

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Karl W. Horbart Keiser and Elizabeth Keiser, legal owners of the property situated

In the Fifteenth Election District of Baltimore County, State of Maryland, and known as 534 Riverside Drive, said property having a frontage of 140 feet on Riverside Drive and a depth of approximately 301 feet.

Drive, South side of Riverside Drive, Bases, in the 18th District of Baltimore Co., beginning 10' east of Margaret Ave., thence easterly on the south side of Riverside Drive, 140 feet with an average depth southerly of 300 feet to the north shore of Back River. Being lots Nos. 8 and 10, Block "0" on plat of Bases.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from a residential zone to a commercial zone. Reason for Re-Classification: The owners are desirous of converting the property into a seafood restaurant.

Size and height of building: front 20 feet, depth 300 feet, height 20 feet. Front and side set backs of building from street lines: front 25 feet, side 15 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.

Robert Keiser, Elizabeth Keiser, Legal Owner, Address: 534 Riverside Drive, Baltimore, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th 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 property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Hickard Bldg., in Towson, Baltimore County, on the 18th day of April, 1949, at 10:00 o'clock a. m.

John M. Wynn, Zoning Commissioner of Baltimore County, (over)

March 30, 1949

RECEIVED of Robert Keiser, et al, the sum of Eighteen (\$18.00) Dollars, being the fee for reclassification, advertising and posting of property, south side of Riverside Ave., 18th District of Baltimore County.

Meetings Monday, April 18, 1949 at 10:00 a.m.

PAID stamp

PETITION FOR ZONING RECLASSIFICATION

Location - U.S. Riverside Drive, Bases, 18th Dist.

Present Zoning - "R" Residential

Date received - April 11, 1949

Proposed Zoning - "C" Commercial

Date of Reply - May 3, 1949

A proposed expressway along the southeastern shore of Back River, south of Bowers Avenue in Bases, as now planned would make close to, but a little north of, the parcel of lot involved in this petition. It would have the effect of isolating this parcel and several adjoining lots from the main portion of Back River Block. Although, of course, access would be provided by streets fronting on the river, with property owned parking facilities and definitely separated from present intensive residential development to the north and east, the seafood restaurant proposed for this area would appear to be a rather appropriate use of this tract. Upon completion and construction of the expressway (which probably will not be built in the near future), the kind of use indicated, viewed in the light of existing conditions, would not appear to be inherently harmful to the surroundings. (Once zoned commercial, however, as a fairly small tract which is not locally located for miscellaneous types of commercial uses, there would be no assurance that it, for example, the seafood restaurant should not prove a successful venture. Other types of commercial use might well occur which would have a decidedly appreciating effect on its residential surroundings.

This seems to me to be another instance illustrating the possible desirability, as noted in our comments on #1452 and one or two other cases, of revising the Zoning Regulations so as to call for a special permit rather than commercial zoning for this type of restaurant as distinguished from one which simply forms part of a concentrated commercial shopping development. If consideration were to be given to permission of such restaurants and comparable types of usage in a regionally-sited, low-density area, such factors should be considered as minimum size of site (perhaps two acres or more), adequate space for off-street parking in such a manner as not to become a nuisance to surrounding development, perhaps maximum lot coverage by buildings of 20% of the area or less, restriction against incineration of trash and garbage, etc., restriction as to type and size of signs and any other commercial aspects, and establishment of noise or sound controls. I believe that because of the vast undeveloped or sparsely settled sections of the County that are zoned residential, provision for the above-mentioned type is even more important than in the case of several other types of uses that are now permitted under special permits.

Malcolm S. Hill, Director, Baltimore County Planning Commission

cc: Charles H. Seigal, Christian H. Stahl, William W. MacFiear

NOTICE OF ZONING PETITION FOR RECLASSIFICATION - FOR LISTENING... Petition to petition filed with the Zoning Commissioner of Baltimore County for zoning reclassification from an "R" Residential Zone to an "C" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Hickard Building, Towson, Baltimore County, Maryland. On Monday, April 18, 1949 at 10:00 a. m. to determine whether or not the following mentioned and described property should be changed or reclassified as indicated for the reasons stated hereon. All that parcel of land on the south side of Riverside Ave., Bases, in the 18th District of Baltimore County, beginning 10 feet east of Margaret Ave., thence easterly on the south side of Riverside Ave. 140 feet with an average depth southerly of 300 feet to the north shore of Back River. Being lots Nos. 8 and 10, Block "0" on plat of Bases. By Order of CHARLES H. SEIGAL, Zoning Commissioner of Baltimore County. April 14, 1949

OFFICE OF THE BALTIMORE COUNTY REGISTERED PRESS THE COMMUNITY PRESS THE BALTIMORE COUNTY REGISTERED PRESS No. 1 Newburg Avenue CATONSVILLE, MD. April 9, 1949 THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Seigal, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTYIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for two successive weeks before the 18th day of April, 1949; that is to say the same was inserted in the issues of April 1 and 8, 1949. THE BALTIMORE COUNTYIAN By: J. P. Morgan, Editor and Manager.

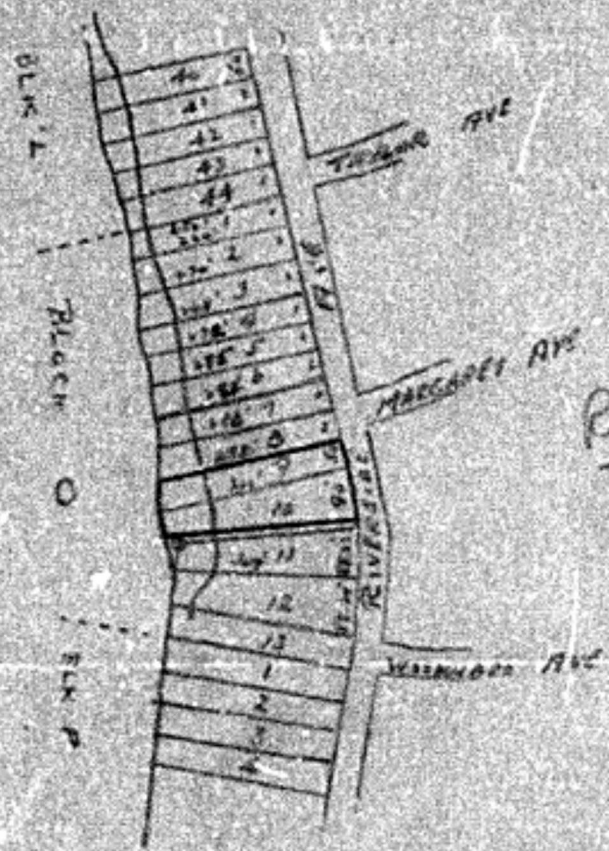
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland 1414 District - 15 Date of Posting - April 8, 1949 Posted for - Commercial Petitioner - Robert Keiser Location of property - south side of Riverside Drive, 18th District of Baltimore County east of Margaret Ave. Location of signs - south side Riverside Drive, 50 feet east of Margaret Ave. Date of return - April 5, 1949

Case 46
Estate of Taylor
1944

#1414
MAP
#15-B



BACK RIVER



Residential

Scale 1" = 300'

Remainder of Part of
The Taylor Land Co.
w.c. 9/24

405 E of TAYLOR AVE
56.47 W of HOWARD AVE
APPROX. 10' E of MARGARET AVE.
Lot # 9 50' S' RIVERLIDE AVE
Depth of 198' x 301' on N' BACK RIVER
Lot # 10 70' S' RIVERLIDE AVE
Depth 301'