

THE PETITION FOR RECLASSIFICATION FROM A "B" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE, J. & BALTIMORE CO. (Quinton St.) and W. S. 51st St., in the District of Baltimore, The Northbrook Building Co., Petitioner

The property which is the subject of this petition is located on the north side of North Point Boulevard and southeast of Baltimore Street (Quinton Street). The property to the north is zoned for heavy industrial use.

The petitioner filed with the petition for reclassification, a plan showing from a "B" Residence Zone to an "B" Commercial Zone. It is the opinion of the Zoning Commissioner of Baltimore County that the commercial development of this property as set forth in said plan will be to the health, safety and general welfare of the community and the reclassification should be made, subject, to the approval of the Planning Commission. The following changes in the original plan prepared by Hal A. Miller, Architect, dated July 2, 1951:

1. That a 20 foot planting strip be provided on the west side of Flat Street in addition to the brick wall shown on plan in order to properly screen this commercial development from the group houses on the east side of said Flat Street.
2. That the 15 foot residential alley on the south edge of the proposed commercial tract in rear of the Super Market and other stores, not be used in connection with this project; that a 20 foot setback be provided from this 15 foot alley and a 20 foot alley installed in this area for the proper servicing of the stores.
3. That all buildings set back at least 25 feet from Baltimore Street (Quinton Street).
4. That ingress and egress between the shopping center and North Point Boulevard shall meet requirements set by the State House Commission.

In the event that the commercial development of this property is not effected in accordance with the revised plan but for some other commercial use, this reclassification is predicated upon the filing of a plan with this Department for such development approved by the Baltimore County Planning Commission.

It is this 25th day of July, 1951, ORDERED by the Zoning Commissioner of Baltimore County, that the above property or area should be and the same is hereby reclassified, from and after the date of this Order from a "B" Residence Zone to an "B" Commercial Zone.

George R. Hummel
Zoning Commissioner of Baltimore County

Approved:
County Councilman
of Baltimore County

By *Anthony Baltimore*
Date: 7/5/51

FILED JUL 24 1951

2046

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

The Northbrook Building Co. Legal owner... of the property situate Beginning for the same at the point formed by the intersection of the south side of Quinton Street 60 feet wide, formerly Baltimore Street, and the west side of 51st Street 60 feet wide and running thence and binding on the west side of said 51st Street 24'32' East 642.09 feet to the north side of a 15 foot alley, thence binding on the north side of said 15 foot alley South 65° 30' West 431.41 feet to the northeast side of North Point Boulevard 150 feet wide, thence binding on the northeast side of said North Point Boulevard North 70° 12' West 862.88 feet, thence North 4° 45' 50" West 41.21 feet to the south side of said Quinton Street thence binding on the south side of said Quinton Street, North 65° 28' East 1086.68 feet to the place of beginning.

Containing 11.3 acres or land, more or less.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "B" Residence Zone to an "B" Commercial Zone

Reasons for Re-Classification: *Shopping Center*

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.

For 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.

The Northbrook Building Co.
Edward J. Sullivan, Jr.
Legal Owner
Address *5 N. Guilford Ave*

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of July, 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 Reckord Bldg., in Towson, Baltimore County, on the 10th day of July, 1951, at 10 o'clock A.M.

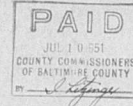
George R. Hummel
Zoning Commissioner of Baltimore County
(over)

July 9, 1951

RECEIVED at John J. Gaskin, Attorney for The Northbrook Building Co., the sum of Thirty Five (\$35.00) Dollars, being cost of petition for reclassification, advertising and posting property, west side of 51st Street and south side of Quinton St.

Zoning Commissioner

Hearing:
Tuesday, July 24, 1951
at 10:00 a.m.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District *15th*

Posted for *George R. Hummel*

The Northbrook Building Co.
Beginning for the same at the point formed by the intersection of the south side of Quinton Street 60 feet wide, formerly Baltimore Street, and the west side of 51st Street 60 feet wide and running thence and binding on the west side of said 51st Street 24'32' East 642.09 feet to the north side of a 15 foot alley, thence binding on the north side of said 15 foot alley South 65° 30' West 431.41 feet to the northeast side of North Point Boulevard 150 feet wide, thence binding on the northeast side of said North Point Boulevard North 70° 12' West 862.88 feet, thence North 4° 45' 50" West 41.21 feet to the south side of said Quinton Street thence binding on the south side of said Quinton Street, North 65° 28' East 1086.68 feet to the place of beginning.

Remarks: *George R. Hummel*

Date of return: *7-13-51*

NOTICE OF EXISTING MATTERS FOR RECLASSIFICATION

Proposed to petition filed with the Zoning Commissioner of Baltimore County, the following advertisement, to be published in a newspaper of general circulation throughout Baltimore County, on the 10th day of July, 1951, at 10 o'clock A.M.

On Tuesday, July 24, 1951, to determine whether or not the following petition and description of property should be changed or reclassified as proposed. If not, the same shall remain as it is.

At that place of land in the City of Baltimore, Maryland, known as the Northbrook Building Co., 51st Street and the west side of 51st Street, 60 feet wide, formerly Baltimore Street, and the west side of 51st Street, 60 feet wide, and running thence and binding on the west side of said 51st Street 24'32' East 642.09 feet to the north side of a 15 foot alley, thence binding on the north side of said 15 foot alley South 65° 30' West 431.41 feet to the northeast side of North Point Boulevard 150 feet wide, thence binding on the northeast side of said North Point Boulevard North 70° 12' West 862.88 feet, thence North 4° 45' 50" West 41.21 feet to the south side of said Quinton Street thence binding on the south side of said Quinton Street, North 65° 28' East 1086.68 feet to the place of beginning.

By Order of *George R. Hummel*
Zoning Commissioner of Baltimore County

Certificate Of Publication

ESSEX, MD. July 13th., 1951

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md, once in each of *2* successive weeks before the Tuesday 24 day of July, 1951, the first publication appearing on the Thursday 12 day of July 1951.

THE EASTERN ENTERPRISE, INC.
Manager.

BUTIRN PLOT AREA (11.9 ACRES)
 LOT COVERAGE HIGH, FUTURE STORES,
 RATIO FARMING TO LOT COVERAGE
 LOT COVERAGE ROL OF BUTIRN STORES
 RATIO FARMING TO LOT COVERAGE
 CUSTOMERS FARM (10)
 EMPLOYEES DO

515, 304 72 MY
117, 480 00
~~515, 304 72 MY~~ 7.
51, 720 42 MY
55* TO 1
65G
G1
717 GARS TOTAL



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 DEPARTMENT OF EXAMINERS AND REGISTRATION OF ACCOUNTANTS 250-B STATE OF MARYLAND	OFFICE OF		
	HAL A. MILLER, ARCHITECT		
	2116 MARYLAND AVE. BALTIMORE		
COMM 51 C2	DRAWN BY MISS CHECKED DATE 7-2-51	RECEIVED	200 56 115

PLOT PLAN SCALE 1" = 50'-0"

PROPOSED
NORTHBROOK SHOPPING CENTER
NORTHPOINT BLVD. BALTIMORE COUNTY, MARYLAND