

1957

RE: PETITION FOR RECLASSIFICATION FROM
 "A" RESIDENCE ZONE TO AN "A" COMMERCIAL ZONE - N. S. COR. Joppa and Old Harford Roads, 9th District, Raymond H. & Erna Norrup, Baltimore.

The property which is the subject of this petition is located at the northeast corner of Joppa and Old Harford Roads. The northwest corner of this intersection is now zoned commercially and a special permit has been granted for a gasoline service station, construction on same having just begun. The southeast corner is not zoned commercially but a gasoline service station is located on this corner, said station enjoying a non-conforming use under the Zoning Regulations and Restrictions. The southeast corner of this intersection is zoned commercially and a portion of this property is now being used for the conduct of a gasoline stand.

It seems logical, therefore, that in view of the fact that two of these corners are zoned commercially and a third has a non-conforming use for the conduct of a gasoline service station, that the fourth and remaining corner should be zoned for commercial use. It is the opinion of the Zoning Commissioner that in view of the foregoing, the denial of this reclassification would be arbitrary.

Due to the fact that both Joppa and Old Harford Roads have narrow rights-of-way, Joppa Road being 40 feet in width and Old Harford Road 30 feet in width, it is necessary that in the development of this property additional land be allotted for the widening of these rights-of-way. This reclassification is predicated upon the submission of a plan to this department which has been approved by the Baltimore County Planning Commission and the Chief Engineer of the Highways Department of Baltimore County showing a widening of 15 feet on the north side of Joppa Road to allow a right-of-way of 70 feet and the widening of 15 feet on the southeast side of Old Harford Road to allow for a right-of-way of 60 feet and the cutting off of the intersection to provide a turning radius of 50 feet. This plan should also incorporate a buildings layout which meets the approval of the Baltimore County Planning Commission, said layout to provide for the setback of buildings to conform to existing residential structures.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1957, that the above described property be and the same is hereby reclassified, from and after the date of this Order from an "A" Residence Zone to an "A" Commercial Zone.

Approved: *Raymond H. Norrup*
 Zoning Commissioner
 of Baltimore County

By *William H. Miller*
 President

Date: May 23, 1957

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, *Raymond H. Norrup & Erna Norrup*, legal owner... of the property situate

in the 9th District of Baltimore County at the Northeast corner of Joppa and Old Harford Road thence running easterly and binding on the North side of Joppa Road 1/4th thence N 1/4 77° W 279' to the Southside of Old Harford Road thence westerly and binding on the Southside of Old Harford Road 279' to place of beginning as shown on plat plan filed with the Buildings and Zoning Department.

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 zone to an "A" Commercial zone.
 Reasons for Re-Classification: *App. Com. Use.*

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.

Raymond H. Norrup
Erna Norrup
 Legal Owner
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of March, 1957, 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 Beekwood Bldg., in Towson, Baltimore County, on the 29th day of April, 1957, at 10:30 A.M.

Raymond H. Norrup
 Zoning Commissioner of Baltimore County
 (over)

APR 9 - 1 P.M.

March 21, 1951.

\$26.00 ✓

Received of Raymond H. Norrup the sum of twenty six dollars (\$26.00) being cost of petition for reclassification - posting and advertising of property at the northeast corner of Joppa and Old Harford Roads.

Zoning Commissioner

REC'D MAR 29 1951

#1957-

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of four successive weeks before the 22nd day of March, 1957, the first publication appearing on the 22nd day of March, 1957.

THE UNION NEWS

W. H. K. Smith
 Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

1957

District: 9
 Posted for: *Raymond H. Norrup*
 Location of property: *N. Cor. of Old Harford Joppa Road*
 Location of Sign: *N. side of Joppa Road 10-100 feet east of Old Harford Road*
 Remarks: _____
 Posted by: *Harry C. Bartlett*
 Date of return: *Mar 30/57*

FROM
 Union News

CERTIFICATE OF PUBLICATION

OF

Raymond H. Norrup
Erna Norrup

Filed 1 1957

OLD HARFORD

(FORMERLY CROMWELL'S BRIDGE)

ROAD

9TH
DIST.
BALTO.
CO. MD.

5.52°06'30" W. 527.16'

1.412 Acres ±

N.4°37'40" W. 279.21'

N.84°03' E. 414.0'

26.86' R. = 1019.76'
Ch. N. 84°48'16" E.
26.859'

BEG.

JOPPA

ROAD

PLAT TO ACCOMPANY
ZONING APPLICATION
Scale 1"=60'
March 9, 1951.
W. C. Warren,
Land Surveyor, State Register #591
1903 Gwynn Oak Ave. Balto. 7, Md.