

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

Donald I. Mohler and
Dorothy R. Mohler, legal owner of the property situate

on the east side of Paradise Ave., 1st District of Balto. Co., beginning 89 feet south of Frederick Road, thence southerly on the east side of Paradise Ave. 60 feet, thence S 72° 45' east 200 feet; thence S 1° 15' west 60 feet and thence S 72° 45' west 200 feet to beginning

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

Reasons for Re-Classification: APARTMENT HOUSE

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.

WE, we, agree to pay expense 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.

Donald I. Mohler
Dorothy R. Mohler
Legal Owner
Address 304 Monaca Ave
Edmonville 28 Md

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of April 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 Reckord Bldg., in Towson, Baltimore County, on the 5th day of April 1950 at 10:00 o'clock, A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION OF PROPERTY FROM AN "A" RESIDENCE ZONE TO AN "R" COMMERCIAL ZONE ON EAST SIDE OF PARADISE AVENUE, 89' S. FREDERICK ROAD, 1ST DIST. DONALD I. MOHLER AND DOROTHY R. MOHLER, PETITIONERS.

Pursuant to the advertisement and posting of the property, public hearing on the above petition was held on the 28th day of April, 1950. The lot sought to be reclassified has a frontage on the easternmost side of Paradise Avenue of 60 feet, beginning 89 feet south of Frederick Road, with a depth of even width easterly of 200 feet. The street-car loop on Frederick Road bisects the lot on the northernmost side thereof and there are well developed residential properties on both the south and east sides thereof. The lot is elevated above the street-car loop about 6 to 8 feet which precludes access from Frederick Road. Entrance to Paradise Avenue from Frederick Road is up a grade which becomes slippery in sleety and icy weather and is a hazard to motor vehicular traffic.

Paradise Avenue which has a right-of-way width of only 33 feet and a pavement width of but 20 feet is wholly inadequate for commercial use. The fact that Frederick Road is a boulevard, or thru stop traffic street, causes traffic to congest at this point and back up across the entire frontage of this lot. Any commercial use would be destined to add to the congestion and hazard which already exist at this location. The lot is bounded by residential properties on all four sides, except that the lot occupied by the street-car loop enjoys a Special Permit for this purpose and the lot at the southwest corner of Frederick Road and Paradise Avenue is zoned commercial to a depth of 200 feet. But these facts would not prevent the reclassification of this lot from being "spot zoning".

Furthermore, Paradise Avenue seems to be the appropriate easternmost boundary of the commercial zone on the south side of Frederick Road, and there seems to be no justification or excuse for turning this commercial zone south on Paradise Avenue, which is an exclusive, well-developed, high-class residential area.

For the above reasons the reclassification is hereby DENIED.

B. B. Thompson
Zoning Commissioner
of Baltimore County

Dated:

June 2, 1950

April 3, 1950

\$20.00

RECEIVED of Donald I. Mohler the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property, east side of Paradise Ave. 1st District of Baltimore County.

Zoning Commissioner

Heardings:
Friday, April 28, 1950
at 10:00 A.M.

PAID
APR 3 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY [Signature]

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
The Board
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification, from an "A" Residential Zone to an "R" Commercial Zone, 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 Reckord Building, Towson, Baltimore County, Maryland, on Friday, April 28, 1950 at 10:00 A.M.
to determine whether or not the following petition should be reclassified as a commercial use, or as a commercial use, to wit:
All that parcel of land on the east side of Paradise Ave. in the 1st District of Baltimore County, beginning 89 ft. south of Frederick Road, thence southerly on the east side of Paradise Ave. 60 feet, thence S 72° 45' east 200 feet, thence N 1° 15' west 60 feet, to beginning 89' south of Frederick Road, being property of Donald I. Mohler, et al., as shown on plat filed with the Building and Zoning Department, Balto. H. Doherty, Zoning Commissioner of Baltimore County
Apr. 7-14

OFFICE OF THE BALTIMORE COUNTEAN
THE COMMUNITY NEWS
Reisterstown, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 15th day of April 1950, that is to say the same was inserted in the issues of
April 7-14-1950
THE BALTIMORE COUNTEAN
By P. J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1676

District.....
Posted for.....
Petitioner: Donald I. Mohler
Location of property: east side of Paradise Ave 89' south of Frederick Road
Location of sign: east side of Paradise Ave 119' south of Frederick Road
Remarks: Harry C. Lortie
Posted by: Harry C. Lortie
Date of return: April 14/50

