

1958

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - Property north of Baltimore National Pike, 203 feet west of Charing Cross Road, First District of Baltimore County, Carl L. Hauswald, Margaret V. Hauswald, Philip J. Hauswald and Norma A. Hauswald, Petitioners

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on the 9th day of August, 1951, from an order of the Zoning Commissioner of Baltimore County dated June 15, 1951, granting the petition for reclassification of the property therein described from an "A" Residence Zone to an "B" Commercial Zone; and it appearing from the facts and evidence adduced at the appeal that the granting of the petition would not be detrimental to the health, safety, morals, and general welfare of the community, therefore

It is this 21st day of September, 1951, Ordered by the Board of Zoning Appeals of Baltimore County that the petition for reclassification, as aforesaid, be granted and approved and that the Order of the Zoning Commissioner of Baltimore County be ratified and affirmed; subject, however, to the following conditions and stipulations:

1. That the northeast and northwest boundaries of this commercial area be screened by evergreens so as to break the view from the residential areas bordering the property.
2. That any lighting in connection with this project be directed away from the residential areas so as not to be obnoxious.
3. That a plan approved by the Baltimore County Planning Commission be filed with this Department prior to any development of this property for commercial purposes.

Approved:
County Commissioners of
Baltimore County

Carl L. Hauswald
Date: 9/30/51

Date: 9/30/51

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - Property north of Baltimore National Pike, 203 feet west of Charing Cross Road, First District of Baltimore County, Carl L. Hauswald, Margaret V. Hauswald, Philip J. Hauswald and Norma A. Hauswald, Petitioners

The property which is the subject of this petition is located to the north of the Baltimore National Pike 203 feet west of Charing Cross Road, Catonsville. The property fronting on Baltimore National Pike, immediately to the south of this property, is zoned commercially to a depth of 125 feet and special permits have been granted by this Department for the construction of three gasoline service stations in this commercial area. These service stations take up all of this commercial frontage with the exception of 235 feet which belongs to the petitioners. To the west of the property in question is located a new development known as "West Edmondson". Houses in this development are now in the course of construction, said houses backing up to the property of the petitioners. To the east of the Hauswald property is located the residential development known as "West Hills"; the houses in this development fronting on Charing Cross Road also back up to the property in question.

It is the intention of the petitioners if this property is zoned commercially, to develop it in connection with the 235 feet already zoned commercially fronting on Baltimore National Pike. The Board of Zoning Appeals of Baltimore County in its Order of July 27, 1950, in affirming the order of the Zoning Commissioner reclassifying this property fronting on Baltimore National Pike, from an "A" Residence Zone to an "B" Commercial Zone, stated as follows:

"This property is near the land which was recently reclassified for the 'Hutler' project and the Board feels that it is particularly well adapted for commercial use and will not adversely affect the health, safety or general welfare of the surrounding property."

The property in question, being bounded in by the commercial to the south, by "West Edmondson" on the northwest and "West Hills" on the northeast, is not especially adaptable for residential use and it is reasonable to believe that in developing this property in connection with the property already zoned for commercial use, that the aforesaid Order of the Board of Zoning Appeals would apply as to this property.

It is the opinion of the Zoning Commissioner of Baltimore County that this property, being bounded in as it is on the north, west and northeast, could better be developed in conjunction with the commercial property fronting on Baltimore National Pike, such a development being able to provide the necessary off-street parking to prevent congestion on said Baltimore National Pike. Due to the fact that the petitioners have the right to develop the property on the Pike, already zoned commercially, it does not appear that an addition to this commercial zone will be detrimental to the health, safety and general welfare of the community.

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by August Bader and G. C. Shelly from an Order of the Zoning Commissioner of Baltimore County dated July 15, 1951, granting the petition for reclassification from an "A" Residence Zone to an "B" Commercial Zone.

The case came on for hearing before the Board, testimony was taken for and against said petition, and counsel for both sides heard.

The property which is the subject of this petition is located in Catonsville and adjoining the commercial area on Edmondson Avenue Extended and consists of a triangular shaped plot of 2.607 acres, more or less. Immediately adjoining this on the South is a commercial area with three gasoline filling stations either in operation or special permits have been granted for the same, leaving 235 feet on Edmondson Avenue which belongs to the petitioners. There are several residential developments to the West and East of the property in question, some of the houses of which back up to the petitioners' land.

The Board is of the opinion that the property under consideration is not best adaptable for residential use and could be better utilized commercially, especially in view of the three gasoline service stations and the 235 feet of commercial land along Edmondson Avenue and also because of the location of the houses on the adjoining properties, as aforesaid.

There was some testimony to the effect that a commercial reclassification of this property would subject the adjoining neighbors, whose properties back up to the land in question, to unsightly conditions that might arise out of the ordinary conduct of a commercial business.

It is this 15th day of June, 1951, Ordered by the Zoning Commissioner of Baltimore County, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "B" Commercial Zone, subject to the following stipulations:

1. That the northeast and northwest boundaries of this commercial area be screened by evergreens so as to break the view from the residential areas bordering the property.
2. That any lighting in connection with this project be directed away from the residential areas so as not to be obnoxious.
3. That a plan approved by the Baltimore County Planning Commission be filed with this Department prior to any development of this property for commercial purposes.

Carl L. Hauswald
County Commissioners
of Baltimore County

It was further testified that the lavatory facilities of one of the service stations was not conducted properly and in a sufficiently private manner, and the Protestants were concerned that this situation might be increased with the further expansion of the commercial area; but the Board is of the opinion that with the passing of a proper order this area could be required to be screened along the boundary lines.

It is the opinion of the Board that the granting of a petition for reclassification from an "A" Residence Zone to an "B" Commercial Zone would not be detrimental to the health, safety, morals, and general welfare of the community; and, therefore, the Board will sign an Order reclassifying the property as aforesaid, subject, however, to the following conditions and stipulations:

1. That the northeast and northwest boundaries of this commercial area be screened by evergreens so as to break the view from the residential areas bordering the property.
2. That any lighting in connection with this project be directed away from the residential areas so as not to be obnoxious.
3. That a plan approved by the Baltimore County Planning Commission be filed with this Department prior to any development of this property for commercial purposes.

Carl L. Hauswald
County Commissioners
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Carl L. Hauswald, Margaret V. Hauswald, legal owners, of the property situate

in the 1st District of Baltimore County, beginning 203' west of Charing Cross Road and 125' north of the north side of Edmondson Avenue, Ectoped thence westerly and parallel with Edmondson Avenue 50' thence N 20° 30' E 50' thence S 20° 30' E 50' thence S 20° 30' E 50' to place of beginning as shown on plot plan filed with the Zoning and Building Department.

hereby 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 "B" Commercial Zone.

Reasons for Re-Classification: Approved Commercial 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 provided 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 of Baltimore County.

Carl L. Hauswald
Margaret V. Hauswald
2816 Edmondson Ave. Catonsville, Md.
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1951, 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 Bldg., in Towson, Baltimore County, on the _____ day of _____, 1951, at _____ o'clock _____ P.M.

IN THE MATTER OF
THE PETITION FOR RE-CLASSIFICATION
FROM AN "A" Residence Zone to an
"B" Commercial Zone of Property
North of Baltimore National Pike
203 ft. West of Charing Cross Road -
First District of Baltimore County -
CARL L. HAUSWALD, MARGARET V. HAUSWALD,
PHILIP J. HAUSWALD and NORMA A. HAUSWALD -
Petitioners

Please enter Protestants' appeal from the decision of the Zoning Commissioner of Baltimore County in the above entitled matter to the Board of Zoning Appeals of Baltimore County.

Please notify me of the time and date of hearing of the appeal.

Robert L. Rygel
Robert L. Rygel
Attorney for Protestants.

REC'D APR 2 1951

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 30, 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., from _____ at _____ times _____ before the _____ day of _____, 1951, the first publication appearing on the _____ day of _____, 1951.

THE JEFFERSONIAN,
R. B. Smith
Manager.

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland 1958

District _____ Date of Posting, Mar 30, 1951

Posted for: Carl L. Hauswald

Petitioner: Philip J. Hauswald

Location of property: 203 feet west of Charing Cross Road & 125 feet north of Edmondson Ave.

Location of Sign: 203 feet west of Charing Cross Road & 125 feet north of Edmondson Ave.

Remarks: _____

Posted by: Harry E. Gartin Date of return: Mar 30, 1951

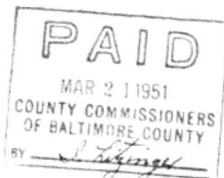
March 22, 1951

\$26.00

Received of Philip Hauswald sum of twenty six dollars (\$26.00) being cost of petition for reclassification - posting and advertising of property at the 125' north of Edmondson Avenue and 200' west of Charing Cross.



Zoning Commissioner

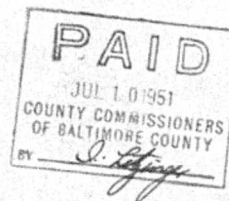


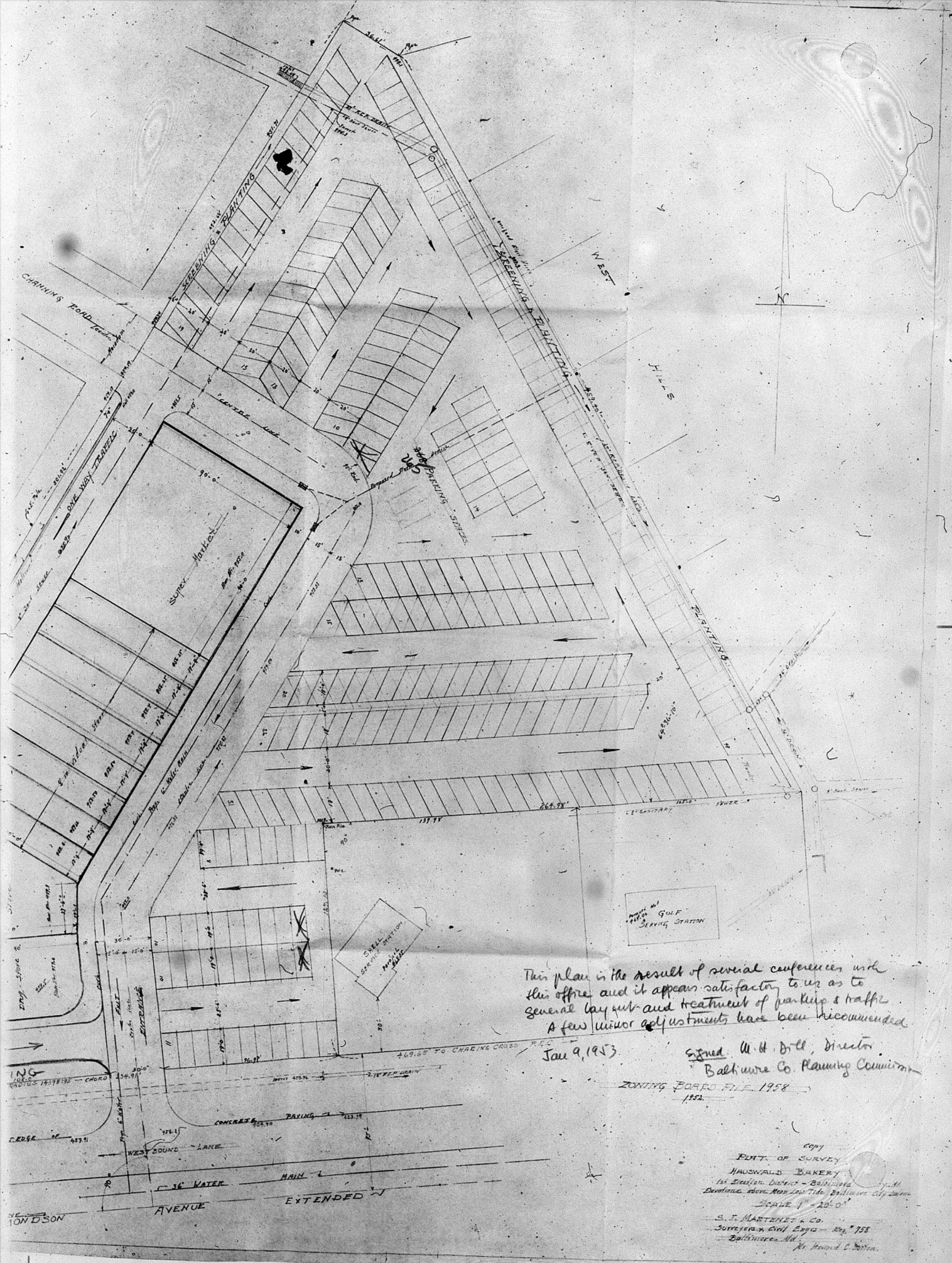
July 10, 1951

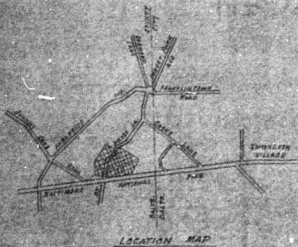
\$22.00

RECEIVED of Herbert L. Wynne, Attorney for appellants the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting reclassification of property north of Baltimore National Pike, 203 feet west of Charing Cross, Carl L. Hauswald, et al, petitioners.

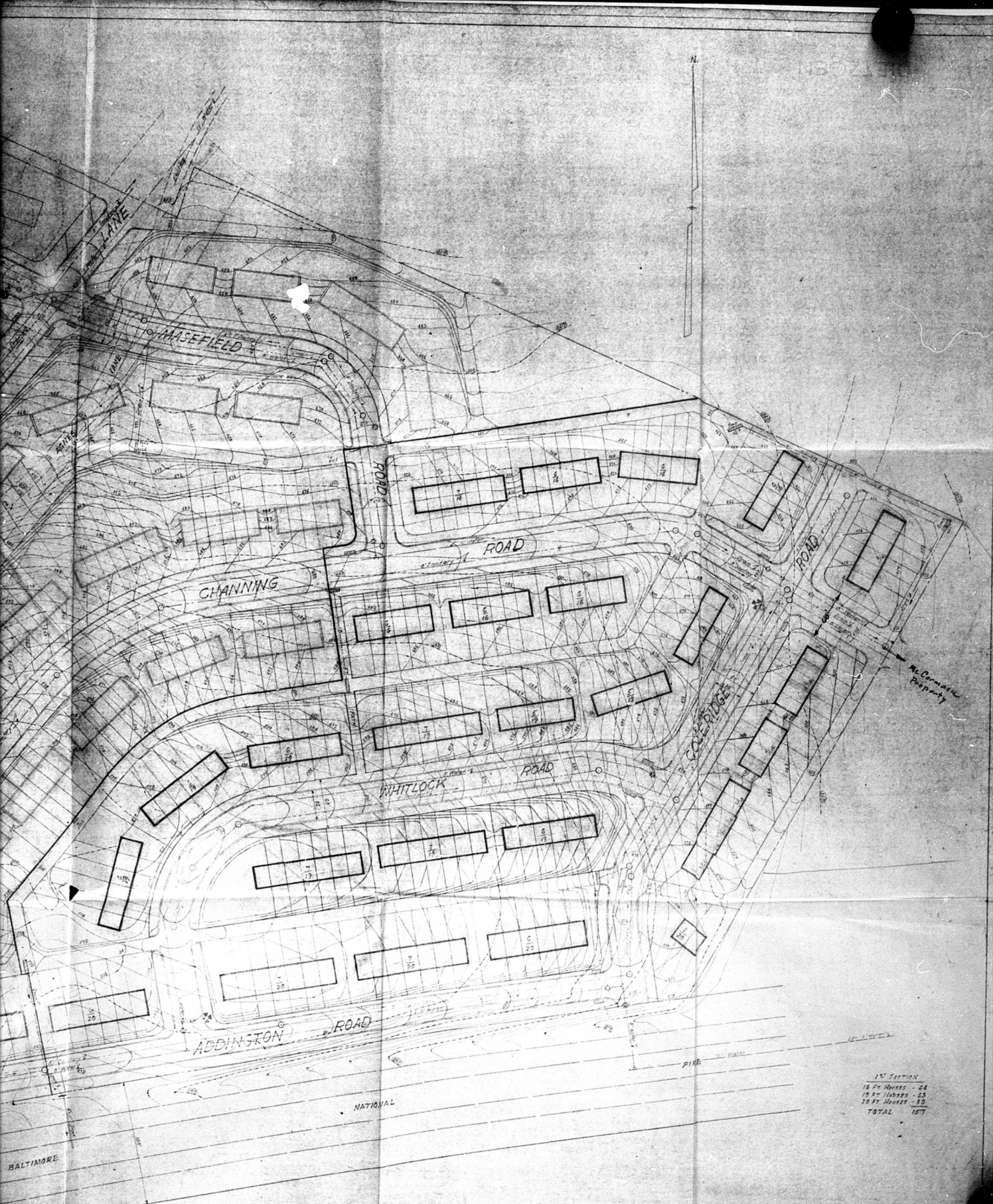
Zoning Commissioner







NOTE:
MINIMUM LOT DEPTH 125 FT
ALLEYS 15 FT



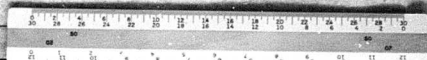
1/2 SECTION
 16 FT. HIGHWAY - 24
 12 FT. HIGHWAY - 23
 10 FT. HIGHWAY - 22
 TOTAL 157

THE EDMONDALE BUILDING CO. - DEVELOPERS
 514 GUILFORD AVE. BALTIMORE, MD.

GEORGE WILLIAM STEWART, JR.
 AND ASSOCIATES
 ARCHITECTS
 TOWSON & MARYLAND

PRELIMINARY PLAN
 WEST EDMONDALE
 EDMONDSON BLVD. SECTION

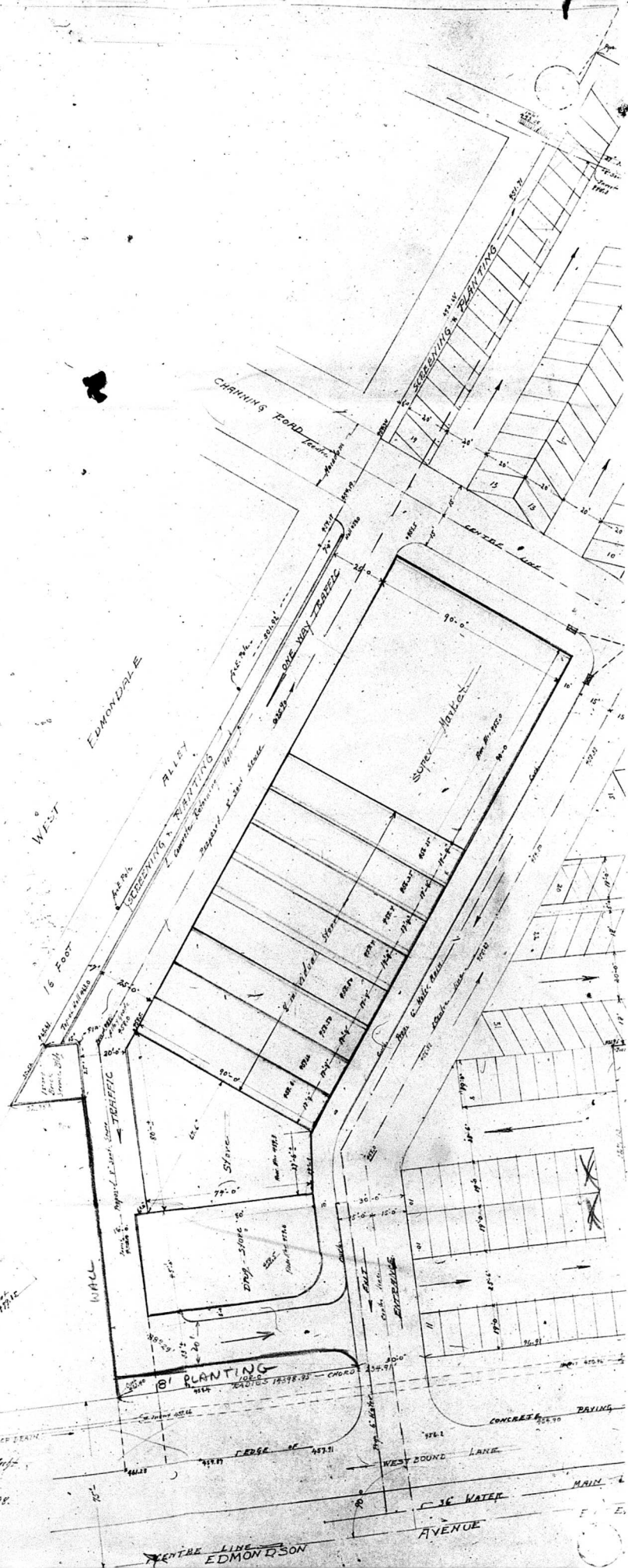
BALTIMORE NATIONAL PIKE & ST AGNES LANE
 SCALE: 1" = 30'
 SEPTEMBER 1960





George Hessel, Antz
615 Worcester Rd.
Towson 4, Md
Reg. 208.

CENTRE LINE
EDMONDSON





George Hassel, Arch.
615 Worcester, Rd.
Tolson, H. Md.
Pg. 208

