RE: PETITION FOR RECLASSIFICATION YROM AN "A" RESIDENCE ZORE TO AN "E" COMMERCIAL ZONE 3. S. JOPPA ROAD, RETWEEN HARPORD AND HEL AIR ROADS, lith District of Baltimore County, EDITH 2 PREN, PETITIONER

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, the above reclassification, in part, should be HAD.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of May, 1949, that, that part of the shove described property, or area, hereinafter described, should be and the sams is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "E" Consercial Zone. The property reclassified being described as follows:

April 4, 1948

RECEIVED of John L. Askew, Attorney, for Edith J. Penn, Petitioner, the sum of Twenty On

Zoning Commissioner

Dollard, being cost of petition for reclassification

advertising and posting of property, south side of

County Commissioners of Baltimare County By hick Han

\$21-00 Y

Joppa Road, 11th District.

Petition for Zoning Re-Classification

94/ 1404

To The Zoning Commissioner of Baltimore County:-

I. comma . Edith J. Benn on the South side of the Joppa Road in Baltimore County, State of Maryland, between the am Harford Road and the Belair Road, having an area fronting five hundred (500) feet on the South side of Joppa Road with an even rectangular dept of one hundred fifty (150) feet, beginning 910.8 feet west from Simms Ave., themce running westerly binding on the Joppa Read a distance of 500 feet.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an regidential gone to an commercial gone

Reasons for Re-Classification: Property location undseirable for residential purposes and need of stores in immediate vicinity

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

I, ....., 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.

> Edith & Puna. Edith J. Penn - - - Legal Owner

> > Address Fullerton, on the Joppa Rd. between Harford & Belair Rds. Baltimore -14- Maryland

ORDERED By The Zening Commissioner of Baitimore County, this 10th March 1949, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning

PETITION FOR ZONING RECLASSIFICATION

Location - S.s. Joppa Road, 11th District

Owner - Edith J. Penn

Present Zoning - "A" Residence

Proposed Zoning - "B" Commercial

Date Received - March 18, 1969

Date of Reply - April 19, 1949

The track in question is approximately half way between Barford and Pelair Boads in an area which is very sparsely developed and which is unlikely to need any retail integral relities for new years to come. To is out tominderably beyond the frame limit of appetable concentrated development. Although the severing of the Setropolyment is a conceivable that a type of non-retail commercial use might be developed which mould not be inappropriate in this locality. The proportions of the proposal, however, constituting of SOC-fort Torniage along Jopa Boal and 150-foot Jepth strongly suggeste the thought of specialities and our sections of the second of the se

The State Hoads Commission has informed us that it wishes to provide for a future 56-feet right-J-way for Jopas Boad Plus may additional width that may be hereeasty to institute field suppless. The plus less accompaning the petition for 32 feet on each ide of the center like. Deducting such a strip from the petitioned I/O feet would easier 122-foot depit of lots which makes still more unsatisfactory the proportions of the proposed track, patientarly from the attomption of observator provides a stomption of observator periods.

Unless there is some justifying factor with which we are not familiar, it appears that this reclassification request is precature and unsatisfactory from the standpoint of good planning.

Maluln W. Will Welcoln H. Dill, Director

Co: Charles H. Doing Christian H. Kehl William W. MacVicar

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

0.00

Posted for Commercial Date of Posting Max 23/49 Petitioner: Edith & Tenn west or Simms are Joppa Road 910 feet Leasing of Som south side of Johna Road 1010-1110 feet West of Summe and

Posted by Harry & Bartside Date of return: Mar 23/49

s, posting of property, and public hearing on the above petitio

Pursuant to the advertisement, posting of property and public hearing on the above petition and

Zoning Commissioner of Baltimore County

the above re-classification should NOT be had:

and it appearing that by reason of ...

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It Is Ordered by the Z-ning Commissioner of Baltimere County this.

It Is Ordered by the Zoning Commissioner of Baltimore County, this ....

above described property or area he and the same is hereby continued as and to remain a ...

nereby reclassified, from and after the date of this Order, from a .....

RECD MAR 26 1949

## CERTIFICATE OF PUBLICATION

TOWSON, MD.... March 25, ... 19... 49 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\_fourth day of April 

appearing on the eightmenth \_\_\_\_\_day of March\_\_\_ 19 49

The UNION NEWS

Manager.

Zoning Commissioner of Baltimore County

Property to be posted as prescribed by Zoning Regulations

ROAD JOPPA \$ 27.45 2 930.90 403.80 300 deler 77.7 Commencial 0.51 Selection of the selection 338 A. 1 1000 5710 17 E STORE 25.40 3lake Section of the Sectio Sonce 1: 100' July 5- 1928 #1404 EV. COONAN + Co 5 40 mile #INT/A-A