

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County
 E. or W. American Legion Post #109, legal owner, R. of the property situate

4315-16 Leeds Avenue, Arbutus, Baltimore County, Maryland
 At the northeast corner of Leeds and Knecht Aves., in the 13th District, running southerly and binding on the east side of Leeds Ave., 2701, thence westerly 55' to the west side of the new highway, thence southerly and binding on the west side of west side of New Highway 360' to the north side of Knecht Ave. and thence westerly and binding on the north side of Knecht Ave., 134' to beginning

breely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an residential zone to an commercial zone.

Reason for Re-Classification: Our property on Selma Avenue was taken over by the State Roads Commission for the new highway and we intend to establish our meeting rooms on the above described property.

Size and height of building: front 30 feet, depth 40 feet, height 25 feet.
 Front and side set back of building from street lines: front 30 feet, side 40 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.

Witness of signing: Carl M. Blakely, Deway Lowman Post #109, American Legion Inc.

Legal Owner: Lewis J. Prescott

Address: 2873 N. Butler St. (Bt. 3), Md.

Approved: [Signature]

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th 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 be held in the office of the Zoning Commissioner of Baltimore County, in the Rockford Bldg. in Towson, Baltimore County, on the 15th day of July, 1949, at 1:30 o'clock A. M.

Zoning Commissioner of Baltimore County

(10)

PAID

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO AN "C" COMMERCIAL ZONE, Northeast corner of Leeds and Knecht Aves., 13th District of Balto. Co., American Legion Post No. 109, Petitioner

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being an extension of an existing commercial area and the fact that the site is not suitable for residential purposes, the above reclassification should be had.

It is ORDERED by the Zoning Commission of Baltimore County this 15th 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" Residence Zone to an "C" Commercial Zone, subject, to the provision of at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings, also, subject, to the provision that the setback or location of any and all buildings to be erected thereon shall be at least 35 feet from the center of Leeds Avenue and at least 5 feet from the right-of-way line of the dual highway. Entrances and exits for vehicular traffic should be off Leeds and Knecht Avenue only to avoid congestion and traffic hazards on the dual highway.

Approved:

County Commissioners of Baltimore County

By: [Signature]

Date: Aug 31, 1949

REC'D JUL 25 1949

PETITION FOR ZONING RECLASSIFICATION

Location - N.E. cor. of Leeds and Knecht Aves., 13th District
 Present Zoning - "A" Residence Proposed Zoning - "C" Commercial
 Date Received - June 24, 1949 Date of Reply - July 22, 1949

We understand that aside from the gasoline station which occupies the narrow northern end of this oddly pointed triangle between Leeds Avenue and the new dual highway south from Selma Avenue, this tract is to be used for a new building for the Arbutus American Legion. This site is as long and narrow as most types of retail or other commercial use would be unsatisfactory because of the difficulty of obtaining adequate off-street parking and the likelihood of actual interference between local traffic and vehicles on the fast-moving lanes of the new highway. The proposed use appears to be about as satisfactory as one as could be found for this particular piece of land. I wish, however, to call attention to two factors that seem worth noting.

One, because of the location of the new highway, it would be best from the standpoint of general safety if there were no direct access from it to the property in question. Entrance and exit to the off-street parking area, which certainly should be required in connection with the proposed use, should preferably be restricted to Leeds Avenue and possibly also Knecht Avenue. Access should be made for an eventual 60-foot right-of-way for Leeds Avenue which is a fairly important neighborhood thoroughfare.

The other point has to do with the possible desirability of covering such uses as the proposed American Legion building by special permit rather than commercial zoning. Some cases have probably occurred and others are likely to occur this kind of use, with certain conditional requirements, may be entirely satisfactory in a residential area but where the unconditional requirements that would permit future commercial use would tend to introduce a discordant and depreciating element.

cc: Charles H. Doling, Knecht Avenue

Malcolm H. Dill, Director, Baltimore County Planning Commission

June 21, 1949

\$21.00

RECEIVED of Deway Lowman Post #109, American Legion, Inc., the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification, advertising and posting of property, 4315-16 Leeds Avenue, Arbutus, 13th District of Baltimore County.

Zoning Commissioner

PAID JUN 23 1949 COUNTY COMMISSIONERS OF BALTIMORE COUNTY

REC'D JUL 5 1949

CERTIFICATE OF PUBLICATION

NOTICE OF PUBLICATION OF THE ZONING DEPARTMENT OF BALTIMORE COUNTY, MD. THIS IS TO CERTIFY that the proposed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of July, 1949, before the 1949 day of July, 1949, the first publication appearing on the 1st day of July, 1949.

TOWSON, MD. July 1st, 1949
 THIS IS TO CERTIFY that the proposed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of July, 1949, before the 1949 day of July, 1949, the first publication appearing on the 1st day of July, 1949.

THE JEFFERSONIAN, Manager.
 Cost of Advertisement, \$4.00

CERTIFICATE OF POSTING

District - 13
 Posted for - Commercial
 Petitioner - Deway Lowman Post #109, Amer. Legion
 Location of property - NE corner of Leeds & Knecht Aves.
 Location of signs - east side of Leeds Ave 51-150-250 northeast of Knecht Ave.
 Remarks -
 Posted by - Harry C. Gentile Date of return - June 30/49

\$25.00

RECEIVED of Deway Lowman Post No. 109 the sum of Three (\$25.00) Dollars, being cost of additional posting for property on southeast corner of Leeds and Knecht Avenues, 13th District.

Zoning Commissioner

PAID

