use. In with _____ at the north

All that parcel of land in the east corner of Bayfront and Lodge Farms Roads, Lodge Forest, in the 15th District of Baltimore County, fronting on the north side of Bayfront Road and on the north side of Lodge Farms Road, running westerly 160 ft. and landing on the east side of Lodge Farms Road and running northerly 185 ft. lots Nos. 292 and 294 on Plat of "Lodge Forest," filed with the Zoning Department.

By Order of the
Zoning Commissioner of
Baltimore County
Feb. 18-24.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1385

District 15

Date of Posting... Feb 25/49

Posted for: Commercial

Petitioner: M. J. Birmingham

Location of property: northwest corner of Bayfront +
Lodge Farm Roads

Location of Signs: north side of Bayfront Road
50 feet east of Lodge Farm Road

Remarks:

Posted by Harry C Gartside
Signature

Date of return: Feb 25/49

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County

I, or we, Michael J. Birmingham legal owner... of the property situate
7500 Bay Front Rd. Balto 19 Md
15 District Baltimore County

at northeast corner of Bayfront Road and Lodge Farm Road, Lodge Forest, in the 15th District of Baltimore County, fronting on the north side of Bayfront Road and running easterly 100' and binding on the east side of Lodge Farm Road and running northerly 100'. Being Lots Nos. 906 and 906 on plat of "Lodge Forest" filed with the Zoning Dept.

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

Reasons for Re-Classification:
Commercial use, heavy floor

Size and height of building: front 32 feet, depth 40 feet, height 12 feet.
 Front and side set backs of building from street lines: front 25 feet, side 31 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.

Michael J. Birmingham
 Legal Owner

Address 7440 Bay Front Rd. Balto 19 Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th 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 had in the office of the Zoning Commissioner of Baltimore County, in the Becker Building, in Towson, Baltimore County, on the 10th day of March, 1949, at 10:00 o'clock A. M.

Charles H. Dineen
 Zoning Commissioner of Baltimore County
 (over)

Order in this case granting the reclassification. Therefore, this Board will sign an Order in conformance with this opinion granting the reclassification of the property described from an "A" Residence Zone to an "B" Commercial Zone.

Charles H. Dineen
 Chairman

Charles H. Dineen
 Board of Zoning Appeals
 of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, having been built and formerly used for nonconforming purposes, the granting of which will not be detrimental to the public health, safety, morals and general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County this 18th day of March, 1949 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 "B" Commercial zone, subject, however, to the provision of at least two and one-half square feet of off-street parking area for every one square foot of land to be covered by commercial buildings.

Charles H. Dineen
 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 reclassification should NOT be had. It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of March, 1949, 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 Residence zone.

Charles H. Dineen
 Zoning Commissioner of Baltimore County

Approved: 22 May 19 49
John P. Hare
 County Commissioners of Baltimore County
 President

REC'D MAR 26 1949

7450 Bay Front Road
 Baltimore 19, Md.
 March 25, 1949

Building & Zoning Department
 of Baltimore County
 Board of Zoning Appeals
 Towson 4, Maryland

To Whom It May Concern:

In behalf of the signers of the previous protest, I do hereby appeal the decision of the zoning board, regarding the reclassification from an "A" Residence zone to an "B" Commercial zone of the property on the northeast corner of Bay Front and Lodge Farm Roads, in the 15 District, which was in favor of the petitioner, Michael J. Birmingham.

Harry Blackshire

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - J. S. Corner Bayfront and Lodge Farm Roads, Fifteenth District of Baltimore County, Michael J. Birmingham, Petitioner

The appeal in the above case having come on for hearing before this Board, testimony having been taken and the entire matter having been fully considered:

It is this 19th day of May, 1949, by the Board of Zoning Appeals of Baltimore County, ORDERED that the property described in the petition, shall be reclassified from an "A" Residence Zone to an "B" Commercial Zone, subject, however, to the provision of at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings.

Charles H. Dineen
 Chairman
Charles H. Dineen
 Board of Zoning Appeals
 of Baltimore County

Approved:
 County Commissioners
 of Baltimore County
 By John P. Hare
 President
 Date: May 13 1949

PETITION FOR ZONING RECLASSIFICATION
 #1385

Location - N.E. Cor. of Bayfront & Lodge Farm Roads, Lodge Forest, 15th Dist.
 Present Zoning - "A" Residence Proposed Zoning - "B" Commercial
 Date Received - February 17, 1949 Date of Reply - March 15, 1949

The area involved in this petition is not large, but it appears to be a spot zoning type of request. Two blocks east at the intersection of Lodge Forest and Bay front Roads, two corners are zoned commercial. Two long blocks to the west at the intersection of Lincoln Avenue and Bay Front Road, two other corners are zoned commercial. The area involved in this petition would have a tendency to create pressure for further extension to include the intermediate blocks along Bay Front Road. Present scattered development in this area could not justify such extensive commercial frontage, and Bay front Road is not of such character as to make it a satisfactory commercial street. Presence of the use tracts adds to the potentialities for congestion in connection with commercial parking.

Charles H. Dineen
 Michael H. Dill, Director
 Baltimore County Planning Commission

cc: Charles H. Dineen
 Christian H. Kohl
 William E. Medler
 John H. McFall
 John E. Huff
 H. Magaly Warfield

OPINION OF THE BOARD OF ZONING APPEALS
 OF BALTIMORE COUNTY

This is an appeal from the decision of the Zoning Commissioner of Baltimore County, dated the 10th day of March, 1949, granting the petition of Michael J. Birmingham, owner of the property on Bayfront Road, in the Fifteenth District of Baltimore County and fully described in said petition for reclassification of the property from an "A" Residence Zone to an "B" Commercial Zone. The Board heard the testimony of the petitioner and also testimony for the protestants, all of which have been fully considered by this Board. It is noted that this property was formerly used for nonconforming purposes. In addition two blocks east at the intersection of Lodge Forest and Bayfront Roads there are two corners zoned commercially. It is also a fact two blocks to the west at the intersection of Lincoln Avenue and Bayfront Road two other corners are zoned commercially. There is only scattered development in this area and in the opinion of this Board the granting of the petition will not in any way be detrimental to the public health, safety, morals and general welfare of the community. The Board is cognizant of the fact that the protestants contend that the granting of the reclassification may cause possible traffic congestion in view of the school being located near this area, however, it is not felt that the lowering of the classification will in any way affect traffic in the area or the safety of the school children. The petitioner has ample area to provide at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings and the off-street parking facilities will be made a provision of the

February 16, 1949

\$10.00

RECEIVED of Michael J. Birmingham, the sum of Fifteen (\$15.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northeast corner of Bayfront and Lodge Farm Roads, 15th District of Baltimore County.

Hearings
 Monday, March 7, 1949
 at 20:00 a.m.

Zoning Commissioner