

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE, S 2 side Bel Air Road, 720 feet Northeast of Schroeder Ave., 11th Dist. Mabel I. Schroeder, Petitioner

Appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County, that the same is hereby reversed, and, it is further ORDERED that the Zoning Commissioner grant the petition for reclassification of the property described in these proceedings, from an "A" Residence Zone to an "E" Commercial Zone, subject, however, 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 a setback of 50 feet for any buildings to be erected from the southeast side of Bel Air Road.

It is this 8th day of June, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County, that the same is hereby reversed, and, it is further ORDERED that the Zoning Commissioner grant the petition for reclassification of the property described in these proceedings, from an "A" Residence Zone to an "E" Commercial Zone, subject, however, 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 a setback of 50 feet for any buildings to be erected from the southeast side of Bel Air Road.

Approved: Frank H. Jones Chairman
County Commissioners of Baltimore County
By John H. Pate Secretary
Date July 17/50

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Mabel I. Schroeder, owner of the property described in the petition, from the order and decision of the Zoning Commissioner of Baltimore County dated May 2, 1950, by which order the petition for reclassification of the property from an "A" Residence Zone to an "E" Commercial Zone was denied.

The case came on for hearing, testimony was taken on behalf of the petitioner, there being no protestants and no counsel for the petitioner heard. The property, which is the subject of the petition, is located on the southeast side of Bel Air Road 720 feet northeast of Schroeder Avenue, in the Eleventh District of Baltimore County. The petitioner desires to use this property for the purpose of selling flowers, flower pots and incidental articles used in connection with a florist shop.

While this property is somewhat removed from other commercial property the green houses have been on this property for a number of years and the erection a building for the sale of the flowers and articles used in connection therewith will merely be an extension of its present use.

The Board, therefore, finds that the lowering of the classification to an "E" Commercial Zone would not create congestion in the roads, streets and alleys, would not lessen safety from fire panic, traffic and other dangers, would not adversely affect health, morals and/or the general welfare, would not cause over-crowding of land, or cause undue concentration of population, would not interfere with adequate provisions for schools, parks, water, sewerage, transportation and other public requirements, conveniences

and improvements.

The Board further feels that this building should be set back at least 50 feet from the southeast side of Bel Air Road which will eliminate any traffic hazard. The Board, therefore, will sign an order in accordance with this opinion.

Frank H. Jones Chairman
John H. Pate Secretary
Board of Zoning Appeals of Baltimore County

TO: Hon. Charles H. Doherty, Zoning Commissioner, Baltimore County
Re: Petition for Reclassification from an "A" Residence Zone to an "E" Commercial Zone, S 2 side Bel Air Road, 720 feet Northeast of Schroeder Avenue, 11th District - Mabel I. Schroeder, Petitioner.

Please enter an Appeal to The Board of Zoning Appeals of Baltimore County from the Order of May 1, 1950 denying the Petition in the above captioned case.

John H. Pate Attorney for Petitioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, MABEL I. SCHROEDER, legal owner of the property situate on the southeast side of Bel Air Road, in the 11th District of Balto. Co., beginning 720 feet northeast of Schroeder Ave., thence north easterly, on the southeast side of Bel Air Road 55 feet, thence S 40° 43' east 140 feet; thence S 40° 50' west 55 feet and thence N 40° 43' west 140 feet to beginning

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-1 zone to an E-1 Commercial zone.
Reasons for Re-Classification: Adverse Change
(Market Success)

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, MABEL I. SCHROEDER, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Mabel I. Schroeder Legal Owner
Address Fallston Md

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of February, 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 Bldg., in Towson, Baltimore County, on the 28th day of March, 1950, at _____ o'clock P. M.
By _____ Zoning Commissioner of Baltimore County

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

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

Pursuant to the advertisement, posting of property and public hearing on the above petition and in appearing that by reason of _____ location, being in a sparsely developed residential area, the granting of which would be "spot zoning". There is a commercial zone just 970 feet south of the property, described in the petition, which has not been fully utilized and which is ample to serve the needs of this community, therefore _____

It is Ordered by the Zoning Commissioner of Baltimore County, this 2nd day of May, 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-1 Residence zone.
Charles H. Jones Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County
Date _____ By _____ President

RECEIVED of Mabel I. Schroeder the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner denying the petition for reclassification of property on the southeast side of Bel Air Road, 720 feet northeast of Schroeder Avenue.

PAID MAY 3 1950 COUNTY COMMISSIONER OF BALTIMORE COUNTY

REC'D MAR 13 1950

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 10, 1950
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. EX-2 times successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN, Logan Conner Manager
Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District Commercial Date of Posting Mar. 19/50
Posted for: Mabel I. Schroeder
Petitioner: Mabel I. Schroeder
Location of property: S 2 side of Bel Air Road northeast of Schroeder Ave.
Location of Sign: S 2 side of Bel Air Road 770' northeast of Schroeder Ave.
Remarks: Harry S. Bartland
Posted Harry S. Bartland Date of return: Mar. 19/50

February 22, 1950

\$20.00 ✓

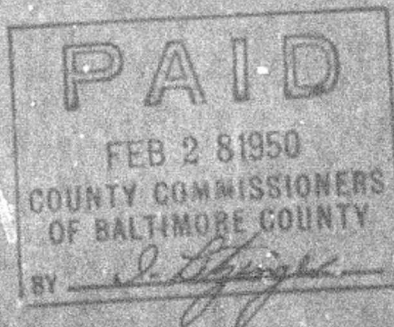
RECEIVED of Mabel I. Schroeder the sum of
of Twenty (\$20.00) Dollars, being cost of petition for
reclassification, advertising and posting of property,
southeast side of Bel Air Road, beginning 720' north-
east of Schroeder Avenue, 11th District of Baltimore
County.

Zoning Commissioner

Hearings:

Friday, March 24, 1950

at 3:00 p. m.



A

SCHROEDER
AVE.

BELAIR ROAD

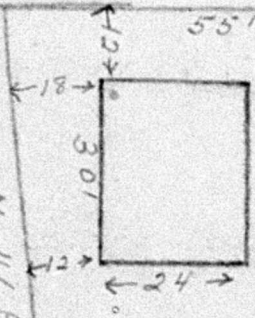
N 48° - 59° E

30
30

720'

55'

N 46° - 43' W



140'

140'

55'

1" = 30'

MABEL Schroeder
BELAIR ROAD
PERRY HALL, MD