

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Holding Company of Baltimore, legal owner... of the property situate Northwestern corner of Bear Creek Drive and Pinewood Drive running northerly on east side of Bear Creek Drive 125.35 ft. and binding on north side of Pinewood Drive running westerly 125.45 ft., being lots 145 to 146 inclusive on plat of Rosewald Beach.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A zone to an E zone.

Reasons for Re-Classification: Approved commercial use (stores).

Size and width 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.

HOLDING CO. OF BALTO., INC.

Legal Owner
Address: 8555 N. Euston Street

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beekford Bldg., in Towson, Baltimore County, on the 11th day of July, 1949, at 11:00 o'clock A. M.

(over)

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 14th day of June, 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 a A zone to a E zone.

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 the granting of which would be "spot zoning".

Therefore, the above re-classification should NOT be had:

It is Ordered by the Zoning Commissioner of Baltimore County, this 14th day of June, 1949, that the above petition be and the same is hereby continued as and to remain a A zone.

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

PETITION FOR ZONING RECLASSIFICATION

Location - N.E. cor. of Bear Creek and Pinewood Drives, Rosewald Beach, 12th Dist.
Present Zoning - "A" Residence Proposed Zoning - "E" Commercial
Date Received - June 24, 1949 Date of Reply - July 29, 1949

This small parcel of land is located at the intersection of Pinewood and Bear Creek Drive, both of which have 30-foot rights-of-way. Access to Pine Avenue, the nearest street designated as a thoroughfare in our Master Study of Motorways, is provided by Pinewood Drive.

While we do not hold that all commercial areas should front on major thoroughfares, they should be served by adequate streets that can accommodate the additional traffic load induced by commercial development. The access to this property in question is entirely unsuitable for the proposed use.

It is approximately 300 feet from this property to the near existing commercial zone on Pine Avenue. This zone, extending along both sides of Pine Avenue and consisting of about 2000 feet of frontage, has been only partially developed. Where ample commercial zones have already been provided and are not fully utilized, we can see no need for additional rezoning, such as that requested in this petition, particularly where the tract is so small, fairly inaccessible, and has all the earmarks of spot zoning.

Malcolm H. Dill, Director
Baltimore County Planning Commission

cc: Charles H. Doing
Christina T. Kall
W. W. MacVicar

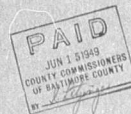
June 10, 1949

\$10.00

RECEIVED of Holding Company of Baltimore the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Northeast corner of Bear Creek and Pinewood Drives, Rosewald Beach, in the 12th District of Baltimore County.

Zoning Commissioner

Hearing:
Friday, July 8, 1949
at 11:00 a.m.



NOTICE OF ZONING PETITION FOR RECLASSIFICATION

THE DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification, from A to E, Bear Creek and Pinewood Drives, Rosewald Beach, 12th District. 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 Beekford Building, Towson, Baltimore County, Maryland.

On Friday, July 8, 1949, at 11:00 A.M., to determine whether or not the proposed change of reclassification of the above described property should be changed or maintained as requested for Approved Commercial Use to wit: All that parcel of land at the southwest corner of Bear Creek and Pinewood Drives, Rosewald Beach, in the 12th District of Baltimore County, running westerly on the east side of Bear Creek Drive, 125.35 ft. and binding on the north side of Pinewood Drive running easterly 125.45 ft., being lots 145 to 146 inclusive on plat of Rosewald Beach, shall be reclassified from A to E zone with the Zoning Department. By Order of Chas. H. Doing, Zoning Commissioner of Baltimore County June 17, 1949.

RECD JUN 21 1949

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS Baltimore, Md. THE HERALD-ARGUS Catonsville, Md. THE COMMUNITY PRESS Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Doing, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 25th day of June, 1949, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTY

By R. J. Morgan Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

1475

District... 12 Date of Posting... June 24/49
Posted for... Commercial
Petitioner: Holding Co. of Baltimore, Inc.
Location of property: Bear Creek & Pinewood Drives
Location of Signs: split side of Bear Creek Drive
28' north of Pinewood Drive
Remarks: Harry C. Barthide
Posted by Harry C. Barthide Date of return: June 24/49

ROSEWALD BEACH

FORMERLY FRIEDENWALD ESTATE

HOLDING COMPANY OF BALTIMORE INC.

OWNERS AND DEVELOPERS

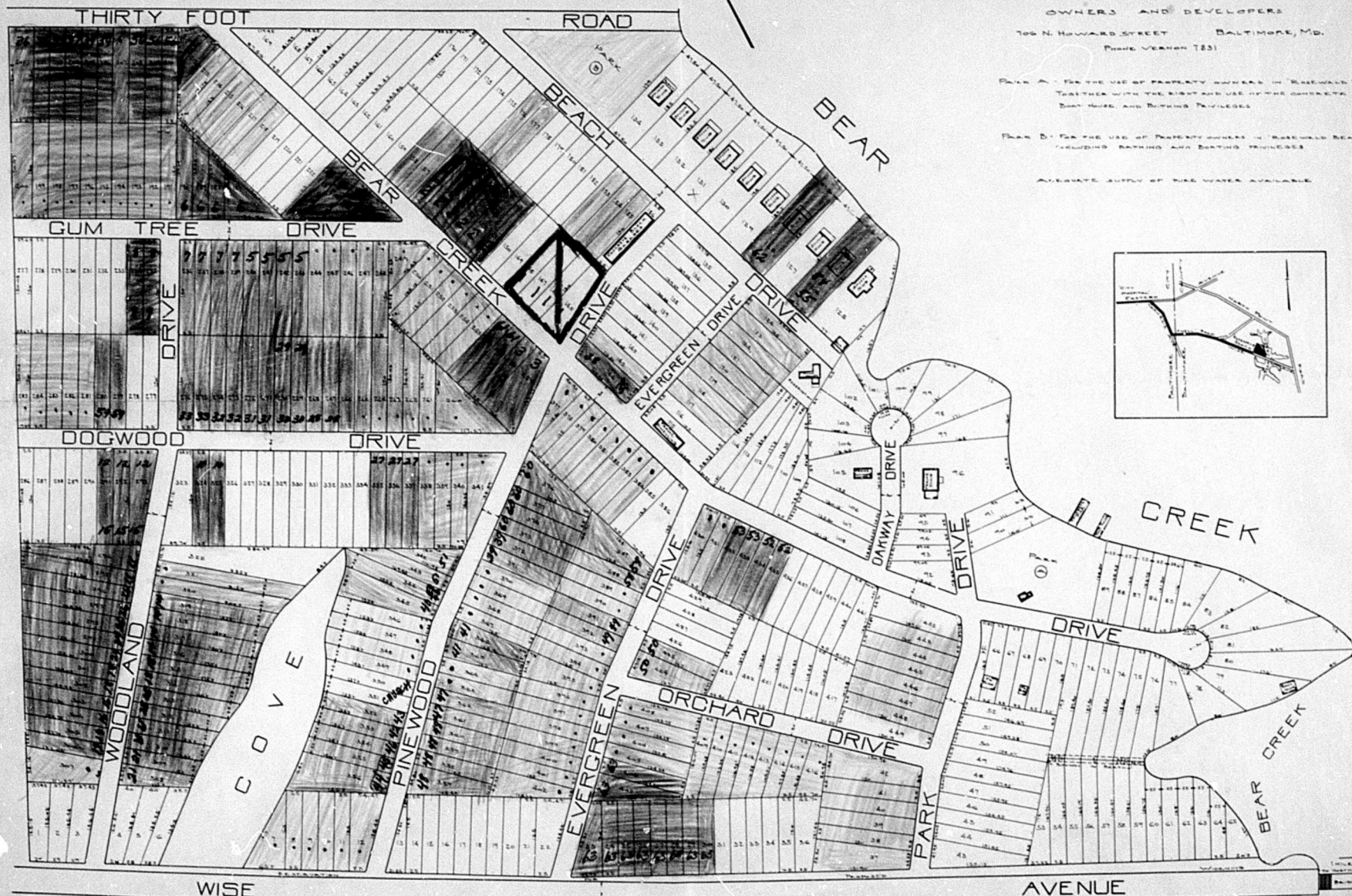
100 N. HOWARD STREET BALTIMORE, MD.

PHONE VERNON 7831

PLAN A - FOR THE USE OF PROPERTY OWNERS IN "ROSEWALD BEACH" TOGETHER WITH THE RIGHT AND USE OF THE SHORELINE FOR BATHING AND BATHING PRIVILEGES

PLAN B - FOR THE USE OF PROPERTY OWNERS IN "ROSEWALD BEACH" INCLUDING BATHING AND BATHING PRIVILEGES

ADEQUATE SUPPLY OF FRESH WATER AVAILABLE



WISE

AVENUE

For Petitioner

Undeveloped land

NOTE
THE DIMENSIONS OF ALL CORNER LOTS
WHERE VERTICAL AND HORIZONTAL BE TO THE
INTERSECTION OF THE DRIVE

SEAL OF THE BALTIMORE CITY ENGINEER
W. H. FRIEDENWALD
County Engineer for Baltimore
Cert. Expiration January 1st
July 21, 1931