

REC'D JUL 3 1950

OPINION OF THE BOARD OF ZONING
APPEALS OF BALTIMORE COUNTY

This is an appeal by Henry J. Weber, Adam H. Weber and Raymond H. Plack, owners of the property described in the petition from an order and decision of the Zoning Commissioner of Baltimore County, dated June 27, 1950, by which order the petition for reclassification of the property from an "A" Residence Zone to a "B" Residence Zone was denied.

The case came on for hearing before the Board, testimony was taken on behalf of the petitioner and there were no protestants. The property which is the subject of the petition is located on the west side of Harford Road, 260 feet northeast of East Drive, in the Ninth District of Baltimore County.

The petitioners desire this property reclassified for the purpose of erecting group houses. This particular property is not near any property which has been developed and the necessary utilities, such as sewers, will not be available for some time and since the residential development in this neighborhood has been restricted because of the terrain and the lack of access other than the Harford Road the Board feels there is no need or demand for such reclassification of this property. The Board also feels that by virtue of the location of this land, which is adjacent to cottage type houses, to reclassify this particular property for group houses would be "spot zoning", and, since the public services could not be furnished economically by the County the Board feels that this would result in an unnecessary economic

hardship on the County.
The Board, therefore, will sign an order affirming the action of the Zoning Commissioner of Baltimore County.

Samuel H. Hession
Chairman
Carl F. Ring
Calvin J. Carter
Board of Zoning Appeals
of Baltimore County

IN THE MATTER OF:
PETITION OF HENRY J. WEBER,
ADAM H. WEBER and
RAYMOND H. PLACK,
FOR RECLASSIFICATION FROM
"A" RESIDENCE ZONE TO
"B" RESIDENCE ZONE OF PROPERTY
SITUATED ON WEST SIDE OF HARFORD
ROAD, 260 FEET NORTHEAST OF
EAST DRIVE, NINTH DISTRICT
BALTIMORE COUNTY,
MARYLAND.

BEFORE
CHARLES H. DODD
ZONING COMMISSIONER OF
BALTIMORE COUNTY, MARYLAND.

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ORDER FOR APPEAL

Mr. Commissioner
Please enter an Appeal to the Board of Zoning Appeals for Baltimore County in the matter of the Order of the Zoning Commissioner of Baltimore County, State of Maryland, passed in the above captioned cause on June 27, 1950, and transmit all papers and records incident thereto to said Board of Zoning Appeals.

Samuel H. Hession
Attorneys for Petitioners

SEE OFFICE
SMALIN & HESSON
TOWSON, MARYLAND

RECEIVED JUL 10 1950
BALTIMORE COUNTY
ZONING DEPARTMENT

THE PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "B" RESIDENCE ZONE - W. S. Harford Road, 260 ft. E. of East Drive, 9th District of Baltimore County, Henry J. Weber, Adam H. Weber and Raymond H. Plack, Petitioners

Appeal in the above entitled matter coming on for hearing on August 24, 1950 before the Board of Zoning Appeals of Baltimore County from an order and decision of the Zoning Commissioner of Baltimore County dated June 27, 1950 denying the petition for reclassification of property described therein from an "A" Residence Zone to a "B" Residence Zone, and it appearing from the facts and evidence adduced at the appeal hearing that the granting of this petition would be detrimental to the safety, health and the general welfare of the community:

It is this 15th day of October, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner denying the petition be and the same is hereby affirmed.

Samuel H. Hession
Carl F. Ring
Calvin J. Carter
Board of Zoning Appeals
of Baltimore County

1713
Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—
Adam H. Weber.
We, Henry J. Weber, Raymond H. Plack and Adam H. Weber, of the property situate on the west side of Harford Road Baltimore County, and being in the rear of the 9100 and 9200 block of Harford Road, beginning 200' northeast of East Drive, if extended westerly, thence N 61° 34' west 455.84 feet; S 45° 24' west 115.52 feet; N 15° 34' west 900.94 feet; S 2° 11' east 910.28 feet; S 60° 31' east 407.63 feet; S 40° 00' east 507.16 feet to the northwest side of Harford Road, thence north-easterly and binding on the northwest side of Harford Road 980 feet to beginning, leaving and excepting therefrom that portion heretofore zoned "B" Commercial on the northwest side of Harford Road with a rectangular depth northwest of 150 feet,

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from A-1 zone to D-2 zone.
Reasons for Re-Classification: We have owned this property for a number of years and we desire to build group row houses on this location.

Size and height of building: front, 20 feet; depth, 40 feet; height, 20 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 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.
Henry J. Weber
Raymond H. Plack
Legal Owners
Address: 3039 Barnhart Avenue,
Baltimore # 24 Maryland.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 Record Bldg. in Towson Baltimore County, on the

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____
_____ the above re-classification should be had _____ day 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 a _____ zone to a _____ 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" _____
_____ the above re-classification should _____ be had _____ day of _____
It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the above petition be and the same is hereby sealed and that the above described property or area be and the same is hereby continued as and remain a _____ zone.
Henry J. Weber
Raymond H. Plack
Legal Owners
Address: 3039 Barnhart Avenue,
Baltimore # 24 Maryland.

Approved _____
County Commissioners of Baltimore County
By _____
President

1713
August 23, 1950
\$22.00
RECEIVED OF H. Richard Smalkin, Register, 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 denying the petition for reclassification of property, west side of Harford Road, 260 feet northeast of East Drive, 9th District of Baltimore County, Henry J. Weber, et al, petitioners.

PAID
AUG 24 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

April 27, 1950
RECEIVED OF Henry John Weber, et al, the sum of Twenty Eight (\$28.00) Dollars, being the cost of petition for reclassification, advertising and posting of property west side of Harford Road, 9th District of Baltimore County.
Zoning Commissioner
Hearing:
Friday, May 10, 1950
1:00 p. m.

PAID
APR 27 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

REC'D MAY 8 1950

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CERTIFICATE OF PUBLICATION

TOWSON, MD., May 5, 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., ~~on~~ ^{on} ~~at~~ ^{at} ~~2 times~~ ^{2 times} ~~on~~ ^{on} before the 19th day of MAY 1950, the first publication appearing on the 28th day of April 1950.

P. J. Smith
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

NOTICE OF ZONING PETITION FOR RECLASSIFICATION—5TH DIST.

Pursuant to petition filed with the Zoning Commission of Baltimore County for change of reclassification from an "A" Residence Zone to a "C" Residence Zone of the property hereinafter described, the Zoning Commission of Baltimore County, by action of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Towson Building, Towson, Baltimore County, Maryland.

On Friday, May 12, 1950.

At 10:00 P. M.

to determine whether or not the following mentioned and described property should be changed or reclassified as "C" Residence Zone, to wit:

All that parcel of land on the north-west side of Harford Road, in the 5th District of Baltimore County, beginning 440 feet north of East Avenue, if extended westerly thence N. 51° 54' west 451.14 feet; S. 42° 21' west 118.52 feet; N. 41° 28' east 250.54 feet; N. 75° 11' east 218.38 feet; S. 42° 21' east 407.02 feet; thence N. 41° 54' east 247.10 feet to the northwest side of Harford Road, thence easterly, on the northwest side of Harford Road, 810 feet to beginning, having and excepting therefrom that portion herebefore used commercially on the north-west side of Harford Road with a rectangular depth southwest of 150 feet, being property of Henry J. Weber as shown on plot plan filed with the Building and Zoning Department by Order of CLAS. H. DOUGLAS, Zoning Commissioner of Baltimore County.

App. 28—May 6.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

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District 9 Date of Posting May 27, 50
Posted for: Group Houses
Petitioner: Henry J. Weber
Location of property: West side Harford Road 250' N.E. of East Ave
Location of Signs: West side of Harford Road 270-307-407
West of East Ave
Remarks:
Posted by Harry E. Gartside Date of return: May 27, 50
Signature



NOTE:-
 COURSES ARE REFERRED TO THE TRUE MERIDIAN
 AS DETERMINED BY THE MARYLAND STATE
 ROADS COMMISSION'S SURVEY FOR THE DENNIS
 OF HARFORD ROAD AS SHOWN ON BALTO. CO. CONTRACT
 DRAWING B-331-1, 411.

Scale 1" = 66'
 W. C. Wannan
 LAND SURVEYOR
 STATE REGISTRY # 811
 1305 CHYNN OAK AVE.
 BALTIMORE 7, MD.
 WOODLAWN 460.

April 26, 1950