

NAME
No. 145
CARL W. YELMA V. HILLS
R. R. 3, Eldersburg, Md. 20827
Item O. O. R. R. B. - 3rd Dist.

The purpose for which the petitioners desire to use this property is ~~as a~~ show room and repair center for the display, sale and service of new and used automobiles. The property abuts the property of the Harrison Forest School. Substantively 400 feet from this property there is a completely ~~used~~ strip 1500 feet long on the west side of the road. On the opposite side there is a strip 1300 feet; much of this commercially zoned area is not used for commercial purposes. There is no present need for additional commercial property in this community and practically all of the homes in the community are opposed to further zoning until the community need arises. The Board feels that the rezoning of this property will be "spot zoning" and there was considerable

The Board also finds that the lowering of the classification to an "R3 Commercial Zone would create congestion in the roads, streets and alleys, would lessen safety from fire, pandis, traffic and other dangers, would adversely affect the health, morals and the general welfare of the community, would cause overcrowding of land and undue concentration of population, would interfere with adequate provisions for schools, parks, water, sewerage, transportation and other public requirements and conveniences. The Board further finds that there is no community need for this commercial reclassification as there is ample property located commercially and is not now being used in this locale.

Board of Zoning Appeals

It is this 30th day of September, 1949,
ORDERED by the Board of Zoning Appeals of Baltimore County
that the Order of the Zoning Commissioner of Baltimore County,
in denying the petition for reclassification, be and the same
is hereby affirmed and the petition for reclassification is
hereby denied.

I dissent from this
Order:

Earle L. Plough
Earle L. Plough, Member of
Board of Zoning Appeals of
Baltimore County

Board of Zoning Appeals
of Baltimore County

NOTICE OF APPEAL

Attorney for Petitioners
Charles W. Miles and Velma V.
Miles

To The Zoning Commissioner of Baltimore County:

Mr Charles W. Milst & Valma V. Milne
third election district of Baltimore County and described as follows: Beginning at the center of the Northwest side of Reisterstown Road at the distance of 808 feet from a line with a fence on the Northeastmost outline of the Central Rail Roadland at a point surveyed by Thomas Cradock A wife to Va. long date January 5, 1980 and recorded among the records of the Office of the Clerk of the Circuit Court of Baltimore County under the number of 29, 24 min, 22 sec, 115 folio 26, 27 these bounding lines thereon 29 degree 24 min East 120 feet, these parallel with the first line of line Thence South 29 degrees 24 min East to the place where the aforementioned fence

Size and height of building: front 60' feet; depth 80' feet; height _____ feet.
Front and side set backs of building from street lines: front 50' feet; side _____ feet.
Property to be posted as prescribed by Zoning Regulations.

Legal Owner
Address 900 Ashburton St

Zoning Commissioner of Baltimore County

.....the above re-classification should be ha
It Is Ordered by the Zoning Commissioner of Baltimore County this day
..... 19..... that the above described property or area should be and the same
herby reclassified, from and after the date of this Order, from a to
to a 2006.

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 location being in an "A" residential area, the granting of which would be "spot zoning", Ample commercial area has been provided for this community several hundred feet south on the same side of the road. There now exists a strip of commercially zoned area 1000' long and on the opposite side of the road there is a strip of commercially zoned property 300' feet long. Little of this total frontage is now used for commercial purposes. Therefore, there is no present need for additional commercial space. It is the opinion of the Board that all the people of the community are opposed to any further zoning until such time as a community need may arise. Therefore,

.....the above reclassification should NOT be had.

It Is Ordered by the Zoning Commissioner of Baltimore County, this 15th day
of June 1962, 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 "A".....
Residence.....

Charles E. Jones
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

Date _____ By _____
Deputy

[illegible]

Have data supplied from the records of the Traffic Division of the Md. S.R.C.

PETITION FOR ZONING RECLASSIFICATION
 #151
 Location: U.S.S. Whitehurst Road, 1st District
 Owner - Chad. W. Miles
 Present Zoning - "A" Residence
 Data Received - May 9, 1949
 Proposed Zoning - "C" Commercial
 Date of Reply - May 26, 1949

This property lies in the Harrison section of Midwestern Road on the northeastern side of the latter. It is my understanding that it abuts on, or is close to, the property owned by Harrison Forest School. Southeasterly 400 feet from the site of the proposed development there is a commercially zoned strip 1000 feet long on the same side of the road. On the opposite side of the road, there is a strip 300 feet long. Much of this commercially zoned area is not used for commercial purposes. The need for shopping facilities or freights in this area probably is, and for some time to continue will be, slight.

If an order in one or more previous meetings in connection with York Road, the efficiency and safety of an important railroad route, such as Metastation Road which does not have controlled access, is very materially affected by unaided extensive sidings on commercial use of shunting facilities.

If this petition were to be approved, it would be difficult to deny the right of access for the 400-foot strip between this tract and the present siding on York Road. The proposed siding would be a continuation of the present siding and would be a part of the York Road siding. The proposed siding would be a part of the York Road siding and would be a part of the York Road siding. The proposed siding would be a part of the York Road siding and would be a part of the York Road siding.

The proposed nature of this property, if removed, would seriously tend to depress the superior quality of the general locality of the Metastation Road and does not seem to be consistent with good planning principles.

Michael H. Hill
Michael H. Hill, Director
Multi-Year Grants Planning Commission

cc: Charles H. Doane

\$21.00 ✓

Zoning Commission

PAID
JUN - 7 1949
COUNTY COMMISSIONERS
BALTIMORE COUNTY

\$22.00^v

Zoning Commission

PAID
JUN 24 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *L. [Signature]*

[illegible]

REC'D MAY 16 1949

TOWSON, MD. May 13 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 520 successive weeks before the twenty-seventh day of May 1949 the first publication appearing on the sixth day of May 1949

The UNION NEWS

Manage

RECD MAY 31 1949

TOWSON, MD. May 27 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 twenty-seventh day of May, 1942, the first publication appearing on the 20th day of May, 1942.

The UNION NEWS

Manager

1451

District 3 Date of Posting May 13/49
 Posted for Commercial
 Petitioner: Chas. W. Miles
 Location of property northeast side of Reisterstown Road 800
north of the center line of the Green Spring Branch of the HCRR
 Location of signs northeast side of Reisterstown Road 800-1000' north
of the center of the Green Spring Branch of the HCRR.
 Remarks:
 Posted by Harry W. Gartside Date of return May 13/49

Charles Miles App. #1451

Application #1451
Miles

Application #2348

4th R.R.

Montrose Ave.

This is to certify that this is an authentic ^{tracing} ~~copy~~ of
a portion of the zoning chart for the 3rd District
on Reisterstown Road, North of Montrose Avenue.

Chaet H. Long
Zoning Commissioner.

Scale 1" = 500'