

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - S. W. Con Frederick Road and Devere Lane, 1st District, Herbert L. Cohen and Gordon P. Vallotton, Petitioners - Jesse L. Williams, Contract Purchaser

The petition for reclassification in the above matter having been amended by counsel for petitioners, the parcel of land which was the subject of the hearing before the Zoning Commissioner and which is the subject of this Order is described as follows:

North side of Frederick Road, beginning 267.76 feet west of Devere Lane, thence westerly, on north side of Frederick Road, 136 feet, thence North 27 degrees 40' west 300 feet; thence North 70 degrees 30' west 150 feet; thence North 27 degrees 40' west 142 feet; thence North 65 degrees 30' east 175 feet; thence South 41 degrees 25' east 248 feet; thence North 64 degrees 10' east 41.8 feet, thence S 27 degrees 40' east 256.26 feet to beginning.

The property in question is located on the northwest side of Frederick Road, 267.76 feet west of Devere Lane. The established commercial zone to the east of this property begins at Sanford Avenue and extends easterly through the business district of Clontonsville. The established commercial zone to the west of this property is located at the intersection of Frederick and Thistle Roads. As pointed out by the petitioners, there are several non-conforming uses between Montross Avenue on the east and Thistle Road on the west. This neighborhood, however, is developed predominantly with cottages, many of which are of a substantial nature.

The petitioners stated that they wish to conduct an antique shop, a retail furniture business and a wood-working shop. One of the petitioners is now operating an antique and wood-working shop in his basement in a residence zone as a home occupation and there has been no testimony to show that this operation has been objectionable to the residents of the area. This would give reason to believe that such an operation might not be objectionable at the location which is the subject of this petition.

Testimony introduced at the hearing brought out the fact that Frederick Road is no longer a through road, as the truck and through automobile traffic use Kinnear Avenue, extended, (Baltimore National Pike). It would seem, therefore, that the future of Frederick Road is for residential use and not for additional commercial use. This is demonstrated by the fact that a filling station formerly operated on the Vallotton property has been abandoned and a night club formerly operated on the south side of Frederick Road, just to the east of the Cohen property, has also been abandoned and has reverted to residential use.

It is the opinion of the Zoning Commissioner that the reclassification of this property would only be "spot zoning" in a neighborhood where no need has been shown for commercial zoning and in a neighborhood where the tendency for development is for residential use rather than for the establishment of any further commercial use.

It is this 23rd day of May, 1951, ORDERED by the Zoning Commissioner of Baltimore County, that the above petition be and the same is hereby denied and that the above described property or area, be and the same is hereby continued as and to remain an "A" Residence Zone.

James H. Williams
Zoning Commissioner
of Baltimore County

PETITION FOR AMENDMENT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Your Petitioners, Jesse L. Williams, contract purchaser, and Herbert L. Cohen, legal owner, by their Attorney, Jack H. Williams, do hereby state that Alfred Norman has acquired a one-half interest in the contract of sale of the property described in a Petition for Zoning Re-Classification heretofore filed by your Petitioners, as subsequently amended, and, therefore, request that said Alfred Norman be permitted to join in said Petition for Zoning Re-Classification as a contract purchaser.

Jack H. Williams
Petitioners' Attorney

ORDERED this day of May, 1951, by the Zoning Commissioner of Baltimore County that Alfred Norman be permitted to join in the Petition for Zoning Re-classification heretofore filed as a contract purchaser.

Zoning Commissioner for Baltimore County

PETITION FOR AMENDMENT

To The Zoning Commissioner of Baltimore County:-

Your Petitioners, Jesse L. Williams, contract purchaser, Herbert L. Cohen and Gordon P. Vallotton, legal owners, by their Attorney, Jack H. Williams, do hereby request that the property situate at the northwest corner of Frederick Road and Devere Lane and being more particularly described as follows: Beginning for the same on the Northwest side of Frederick Road at a point distant 800' more or less from the intersection of Frederick Road and Rolling Road and running thence on Devere Lane N⁶³°10'W 114'8" thence S⁶⁸°40'W 70'2", S⁵⁴°10'W 121', S²⁷°40'E 256.9' to the northwest side of Frederick Road, thence on the northwest side of Frederick Road N⁷⁰°38'W 267.76' to the place of beginning; be excluded from the Petition for Zoning Re-classification previously filed by Your Petitioners and that Gordon P. Vallotton be permitted to withdraw as one of said Petitioners.

Jack H. Williams
Petitioners' Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this day of May, 1951, that the above described property be excluded from the Petition for Zoning Re-Classification heretofore filed by these Petitioners and that Gordon P. Vallotton be permitted to withdraw as one of said Petitioners.

Zoning Commissioner of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-
Jesse L. Williams, contract purchaser, Herbert L. Cohen and Gordon P. Vallotton, legal owners, of the property situate at the northwest corner of Frederick Road and Devere Lane and being more particularly described as follows: Beginning for the same on the northwest side of Frederick Road at a point distant 800' more or less from the intersection of Frederick Road and Rolling Road and running thence on Devere Lane N⁶³°10'W 114'8" thence S⁶⁸°40'W 70'2", S⁵⁴°10'W 121', S²⁷°40'E 256.9' to the northwest side of Frederick Road, thence on the northwest side of the Frederick Road N⁷⁰°38'W 267.76' to the place of beginning,

herely 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: Construction of stores for retail business.

Size and height of building: front 40 feet; depth 52 feet; height 10 feet. Front and side set backs of building from street lines: front 44 feet; side 20 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.

Jesse L. Williams
1014 Park Avenue-17
Contract purchaser
Herbert L. Cohen
653 Mathiasen Ridge-2
Legal owners
Herbert L. Cohen
Address 1836 Frederick Rd-28

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of April, 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 Rockford Bldg., in Towson, Baltimore County, on the 21st day of May, 1951, at 1:00 o'clock P.M.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting May 11/51.
Post for: *Alfred E. Cohen*
Petitioner: *Herbert L. Cohen*
Location of property: *N. West of Frederick Road + Devere Lane*
Location of Signs: *2 signs on N. side of Frederick Road 12-100 feet west of Devere Lane*
Remarks: *Henry C. Bartlett*
Dated by: *May 11/51*

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 11, 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., ~~XXXXXX~~ ~~XX~~ 2 times ~~XXXXXX~~ before the 21st day of May, 1951, the first publication appearing on the 4th day of May, 1951.

THE JEFFERSONIAN
H. Bartlett
PRINTED

Cost of AC, retirement, \$.

May 8, 1951

\$23.00 ✓

RECEIVED of Jack H. Williams, Attorney for Herbert L. Cohen, et al, petitioners, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification, advertising and posting property, north at corner of Frederick Road and Devere Lane, 1st District.

Zoning Commissioner

Hearings:
Monday, May 21, 1951
at 1:00 P.M.



