

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Southwestern Center, Inc. legal owner, of the property situate

at the northeast corner of Leeds Ave. & 3rd Ave., in the 13th District of Baltimore Co. thence northeasterly, on the northwest side of Leeds Ave., 165 feet, thence N 45° 30' west 750 feet, thence S 45° 30' west 553.82 feet, thence S 50° 37' east 520.8 feet, thence N 42° 50' east 367 feet, thence S 50° 16' east 128.5 feet, thence N 50° 44' east 20 feet, thence southeasterly, on the northeast side of 3rd Ave., 165 feet to beginning. Containing 8.41 acres of land,

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" Residence to an "E" Commercial use.

Reasons 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, 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.

Southwestern Center, Inc.
by Thomas B. Simmons
Thomas B. Simmons, President Legal Owner
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of July, 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 Room, in Towson, Baltimore County, on the 11:00 day of August, 1950, at 10:00 o'clock A.M.

Charles H. Deane
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE
NEC LEADS AVE. & THIRD AVENUE - 13TH DIST.,
SOUTHWESTERN CENTER, INC., PETITIONERS.

The foregoing petition is for a reclassification from a residential zone to a commercial zone of a tract containing 8.41 acres of land fronting 165 feet on the westernmost side of Leeds Avenue. About 250 feet west of Leeds Avenue the lot widens to an average width of about 587 feet and an average depth of about 530 feet. It is proposed to use the strip fronting on Leeds Avenue solely as a means of ingress and egress to the nearly square approximate eight-acre tract where the shopping center would be located. The tract is bounded on the north and south by residential properties and on the west by an eight-acre tract where the Board of Education of Baltimore County proposes to build a public school, and on the east by the new Episcopal Church of the Holy Apostles and Leeds Avenue.

Less than a quarter of a mile away there has already been zoned on Walters Choice Lane two tracts of land where there will be erected in the very near future a complete shopping center, and less than half a mile away there is the Arbutus commercial district. Thus it seems that the community is amply supplied with commercial zones. Commercial uses and developments of the tract in question would be highly detrimental to adjoining properties and would be "spot zoning". Further, since ingress and egress are by means of but one highway, great congestion would be destined to develop at this point, creating a serious traffic hazard.

I am unable to find from the evidence that a reclassification of said property is necessary for the public convenience, health, safety, morals and general welfare of the community. Therefore, I must deny this reclassification.

Charles H. Deane
Zoning Commissioner
of Baltimore County

Dated:
August 7, 1950

July 19, 1950

\$23.00
RECEIVED of Michael Paul Smith, Esquire, the sum of Twenty Three (\$23.00) Dollars, being the cost of petition for reclassification, advertising and posting of property, northeast corner of Leeds and Third Avenues, 13th District of Baltimore County.

Zoning Commissioner

Received:
Friday, August 4, 1950
at 11:00 a.m.

PAID
JUL 20 1950
COUNTY COMMISSIONER
OF BALTIMORE COUNTY

NOTICE OF PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to an "E" Commercial Zone of the property heretofore described, 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 Record Building, in Towson, Baltimore County, Maryland, on Friday, August 4, 1950, at 11:00 o'clock A.M.

To determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid, for Approved Commercial Use, to wit: All that parcel of land situate at the northeast corner of Leeds Avenue & Third Avenue, in the 13th District of Baltimore County, thence northeasterly and binding on the northwest side of Leeds Avenue, 165 feet, thence northerly 45° 30' west 750 feet, thence S 45° 30' west 553.82 feet, thence north 50° 37' east 520.8 feet, thence north 42° 50' east 367 feet, thence S 50° 16' east 128.5 feet, thence northerly 50° 44' east 20 feet, thence southeasterly and binding on the northeast side of Third Avenue, 165 feet to place of beginning, containing 8.41 acres, as shown on plat filed with the Zoning Department, being property of the Southwestern Center, Inc., Petitioners.

By Order of Chas. H. Deane
Zoning Commissioner
of Baltimore County
July 14, 1950

RECD JUL 19 1950 OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGO
Catonville, Md.
THE COMMUNITY PRESS
Baltimore, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Deane, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 22nd day of July, 1950, that is to say the same was inserted in the issues of July 14 and 21, 1950

THE BALTIMORE COUNTIAN

By R. S. Meyer
Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

On or about 13 day of July, 1950
Posted for: Commercial
Petitioner: Southwestern Center Inc
Location of property: N.W. side of Leeds Ave 125' S.W. of Ten Oaks Ave
Location of Signs: N.W. side of Leeds Ave 201-275' S.W. of Ten Oaks Ave
Remarks: _____
Posted by: Harry E. Gantick
Date of return: July 24/50

