RH: SUITION FOR MEALINIFICATION FROM AN \$5 THE PROPERTY STATE OF \$75 COMPRESSED AN \$5 THE STATE OF THE STAT

The appeal in the above case having come on for hearing before this Board, the case submitted, and the entire matter having been fully considered;

It is this \_\_lst\_\_day of June, 1951, ORDERED by the Board of Zoning Appeals of Baltimore County, that the Order of the Zoning Commissioner of Baltimore County granting four petitions for reclassification, from an "A" Residence Zone to an "E" Commercial Zone, be and the same is hereby sustained; subject, however, to the provisions 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.

L. En ampfell

Board of Zoning Appeals of Baltimore County



## Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

Low w. .. the midstaland on the Morthest also of Seltsorstonn Boad, 480 feet 6 inches Northest also of Seltsorstonn Boad, 480 feet 6 inches Northest account on the Northest also of Seltsorstonn Boad, 480 feet 6 inches Northest account Sea, Pileavylle, Maryland, as outlined in red on the attached plat, and described as follows

the attached plat, and described as follows:

Beginning for the asse on the Northeast aids of Nelsterstown Hond

Beginning for the property of the State of the State of State

creby petition	that the zoning sta	tus of the above	described property	be	re-classified, pursuant to the
loning Law of	Bultimore County,	from an A-Re	sidential rone	to	anK-Commercial .zone.
Reasons for	Re-Classification:	Stores			

Size and height of building front feet; depti feet; height Front and side set backs of building from street lines; front

I, or we, agree to pay expenses of above re-classification, advertising, posting, ets., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of ounty adopted pursuant to the Zoning Law for Baltimore County

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of October 19 50 that the subject matter of this petition be advertised, as requir-d by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning ...day of November

o'elsek A M I hast toing oner of Baltimore County

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## OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

Railsan, Wrs. Alban L. Bean, N. Budd Chaire, Wrs. p. Presci, and Joel G. D. Butlar, free an Order and desired of the County Coun

comment for both sides heard.

pattions is located on the northeast side of the Reisterstown Road in the Third District of Rellicore County, and the County of the Reisterstown Road in the Third District of Rellicore County, commercial area extending through a part of Filewrille and on the northerly side by a large, well established comment. It was noted that several of the buildings of the result of the Reister of the Reis

At the time of the hearing it was brought out by both the Chief engineer of Maitinore County and the Director of the Flaming Countsion that the directorential through the above step of land. To limit and restrict through the above step of land. To limit and restrict the ure of the property in question because it may be needed sensitize in the Tuture for proposed public use, the Board Tools It would be depriving the owners of the use of their

It is the opinion of the Board that the lowering of the classification will not eause excessive congestion on Relateration Board will not eause excessive congestion on Relateration Board will not several and that the Came to a new first conversal Zone will not advarcely affect the health, safety, morals, and general welfare of the community; and the Board will sign an Order in accordance with this opinion, granting the petitions for reclassification with this opinion, granting the petitions for reclassification

## Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, ...tha.undersignad ...legslowmers. of the property situate at the intersection of the Nortness side of Reisterstown Road and the Nortness taide of Old Court Road, Pikesville, Baltimore Court, Maryland, as outlined in red on the attached plat, and described as follows;

Maryland, fas outlined in red on the attached plat, and described as Tolion [Beginning for the same on the Northeast state of featerstoom Bond(feet feet with Southeast convers of the Old Felices Ballico] and rounding degrees East 182.3 feet, more or less to the Northeast stade of Old Court Bond 90.7 feet, thence Binding on the Northeast stade of Old Court Bond 90.7 feet, thence Binding on the Northeast stade of Old Court Bond 90.7 feet, thence Binth Shift degrees Res 18.8 if set[to the third line of Sinking Bepose) tenned with said line) worth 80 degrees West 44.0 feet to a pootly instead by a straight line to the place of beginning.

hereby	petition	that the zo	ning status	of the above	described property	be	re-classified, pursuant to th
Zoning	Law o	f Baltimore	County, fro	m an A-Re	sidential zone	to	an E-Commercialson
100		2 2 1					

Size and height of building: front\_\_\_\_\_\_feet; depth\_\_\_\_\_feet; height\_\_\_\_\_ Front and side set backs of building from street lines: front feet; side feet

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

> · Salvatura Deller Valertine Joseph Futilla Address filesolles Ned

0 1846

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of October 19.50, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning issioner of Baltimore County, in the Reckerd Bldg., in Towson, Baltimore County, on the 14th day of November

19 50 at o'clock A.M. Khax & Doing

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from an "A" Residence Zone to an "S" Commercial Zone, subject 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.

Board of Zoning Appeals of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County :--

mar on the Northeast side of Relaterators Boad, 172,5 feet Northwest of Boad (1922) and Court Boad, 172,5 feet Northwest of Boad (1922) and Court Boad, 172,5 feet Northwest of Boad (1922) and Court Boad

Road in the Southment of the date on the Ortheast side of Relatorstorm Road at the Southment corner of the dat Pollow Ball Loc, and point being 112.3 feet, more or less Northwest of the Northwest side of 201 doggy Road, and running thence on the Northwest side of Relatorstorm, and the Southment of the Southment Southment of Relatorstorm, and the Southment Southmen

hereby petit	ion that the zoning s	tatus of the above	described property	be re-classified,	pursuant to the
Zoning Law	of Baltimore Count	y, from an A- 1	tessone	to an E-Com:	ercial cone
Reasons	for Re-Classification	. Stores			

Size and height of building; front \_\_\_\_\_\_feet; depth \_\_\_\_\_\_ieet; height \_\_\_\_\_ Front and side set backs of building from street lines: front. Property to be posted as prescribed by Zoning Regulations.

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.

Blarence & Brusey Maleson Hatta Charles Belx Constitution Address Pikonvilla 8 Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of October 1950, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Beckord Bidg, in Towson, Baltimere County, on the

10:100

14th Ass of November 1959, at o'clock As. M. 14th day of November

ChexxX Dains nes of Batthana County

RE: PRITION FOR RECLASSIFICATION, FROM AN "A" RESIDENCE ZONE TO AN "A" COMPRISHED ZONE, MART SITE OF REIZ-CO. ALFREW MARTISIS, Jr. and wife, Mose A. Richocok, and wife, R. Chem Metta, Chas. E. Bell, Salvatore Deller, T. doo. Frititle, Dennald A. Hing and dirley Hing and Nr. Zion Lodge No. 67, 1. O. O. F.,

An imposition of this property and the community in which it is located discloses that this section of the Binizateow Bond is largely atther commercial or has been soond for commercial purposes, the new would consider eventing a chealing on the late in unsation, the commercial consideration of the commercial purposes, putitioner the right to make his of his property for the only purpose for which it can be reasonably utilized would sount to an exceptation

Zoning authorities have been given very broad powers which have upheld by the Courts but their authority has never been extended to ude the power of destroying real estate values and confiscation.

The traffic problem in this community is a very serious one and one which cannot be overcome by despring property course of the charged with the duty of making the public highways and for travel to overcome congestion by appropriate traffic controls or by-passes when any there necessary as has been done and is being done all over

The Birester of the Planning Commission of Ed thore County reports that the circumfreential highway, which has been planned for billions County, and the second of the county would not be not a sufficient reason in itself for retuing the reclassification because the proposed circumfreential highway may move be built and if it is it may take even a different route than that proposed.

To limit and restrict the one of private last because it may be needed once than in the Tuture for proposed politic may switch any navor saterialise, assumes to the taking of private property for public use witchost componentian gapactut the law of the land. To supplie that the property of the propert

Coming Countries of the Country increases 10, 19(0).

Loning Countries of the Lines Country increases 10, 19(0) and Countries of the Lines Country that the above described property of this Order, from an \*W Residence Come to an \*W twentries Come, subject of this Order, from an \*W Residence Come to an \*W twentries Come, subject to the Countries Countries

By Hoffrett Bolden

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## Petition for Zoning Re-Classification

J. .lfred Marriott, Jr. and Ada C. Marriott, his wife; Jesse A. I, or we litchcook and Battle F. Mitchcookegil-www.foot the property situate

est alls of Relateratoum Road; north of Old Court Road;
Pikesville, Baltimore County, Murjand, se outlind Indred:on attached Plat and described as follows:
beginning for the same on the Northeast side of Relateratoum Road of feet
that Road of the State of Relateratoum Road and the Mortheast alde of Glat
Court Road, and running themse binding on the Northeast alde of Relateratoum
Court Road, and running themse binding on the Northeast alde of Relateratoum
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Court Road, and running the Road of Relateratoum
Court Road, and running the Road of Relateratoum
Court Road, and Road of Relateratoum
Court Road, Road of Relateratoum
Court R east side of Reisterstown Road; north of Old Court Boad,

hereby petition that the zoning status of the above described property be re-classified, pursuent to the Zoning Law of Baltimore County, from an A-Residential zone to an E-Commercial zone. Reasons for Re-Classification: Stores \_\_feet; height \_\_\_\_

Front and side set backs of building from street lines front ... 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 Lay Gerbaltimore, County.

ada C. M. arriott Jem a the Rice Pattie F. Mitchcool Legal Owner Jesse A. Hitchcock,

Address Box 210, Pikesville 8, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this ..... 24th ...... day of October 19.50, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimo County, that property be posted, and that the public hearing hereon be had in the office of the Zoning oner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the

14th day of November block Joing

Zoning Commissioner of Baltimore County

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Davis S. Sykos, Require, 150h Firet Mational Reak Midg., Baltimore = 2, Maryland

County Cossissioners of Enltimore County # Zeming Department, 303 Washington Avenue, Tosseon h. Harvlani July 20, 1951

Cortified copies of patition and other pages: filed in the matter of relamification of property, each side of Relateratous Rendyleveh of Od Court Rendy Sed Ministrat, Richecols, Marriotty, of al, patitionare

11,20

December 18, 1950

\$22,00

RECEIVED of David S. Sykes, Arterney, the sum of Eventy Two (282,00) bollers being cost of appeal to the Beard of Soning Appeals of Palticore County from the decision of the Soning Commissioner granting the petition for reclassification of property, east side of Reistorstown Road, Marriott, Hitchcock, ot w1, petitioners.

Zoning Commissoner

DEC 1 0 20

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

184

Bistrier 3 Bate of Paring NoV 3/32
Posted to E Perinam Feetitta, MI zion Todge Marriott, Hetcherok Limald a King
Le anim of propers Northeast Sorner of Reisterstown Road .

Leading of proper Hortheast Gerner of Reisterstown Road & the Old Court Road Leading of Sign Northeast side of Reisterstown Road 10-150-400 feet worthwest of Old Court Road

Control by Harry & Gentleid But of return 2007 3/50

- July 26, 1991

ens 200

RECEIVED or Levid S. Sphess, Attornay, the sem of Gli-20 being cost of certified copy of pointion and other paper filed in the matter of reclassification of property on cast side of Reisturstown Road, north of Old Court Road, Jd Ristrict of Multimore County, Nitchnook, Narriott, et al, pointioners.

Toming Commissioner

PAID

JUL 2 61951

COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

October 30 1950

\$25,00 V

RECKIVED of Relph E. Diets, Attorney for the petitiamers, Hitchcock, et al. for reclassification of property, edvertising and posting, northeast side of Reisterstown Road, 3rd District of Baltimore County.

Zoning Commissioner

Hearings Theaday, Nov. 14, 1950 at 10:00 s.m.

OCT & 0.1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
SY

