

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County --

William J. Baker, legal owner, of the property situate at the northeast corner of Holly Neck and Frankewits Roads, in the 15th District of Baltimore County, running easterly and binding on the north side of Holly Neck Road 150' with rectangular depth northerly of 150' and binding on the east side of Frankewits Road, being part of tract No. 21 on plat of Cedar Grove filed with the Zoning Department,

herely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an **A-1 RES** zone to an **A-1 Commercial** zone.

Reason for Re-Classification: **RECEIVED COMM. USE (STORE)**

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, **W. J. Baker**, agree to pay expenses of above reclassification, 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.

William J. Baker
Legal Owner
Address **922 N. Belmont Ave. (S)**
Br 6777

ORDERED By The Zoning Commissioner of Baltimore County, this **1st** day of **June**, **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 Record Bldg. in Towson, Baltimore County, on the **23rd** day of **June**, **1949**, at **10:30** o'clock A.M.

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

6/23/49
9,30 A.M.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and appearing that by reason of location being adjacent to an existing commercial zone and there being a demand for a drive-in and fast-food restaurant at this location, this reclassification is granted upon the expressed condition that off-street parking be provided of at least 25 square feet of area for each one square foot of area to be covered by commercial building on buildings, and also upon the condition that any building to be erected upon said lot shall be set back at least 50' from Holly Neck Road and 40' from Frankewits Road, as agreed by the Petitioner.

It is Ordered by the Zoning Commissioner of Baltimore County this **and** day of **August**, **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-1 residence** zone to an **A-1 Commercial** zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

It is Ordered by the Zoning Commissioner of Baltimore County, this.....day of....., **19**, 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.....zone.

Approved **Sept 6/49**
County Commissioners of Baltimore County
John H. Smith
President

PETITION FOR ZONING RECLASSIFICATION

Location - N.E. cor. of Holly Neck and Frankewits Rds., 15th Dist.
Present Zoning - **A-1 Residence**
Proposed Zoning - **A-1 Commercial**
Date Received - June 6, 1949
Date of Reply - August 1, 1949

This petition involves a proposal to remove for commercial use a tract about 250 feet square at the corner of Holly Neck and Frankewits Roads. The former is the main feeder route for the small peninsula north of Sun Creek. The site is 1 1/2 miles from the nearest commercial zone at Bank River. Holly Neck Road and is 1 1/2 miles from the end of the Holly Neck Road peninsula, on which are some 200 cottages or dwellings, eastward from this site and reached from Holly Neck Road. Nearly the same number lie within a mile of this site in other directions.

The owner notes his desire and intention to build immediately a store and snack-food restaurant to be set back 50 feet from Holly Neck Road, 40 feet from Frankewits Road, 50 feet from the east property line, and 40 feet from the requested commercial zone line on the north. Extensive off-street parking space is to be provided. The petitioner states that although there are several non-conforming uses in this vicinity (including one on property directly west across Frankewits Road), there is no place which serves meals and that there is considerable local demand for his proposed facility.

It is true that there is nothing about this particular location on Holly Neck Road to make it especially suitable for a retail store location, but there is also nothing to make it any more distinctly unsuitable than other sites in the vicinity. Both the roads to which it is adjacent have narrow pavements and rights-of-way. Intended parking, however, will be adequate to permit local widening, which can and should be taken care of in connection with issuance of a building permit if the petition be granted.

In summary, there appears to be evidence of need for the proposed commercial use in this vicinity, and while the circumstances do not appear to call for a positive recommendation from this office, they equally do not seem to justify adverse comment.

Malcolm H. Hill, Director
Baltimore County Planning Commission

cc: Charles H. DeLong
W. W. Harvill

RECEIVED the sum of Eighteen (\$18.00) Dollars from **William J. Baker**, being cost of petition for reclassification, advertising and posting of property on NED Holly Neck & Frankewits Rds., 15th District of Baltimore County.

Hearing
Thursday, June 23, 1949
at 9:30 A.M.

PAID
MAY 3 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
W. J. Baker

MICROFILMED

NO PLAT
IN
THIS FOLDER

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commission of Baltimore County for change in the zoning 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 the Zoning Office, in the Record Building, Towson, Baltimore County, on **Thursday, June 23, 1949**, at **9:30 A.M.**

Indiscreet whether or not the following mentioned and described property should be changed or reclassified as aforesaid for a proposed Commercial Use to which all that parcel of land at the northeast corner of Holly Neck and Frankewits Roads, in the 15th District of Baltimore County, running easterly and binding on the north side of Holly Neck Road 150' with a rectangular depth northerly of 150' and binding on the east side of Frankewits Road, being part of tract No. 21 on plat of Cedar Grove filed with the Zoning Department, by Order of Chas. H. DeLong, Zoning Commissioner of Baltimore County (June 1st).

THIS IS TO CERTIFY, that the annexed advertisement of **Charles H. DeLong, Zoning Commissioner** was inserted in **THE BALTIMORE COURANT**, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the **23rd** day of **June**, **1949**, that is to say the same was inserted in the issues of **June 2 and 10, 1949**

THE BALTIMORE COURANT

R. J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING

District - **5**
Posted for: **Commercial**
Petitioner: **W. J. Baker**
Location of property: **N.E. corner of Holly Neck & Frankewits Roads**
Location of Sign: **N.E. corner of Holly Neck & Frankewits Roads**
Remarks: **Harry G. Harvill**
Posted by: **Harry G. Harvill**
Date of return: **June 10/49**