

RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "R" COMMERCIAL ZONE -
 M. W. Cor. Loch Raven Boulevard and Muscula Road, 9th District of Baltimore County
 Chas. L. & Collette S. Regenhart,
 Petitioners

The property which is the subject of this petition is located on the west side of Loch Raven Boulevard and the north side of Muscula Road, 9th District of Baltimore County. The property immediately across Loch Raven Boulevard is zoned for commercial use with 200 feet fronting on said Loch Raven Boulevard restricted to automobile parking. The property to the west of the subject property, between Muscula and Nature Roads, is zoned "R" Residence Zone and allows the construction of semi-detached houses.

It is the contention of the petitioners that their property being across the Loch Raven Boulevard from the commercially zoned property occupied by the Loch Ridge Shopping Center that the property occupied by the Loch Ridge Shopping Center is for commercial use. The commercial development of these two lots for identical use of the land on the west side of the Boulevard is for commercial use. The commercial development of these two lots could not be effected in such manner as to have an off-the-Boulevard shopping center because the area of land is too small. The development of this property with road-side stores in the manner in which the shopping center along the Boulevard at Joppa Road has been developed would create the same congestion which now exists south of the intersection of the Boulevard and Joppa Road. Certainly this is to be avoided.

In addition, there appears to be no need for the setting up of additional commercial areas between Joppa Road and Taylor Avenue along Loch Raven Boulevard. There are sizable areas now at the intersection of the Boulevard and Taylor Avenue zoned commercially which have not been developed. There are also vacant stores in the commercially zoned areas along the Boulevard and Joppa Road. It appears that the two aforementioned commercially zoned areas together with the Loch Ridge Shopping Center provide all necessary commercial facilities for this area.

It is the opinion of the Zoning Commissioner of Baltimore County that this property can be developed with either cottages or semi-detached houses fronting on Muscula Road. As stated before the property to the west is zoned for semi-detached houses and has been so developed. Four pairs of semi-detached houses or eight dwellings could be built on this property fronting on Muscula Road. It appears that this is the proper use of this land as the traffic generated by such use would not create a traffic problem such as would be generated by use of this property for commercial purposes.

It is the opinion of the Zoning Commissioner of Baltimore County that the granting of this reclassification, from an "A" Residence Zone to an "R" Commercial Zone would be detrimental to the safety and the general welfare of the community and should be denied. However, in accordance with the power and authority in me vested as Zoning Commissioner of Baltimore County it is hereby ordered that the above property be reclassified from an "A" Residence Zone to a "R" Commercial Zone to allow the construction of semi-detached houses.

It is this 24th day of August, 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 an "A" Residence Zone to a "R" Commercial Zone.

Charles L. Regenhart
 Zoning Commissioner
 of Baltimore County

Approved:

County Commissioners of
 Baltimore County

Robert H. Baldwin
 President

Date: 7/14/51

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, the undersigned, legal owner of the property situated in Baltimore County and described as follows—

Being all those two lots of ground in the Ninth Election District of Baltimore County aforesaid, State of Maryland, one being known as Lot No. 45 as laid down on Plat No. 3 of Ridgely, which is recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 12, folio 57; and the other being known as Lot No. 46 as laid down on Plat No. 1 of Ridgely, which is recorded among the Land Records of Baltimore County in Liber L. Mel. No. 10, folio 127.

Northwest corner of Loch Raven Boulevard and Muscula Road, 9th District of Baltimore County, thence northerly, on the west side of Loch Raven Boulevard, 100 feet; thence North 61 degrees 12 minutes west 207.33 feet; thence North 29 degrees 26 minutes east 100 feet; thence North 61 degrees 12 minutes west 100 feet; thence 23 degrees 26 minutes west 200 feet to the north side of Muscula Road; thence easterly, on the north side of Muscula Road, 300 feet to beginning. Lots 45 and 46 on plat of (Laid out)

My petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" zone to an "R" zone.

Reasons for Re-Classification: FOR THAT 1- Your Petitioners are desirous of erecting or constructing a store on the lot. 2- Your Petitioners intend to use this property for commercial purposes. 3- For other reasons to be brought out at the hearing of this Petition.

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.

Charles L. Regenhart
Collette S. Regenhart
 Legal Owner

Address: 8204 Philadelphia Road, Essex 21, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of August, 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 Berkard Bldg., in Towson, Baltimore County, on the 24th day of August, 1951, at 2:00 o'clock P.M.

Robert H. Baldwin
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 6, 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., on the 16th day of July, 1951, the first publication appearing on the 29th day of June, 1951.

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$

\$20.00

RECEIVED of Frank H. Howell, Jr., Attorney for Charles L. Regenhart, et al, petitioners the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northwest corner of Loch Raven Boulevard and Muscula Road, 9th District of Baltimore County.

Zoning Commissioner

Hearings
 Monday, July 16, 1951
 at 3:00 p. m.

PAID
 JUL 2 - 1951
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
Robert H. Baldwin

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

9th District Date of Posting: 7-6-51
 Reclassification from an "A" Residence Zone to an "R" Commercial Zone
 Petitioner: Charles L. Regenhart
 Location of property: NW corner Loch Raven Boulevard & Muscula Rd
 Lots 45 & 46 on plat of Ridgely
 Location of Signs: 15 ft north of Muscula Rd facing Loch Raven Blvd & Muscula Rd
 Remarks: George S. Hummel
 Date of return: 7-6-51

NO PL
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