

Petition for Zoning Re-Classification

MAP
15-C

1885
HHS

To The Zoning Commissioner of Baltimore County--

I, Anna Helldorfer, legal owner, of the property situated in Baltimore County, on the south side of Eastern Boulevard, and described as follows:

Beginning for the same on the centerline of Kingston Road, 30 feet wide, at a point distant 175.0 feet south of the south side of Eastern Boulevard and running thence southeasterly and binding on said centerline of Kingston Road, which is also the west line of a parcel of land owned by the Consolidated Gas and Electric Light and Power Company and used as a transformer station, 550.0 feet, more or less, to the southwest corner of said property, thence southwesterly by a line drawn perpendicular to said Kingston Road, 370.0 feet, more or less, thence northwesterly 485.0 feet, more or less to the south line of a strip of land 175.0 feet deep running along the south side of Eastern Boulevard, which is now zoned "C" Commercial, and running thence northwesterly along the south side of said commercial strip, by a line drawn parallel to and distant 175.0 feet south of the south side of Eastern Boulevard, 485.0 feet more or less to the place of beginning. Containing 3.2 acres of land, more or less, and being the property of the zoning status of the above described property be re-classified, pursuant to the

Zoning Law of Baltimore County, from a "Residential" zone to an "Commercial" zone.

Reasons for Re-Classification: Adjoining land is commercialized, and this additional area is part of the same tract and its greatest utility will lie in use as parking site in connection with commercial center, and has no utility for residential development.

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.

Anna Helldorfer
Legal Owner
Address 3 S. HANCOCK AVE.
110016 RIVER
DALTON, CO.

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of December, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 10th day of January, 1951, at 10:00 a.m.

Charles H. Davis
Zoning Commissioner of Baltimore County
(over)

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
15th District
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of re-classification from a "C" Commercial Zone to an "R" Residential 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 Record Building, Towson, Baltimore County, Maryland, on Thursday, January 16, 1951, at 10:00 a.m., to determine whether or not the following mentioned and described property should be changed to re-classified as aforesaid. For Approval of Commercial use, to be used on the south side of Eastern Boulevard, beginning for the same on the centerline of Kingston Road, 30 feet wide, at a point distant 175.0 feet south of the south side of Eastern Boulevard and running thence southeasterly and binding on said centerline of Kingston Road, which is also the west line of a parcel of land owned by the Consolidated Gas and Electric Light and Power Co., and used as a transformer station, 550.0 feet, more or less, to the southwest corner of said property, thence southwesterly by a line drawn perpendicular to said Kingston Road, 370.0 feet, more or less, thence northwesterly 485.0 feet deep running along the south side of Eastern Boulevard, which is now zoned "C" Commercial, and running thence northwesterly along the south side of said commercial strip, by a line drawn parallel to and distant 175.0 feet south of the south side of Eastern Boulevard, 485.0 feet, more or less, to be beginning. Containing 3.2 acres of land, more or less. Being property of Anna Helldorfer as shown on said plan that with the Building and Zoning Department of Baltimore County.

RECD JAN 15 1951
OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY PRESS
Baltimore, Md.
THE HERALD-ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
January 6, 1951.
THIS IS TO CERTIFY, that the annexed advertisement of Augustine J. Muller, 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 2 successive weeks before the 6th day of January, 1951, that is to say the same was inserted in the issues of
December 29, 1950 and January 5, 1951.
THE BALTIMORE COUNTIAN
By P. J. Morgan
Editor and Manager.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... location, being between the existing commercial zone and a "R" Residential Zone of considerable magnitude and being directly opposite the large Transformer Station of the Gas and Electric Company, making this area unsuitable for residential use.

It is Ordered by the Zoning Commissioner of Baltimore County this 7th day of January, 1951, 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 "C" Commercial Zone to an "R" Residential Zone, subject to the provision of two and one-half square feet of off-street parking area for every square foot of land to be used for commercial buildings.

Charles H. Davis
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, being between the existing commercial zone and a "R" Residential Zone of considerable magnitude and being directly opposite the large Transformer Station of the Gas and Electric Company, making this area unsuitable for residential use.

It is Ordered by the Zoning Commissioner of Baltimore County this 7th day of January, 1951, that the above described property or area be and the same is hereby continued as and to remain a "C" Commercial Zone.

Charles H. Davis
Zoning Commissioner of Baltimore County

Approved _____
Date 2/4/51
County Commissioners of Baltimore County
By Alfred M. Hall
President

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
15th District
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of re-classification from a "C" Commercial Zone to an "R" Residential 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 Record Building, Towson, Baltimore County, Maryland, on Thursday, December 28, 1950, at 10:00 a.m., to determine whether or not the following mentioned and described property should be changed to re-classified as aforesaid. For Approval of Commercial use, to be used on the south side of Eastern Boulevard, beginning for the same on the centerline of Kingston Road, 30 feet wide, at a point distant 175.0 feet south of the south side of Eastern Boulevard and running thence southeasterly and binding on said centerline of Kingston Road, which is also the west line of a parcel of land owned by the Consolidated Gas and Electric Light and Power Co., and used as a transformer station, 550.0 feet, more or less, to the southwest corner of said property, thence southwesterly by a line drawn perpendicular to said Kingston Road, 370.0 feet, more or less, thence northwesterly 485.0 feet deep running along the south side of Eastern Boulevard, which is now zoned "C" Commercial, and running thence northwesterly along the south side of said commercial strip, by a line drawn parallel to and distant 175.0 feet south of the south side of Eastern Boulevard, 485.0 feet, more or less, to be beginning. Containing 3.2 acres of land, more or less. Being property of Anna Helldorfer as shown on said plan that with the Building and Zoning Department of Baltimore County.

RECD DEC 20 1950
OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY PRESS
Baltimore, Md.
THE HERALD-ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
December 18, 1950.
THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Davis, 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 2 successive weeks before the 18th day of December, 1950, that is to say the same was inserted in the issues of
December 6-15, 1950.
THE BALTIMORE COUNTIAN
By P. J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1885

District 15
Posted for 2-8
Petitioner Anna Helldorfer
Location of property S.W. side of Kingston 175 feet south of Eastern Ave
Location of Signs S.W. side of Kingston 200 - 400 feet S.W. of Eastern Ave
Remarks _____
Posted by Harry C. Bartuch
Date of return Jan 5/51

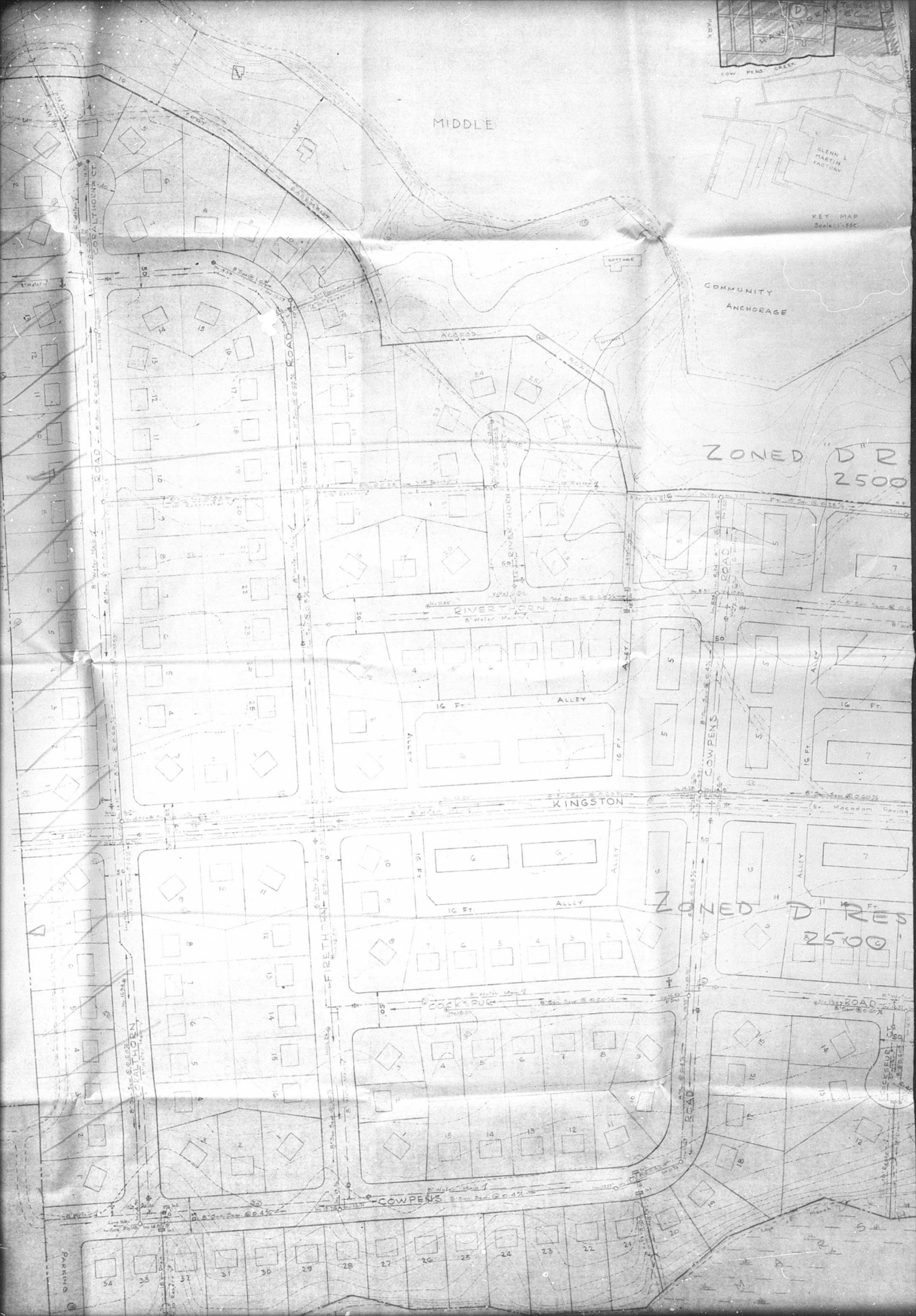
December 26, 1950

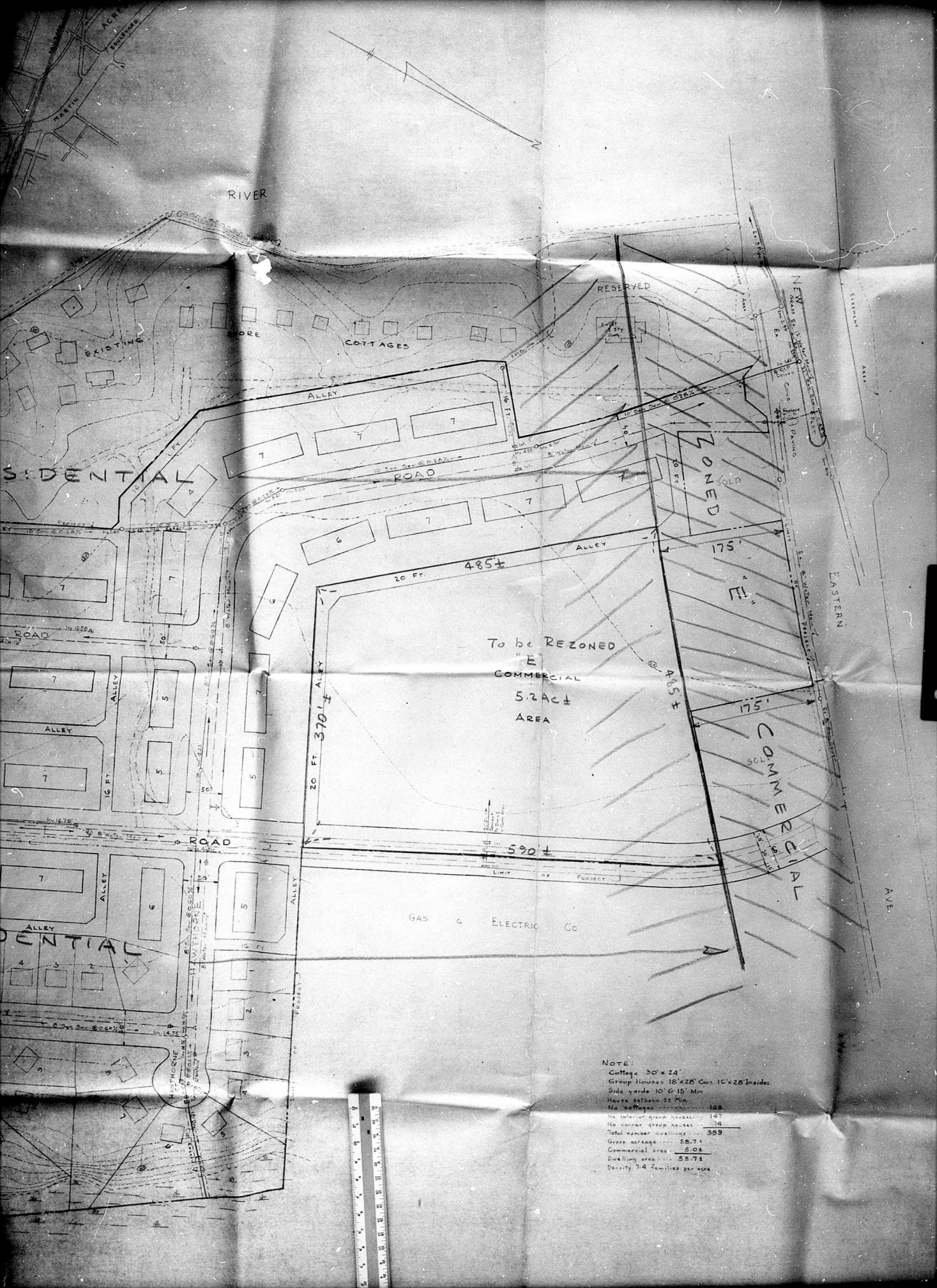
\$33.00
RECEIVED of Eugene P. Smith, Attorney for Anna G. Helldorfer, Petitioner, the sum of Thirty Three (\$33.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Kingston Road, in the 15th District of Baltimore County.

Zoning Commissioner

Hearing:
Tuesday, January 16, 1951
at 10:00 a.m.

PAID
DEC 27 1950
P. J. Morgan





NOTE:
Cottage 30' x 24'
Group Houses 18' x 28' Cows 10' x 28' Inside
Side yards 10' & 15' Min
House setback 25' Min
No cottages - 168
No interior group houses - 147
No corner group houses - 36
Total number dwellings - 389
Gross acreage - 58.71
Commercial area - 5.04
Dwelling area - 53.74
Density 7.4 families per acre