

#1629
MAP #1-B

Charles H. Dunning, Esq.
Zoning Commissioner
Townen 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "M" Commercial Zone - 1.0 parcels of land, 3.0 to side Edmondson Avenue, Ext'd. - R. E. Edmondson Avenue Ext'd., Ragan M. Domb and Dorothy A. Domb, Petitioners

Mr. Commissioner:
Please consider an appeal to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner dated February 10, 1950 in the above application for reclassification, and forward transcript of record to the Board of Zoning Appeals of Baltimore County.

Michael Paul Smith
Attorney for Petitioners

Dated February 17, 1950.

960
1130

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Ragan M. Domb and Dorothy A. Domb, his wife, owners of the property described in the petition from the order and decision of the Zoning Commissioner dated February 10, 1950, by which order the petition for reclassification of the property from an "A" Residence Zone to an "M" Commercial Zone was denied.

The case came on for hearing before the Board, testimony was taken for and against the petition for reclassification and considered by the Board.

The property which is the subject of the petition, consisting of two parcels of land, is located on the southeast side of Edmondson Avenue, Extended and on the northeast side of Edmondson Avenue, Extended, in the First District of Baltimore County.

The Board feels that there is no need for the granting of the reclassification of the property located on the southwest side of Edmondson Avenue, Extended, beginning 4522 feet west of Rolling Road, thence westerly, on the southwest side of Edmondson Avenue, Extended, 611.33 feet, thence S 18° 29' east 150 feet, thence southeasterly and parallel to Edmondson Avenue, Extended, 671.33 feet and thence N 16° 23' east 150 feet to beginning. This property is not adaptable for commercial use due to its topography and its particular location adjacent to a ravine and would create a traffic hazard. The Board will, therefore, pass an Order affirming the Order of the Zoning Commissioner with regard to this property located on the southwest side of Edmondson Avenue, Extended.

In regard to the second parcel, located on the northeast side of Edmondson Avenue, Extended, beginning 4522 feet west of Rolling Road, thence westerly, on the northeast side of Edmondson Avenue, Extended, 634.07 feet, thence N 18° 29' east 150 feet, thence southeasterly and parallel to Edmondson Avenue, Extended, 634.07 feet and thence S 18° 33' east 150 feet to beginning. The Board feels that this is too much property to be reclassified at this time but will grant the reclassification of a portion of this property, from an "A" Residence Zone to an "M" Commercial Zone, described as follows:

Beginning for the same on the northeast side of Edmondson Avenue, Extended, beginning 4522 feet west of Rolling Road, thence westerly, on the northeast side of Edmondson Avenue, Extended, 150 feet, thence N 18° 29' east 150 feet, thence southeasterly, parallel to Edmondson Avenue, Extended, 150 feet and thence S 18° 23' east 150 feet to beginning.

The Board feels that by reclassifying a lot 150 x 150 feet, with a setback of 60 feet from the northeast side of Edmondson Avenue, Extended, will not create a traffic hazard and the Board will sign an order in accordance with this opinion.

Samuel H. Hoover
Chairman
Charles H. Dunning
Zoning Commissioner
Michael Paul Smith
Attorney for Petitioners

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE ON TWO PARCELS OF LAND, S. W. Side Edmondson Ave., Ext'd. and N. E. Side Edmondson Ave., Ext'd., 1st District - Ragan M. Domb and Dorothy A. Domb, Petitioners

#1629
MAP #1-B

Appeal in the above entitled petition for reclassification from an "A" Residence Zone to an "M" Commercial Zone comes on for hearing before the Board of Zoning Appeals of Baltimore County on March 30, 1950 from the order of the Zoning Commissioner denying the petition and its supporting facts and evidence submitted on the appeal hearing that the petition for reclassification of property on the northeast side of Edmondson Avenue, Extended, beginning 4522 feet west of Rolling Road, should be denied and that a portion of the property on the northeast side of Edmondson Avenue, Extended, should be reclassified, therefore:

On this 24th day of June, 1950, ORDERED by the Board of Zoning Appeals that the order of the Zoning Commissioner in denying the reclassification of the parcel of land on the southeast side of Edmondson Avenue, Extended, be and the same is hereby affirmed, and that, that part of the order denying the reclassification of the property on the northeast side of Edmondson Avenue, Extended, is affirmed in part and reversed in part as to the following described property:

Beginning for the same on the northeast side of Edmondson Avenue, Extended, beginning 4522 feet west of Rolling Road, thence westerly, on the northeast side of Edmondson Avenue, Extended, 150 feet, thence N 18° 29' east 150 feet, thence southeasterly, parallel to Edmondson Avenue, Extended, 150 feet and thence S 18° 23' east 150 feet to beginning.

The Board directs the Zoning Commissioner to grant the reclassification of the property above described, from an "A" Residence Zone to an "M" Commercial Zone, subject to a setback of 60 feet from the northeast side of Edmondson Avenue, Extended, for any buildings to be erected thereon, also, subject to the provision of at least two (2) one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings.

Samuel H. Hoover
Chairman
Charles H. Dunning
Zoning Commissioner
Michael Paul Smith
Attorney for Petitioners

Approved:
County Commissioners of Baltimore County
Ragan M. Domb
Dorothy A. Domb
Filed: Aug 19 1950

1629

#1629
MAP #1-B

Petition for Zoning Re-Classification

I, the Zoning Commissioner of Baltimore County, do hereby certify that the following is a true and correct copy of the petition filed in the office of the Zoning Commissioner of Baltimore County, on the 10th day of February, 1950, for the reclassification of the property situated at the intersection of Edmondson Avenue, Extended, and Rolling Road, beginning 4522 feet west of Rolling Road, thence westerly, on the west side of Edmondson Avenue, Extended, 634.07 feet, thence N 18° 29' east 150 feet, thence southeasterly and parallel to Edmondson Avenue, Extended, 634.07 feet and thence S 18° 23' east 150 feet to beginning.

Northwest side of Edmondson Ave., Ext'd., beginning 4522 feet west of Rolling Road, thence westerly, on the northeast side of Edmondson Ave., Ext'd. 634.07 feet, thence N 18° 29' east 150 feet, thence southeasterly and parallel to Edmondson Ave., Ext'd. 634.07 feet and thence S 18° 23' east 150 feet to beginning.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "M" Commercial Zone.

Reason for Re-Classification: Approved Commercial Use
Character of use for which above property is to be used:
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, the petitioner, do hereby 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.

Ragan M. Domb
Dorothy A. Domb
Legal Owner

ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of June, 1950, 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 Reisterstown, in Townen, Baltimore County, on the 27th day of January, 1950, at 10:00 o'clock P.M.

Charles H. Dunning
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 the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 10th day of February, 1950, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ Zone to _____ 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 the above reclassification should NOT be had.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing by reason of location, being in a residential area, the granting of which would be "spot zoning". The petitioner has no future plans for the use of the property, his only purpose is to make the land more readily marketable. There is ample commercially zoned frontage along Edmondson Avenue, Extended, much of which is unused but is ample to serve the needs of the community for a long time to come. The above reclassification should NOT be had.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of February, 1950, 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 an "A" Residence Zone.

Charles H. Dunning
Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

April 27, 1950

MEMORANDUM
TO: Mr. Samuel H. Hoover
FROM: Michael Paul Smith
SUBJECT: zoning petition #1629

Yesterday on a trip to Washington, Mr. Nathan Smith and I took particular note of the two 600-foot strips on both sides of Edmondson Street west of Rolling Road. It is my opinion that the zoning of these strips are essentially part of the out lot side of the dual highway and in no respect on the Parkway itself.

The day before yesterday I attended a session of the State Planning Council in committee which was appointed to study the proposed future Patuxent River Valley Park. The report of the session of the legislature authorized an appropriation of \$10,000 for the making of a carefully detailed study of this project, including the question of detouring the existing Park area which would be required in connection with this study. A number of members of the committee who had just been assigned to the State Planning Commission to make this survey was at the meeting and they were in an opinion that that use of the land was clearly not Baltimore City and in my view of the fact that they were clearly that the survey will be conducted in connection with the public project, consideration of both the streets involved in this petition for reclassification.

Whether or not that project be in the case, it is clear that these strips are in the way of the land use for Baltimore as an interchange with a future dual highway from the Baltimore Parkway to the Washington Parkway. These strips would prevent the use of a 200-foot highway which is now under construction, from being built to the city with the appropriate highway right of way being built north of Townen. This concept as we discussed and informally approved yesterday in the conference with Mr. Nathan Smith and I had with the members of the State Planning Council.

In the light of our recent conference with the State Roads officials, there may or may not be a question as to whether this general stretch of Edmondson Street will eventually become commercial. I believe, however, that it is in our best interests in the interests of the general welfare of the people of Baltimore County to have the strip on the east side of

General use these two sections of frontage which would be likely to be needed for one or more "highway and better use" than that intended commercially. It seems to me that a question of detouring a dual highway on one of his property, if there is any delay in connection with the survey, would be a serious matter. It seems to me that the general welfare of the people of Baltimore County would be served by the detouring of the highway on one of his property, if there is any delay in connection with the survey, would be a serious matter. It seems to me that the general welfare of the people of Baltimore County would be served by the detouring of the highway on one of his property, if there is any delay in connection with the survey, would be a serious matter.

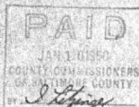
January 30, 1950

\$39.00

RECEIVED of Michael Paul Smith, Attorney for Ragan M. Doub, et al, Petitioners, the sum of Thirty Nine (\$39.00) Dollars, being cost of petition for reclassification, advertising and posting property on the southwest and northeast sides of Edmondson Avenue, Ext'd., 1st District of Baltimore County

Zoning Commissioner

Hearing:
Friday, Jan. 27, 1950
at 2:00 p. m.



MICROFILMED

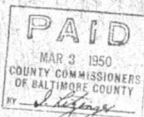
1629

March 3, 1950

\$22.00

RECEIVED OF Michael Paul Smith, Attorney for Ragan M. Doub, et al, petitioners, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner of Baltimore County denying the petition for reclassification of property on the southwest and northeast sides of Edmondson Avenue, Ext'd., 1st District of Baltimore County.

Zoning Commissioner



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1629

District: Commercial
Dated for: Ragan M. Doub
Petitioner: Ragan M. Doub
Location of property: S.W. side of Edmondson Ave 4572' west of Rolling Road
Location of signs: S.W. side of Edmondson Ave 4793' west of Rolling Road
Remarks: Harry E. Carlisle
Dated by: Harry E. Carlisle
Date of Posting: Jan 13/50

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1629

District: Commercial
Dated for: Ragan M. Doub
Petitioner: Ragan M. Doub
Location of property: N.E. side of Edmondson Ave 4572' west of Rolling Road
Location of signs: N.E. side of Edmondson Ave 4597' 4693' 4793' west of Rolling Road
Remarks: Harry E. Carlisle
Dated by: Harry E. Carlisle
Date of Posting: Jan 13/50

MICROFILMED

NOTICE OF ZONING PETITION FOR RECLASSIFICATION - 1st DIST.

1629
TOWSON, MD., January 13, 1950
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 two successive weeks before the twenty-seventh day of January 1950 the first publication appearing on the thirteenth day of January 1950.

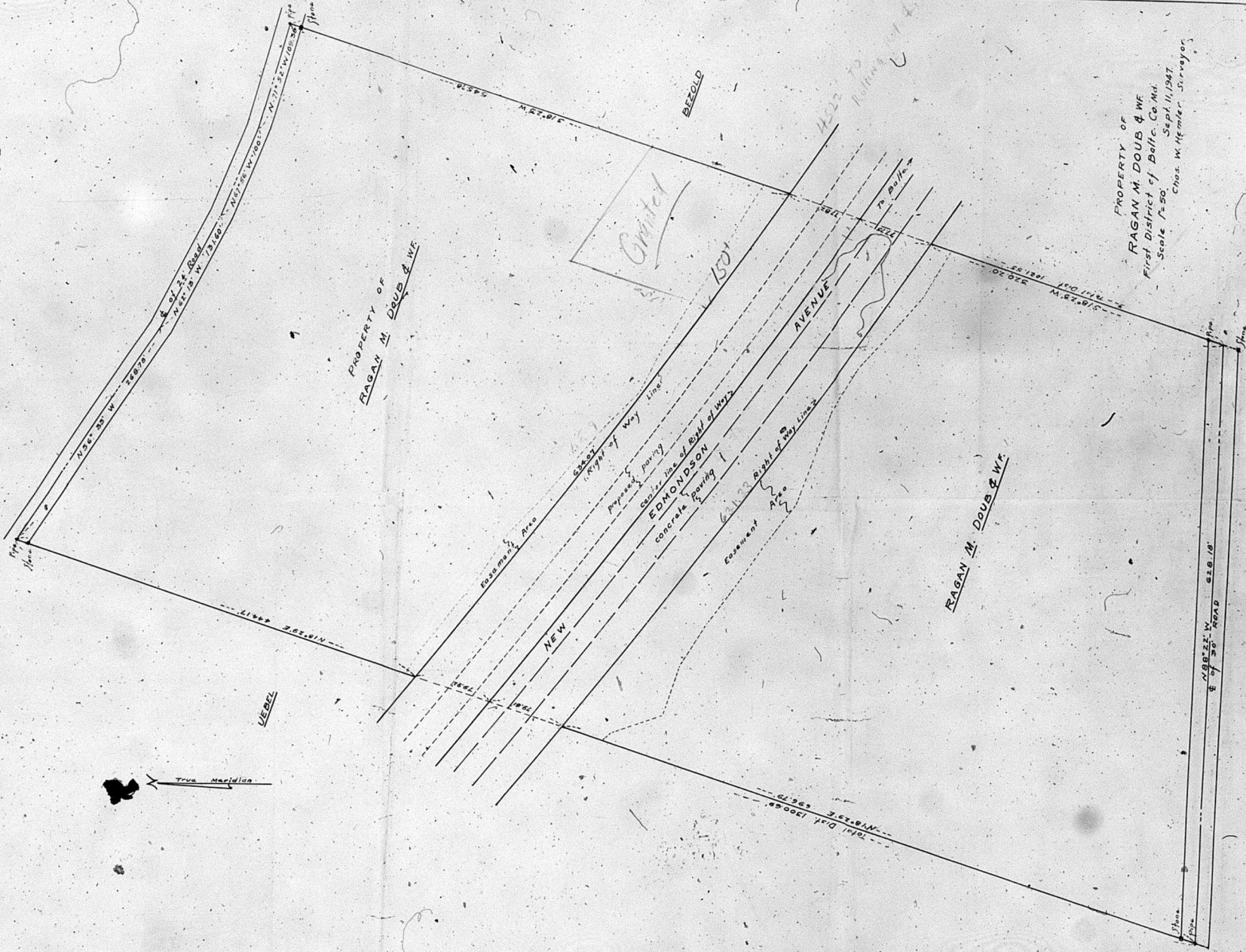
CERTIFICATE OF PUBLICATION

TOWSON, MD., January 13, 1950
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 two successive weeks before the twenty-seventh day of January 1950 the first publication appearing on the thirteenth day of January 1950.

The UNION NEWS

Manager.

MICROFILMED



PROPERTY OF
RAGAN M. DOUB & WF

RAGAN M. DOUB & WF

PROPERTY OF
RAGAN M. DOUB & WF
First District of Baltimore Co Md.
Scale 1"=50'
Sept. 11, 1947
Chas. W. Hemker, Surveyor

APPROVED PLAN