

Petition for Zoning Re-Classification

1408

To The Zoning Commissioner of Baltimore County—

XXXXXX, Catherine M. & Charles A. Baylis, legal owner(s) of the property situate

at a point at the corner formed by the intersection of the North side of Joppa Road and the Northwest side of Old Harford Road and running thence Southeastwesterly binding and the Northwest side of Joppa Road 296 feet more or less to the division line between Lots Buseser 20 and 21 as shown on the Plat of the sub-division of Lot No. 1 Joppa Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book C.H.P.R. No. 10 Folio 75; thence running Northeastwesterly binding on said division line 185 feet more or less to the end thereof; thence still continuing said line Northeastwesterly across Lot No. 18, 100 feet more or less to the Northern outline of the whole property conveyed by John Dressel and wife to William A. Goetz and recorded in Liber W.F.O. No. 528 Folio 111; thence Easterly bounding on said Northern outline 322 feet more or less to the Northwest side of Old Harford Road; thence Southeastwesterly binding on the Northwest side of Old Harford Road 200 feet more or less to the place of beginning, being and comprising Lots Buseser 21, 22, 23, 24 and part of Lot Number 15, as shown on the sub-division of Lot No. 1, Joppa Park as aforesaid; excepting therefrom so much thereof as may be required for widening of Joppa Road.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" residence zone to an "R2" commercial zone.

Reasons for Re-Classification:

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, 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.

Catherine M. Baylis
Charles A. Baylis
Legal Owner

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of March, 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 the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Beckerd Bldg., in Towson, Baltimore County, on the 4th day of April, 1949, at 3:00 o'clock P.M. Zoning Commissioner of Baltimore County (over)

March 11, 1949
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30M

IN RE: PETITION FOR RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "R2" COMMERCIAL ZONE - E.S. JOPPA ROAD, NW. 1/4 OLD HARFORD ROAD - 9TH DISTRICT - CHARLES A. BAYLIS, SR., PETITIONER.

The opposite corner from the subject tract enjoys a non-conforming use. Recently the structure thereon has been enlarged from the present 30' right-of-way width of both Joppa and Old Harford Roads with the result that a very hazardous blind corner has been created. Congestion incidental to the commercialization of the subject property would add further to the traffic hazard at this intersection, which has been induced by the gasoline service station and store referred to.

The State Roads Commission wishes to make provision for a future 50 foot right-of-way on Joppa Road and 80' on Old Harford Road in connection with commercially zoned property. Such widths are provided for in the sub-division regulations recently adopted by the Planning Commission. No specific use or plans for the commercial development of said property have been formulated or submitted to the various County Departments. Therefore, it seems that the commercialization of said property is premature and should be denied at this time, without prejudice.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 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 an "A" Residence Zone.

Charles A. Baylis, Sr.
Zoning Commissioner of Baltimore County

CHARLES A. BAYLIS, SR.
Zoning Commissioner of Baltimore County

NOTICE OF HEARING PETITION FOR RECLASSIFICATION... THE JEFFERSONIAN

CERTIFICATE OF PUBLICATION

TO-WSON, Md. March 25th, 1949
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. before the first publication appearing on the 11th day of March, 1949.

RESU MAR 26 1949 #1408

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: Commercial
Petition for: Charles A. Baylis, Sr.
Location of property: Northwest corner of Joppa Rd. & Old Harford Rd.
Location of Signs: 2 signs on Old Harford Rd. 25-100 feet north of Joppa Rd. & 2 signs on north side of Joppa Rd. 25-150 feet west of Old Harford Road.
Posted by: Harry G. Bantard

March 11, 1949
RECEIVED of Charles A. Baylis, Sr., the sum of Thirty Two (\$32.00) Dollars, being cost of petition for reclassification, advertising and posting of Joppa and Old Harford Road, 9th District of Baltimore County.

Hearings
Monday, April 4, 1949
3:00 P.M.

MICROFILMED
NO PLAT
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THIS FOLDER