

IN THE MATTER OF
Petition of
Henry A. Schaub and
Marie C. Schaub
vs.
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Permit

To The Zoning Commissioner of Baltimore

Henry A. and Marie C. Schaub

Contract
Bureau

hereby petition for a Special Permit, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, pursuant to Chapter 577 of the Acts of the General Assembly
of Maryland of 1943, for a cart in permit and use, as provided
under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now
or to be erected thereon) hereinafter described for Storage Garage.

South side of Slade Ave., 3rd Dist., at the intersection of the easterly corner
formed by the south side of Slade Ave. and the w. side of Marshall Ave. thence southerly
150 feet binding on the easterly line of lot No. 91, as outlined on the plat of East
Baltimore Park, which said plat is recorded among the Plat Records of Baltimore, Plat
Book No. 1, folio 156, thence westerly on the southerly line of lots Nos. 76, 91, 90
79, 88, 87, 86 and 85 as outlined on said plat, 200.19 ft. to the easterly side of
Western Maryland Ave. thence northerly binding on the west side of Western Maryland Ave.
150.25 ft. to the south side of Slade Ave. thence easterly, binding on the south side
of Slade Ave. 136.74 ft. to beginning

Witness my hand and seal this 14th day of February, 1951.
Zoning Commissioner
of Baltimore County

Address: 43 Slade Ave. N.E.

ORDERED by the Zoning Commissioner of Baltimore
County this 16th day of January, 1951,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 5th
day of February, 1951, at 1:00 o'clock
P.M.

Zoning Commissioner
of Baltimore County

RE: PETITION FOR A SPECIAL PERMIT FOR
STORAGE GARAGE - S. E. Slade Ave.,
N. E. Marshall Ave., 3rd District -
Henry A. and Marie C. Schaub,
Petitioners, Jacob & Sol Reicher,
Contract Purchasers.

The property sought to be used for the operation of
a storage garage, or contractor's storage yard, is located
at the end of Slade Avenue, immediately east of the Western
Maryland Railroad right-of-way.

Evidence introduced at the hearing and a personal
inspection of this area discloses that Slade Avenue is
paved to a width of from 14 to 16 feet and that no side-
walks have been provided for pedestrian traffic.

One of the contract purchasers of this property,
Mr. Sol Reicher, stated that if the special permit petitioned
for was granted that he would negotiate with the T. & P.
Telephone Company for a contract to erect a building for
the storage of 30 trucks on the easterly part of this
lot and that a yard for the storage of telephone poles and
cables would be installed on the westerly part of the lot.

The plat filed by the petitioners indicates that
the whole lot will be taken up by the garage building, pole
yard and cable yard and that no parking space would be
available for use of the private cars owned by the workers
of the Telephone Company.

Slade Avenue is now improved with cottage type
residential development with the exception of the properties
fronting on the Belair Station Road and a storage yard used by
the Baltimore County Highway Department fronting on Western
Maryland Avenue (said Avenue being parallel and contiguous
to the Western Maryland Railroad right-of-way).

The preponderance of evidence is to the effect
that the property is unquestionably suitable for residential
development, there being water and sewers available to these
lots in Slade Avenue.

Due to the fact that the use of this property as
outlined by the petitioners would result in the use of
Slade Avenue by at least 30 private vehicles a day,
in addition to the regular trucks and pole trucks of the
Telephone Company and that no sidewalks are provided for
pedestrians and no parking space allocated for the workers'
cars, it is the opinion of the Zoning Commissioner that a
serious traffic hazard would be generated which would be
detrimental to the safety of the residents of this area,
as well as detrimental to the general welfare of the
community.

It is this 16th day of February, 1951,
ORDERED by the Zoning Commissioner of Baltimore County that
the petition for a special permit as aforesaid, be and the
same is hereby denied.

Zoning Commissioner
of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1902

District: 3 Date of Posting: Jan 26/51
Posted For: Storage Garage
Petitioner: Henry A. Schaub
Location of property: SW corner of Slade & Marshall Ave
Location of Sign: SW corner of Slade & Marshall Ave
Remarks: Harry C. Hartwick
Posted by: Harry C. Hartwick Date of return: Jan 26/51

January 18, 1951

\$20.00

RECEIVED of Herbert L. Wynne, Attorney for Henry A. Schaub,
et al, the sum of Twenty (\$20.00) Dollars, being cost of petition
for special permit, advertising and posting of property, south side
of Slade Ave., in the 3rd District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, Feb. 5, 1951
at 1:00 p.m.

PAID

RECD JAN 27 1951

1902-S

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 26, 1951

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., XXXXJAN 26
XX 2 times XXXXXXXX before the 5th
day of February, 1951, the first publication
appearing on the 19th day of January
1951.

THE JEFFERSONIAN

Manager

Cost of Advertisement \$

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Rate

SLADE AVE (40'0")

To BEISTERSTOWN RD

236.79

159.74

POLE YARD
100' x 129' (AVER)

129'

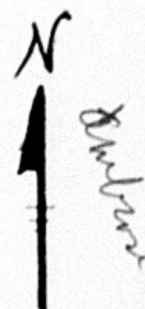
100'

75' DRIVEWAY

BUILDING
75' x 150'

150'00

MARSHALL AVE (40'0")



15' PAVED ROAD
150.88

CABLE YARD
50' x 145' (AVER)

50'

142.49

220.49

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BUILDING LOCATION PLAT
GOODMAN-REKHER

PIKESVILLE

PLAN B

12-19-50

REV 12-21-50

HZ