

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "A-2" COMMERCIAL ZONE -
S. & J. Joppa Road, 70 feet east of Lakawanna Ave., 9th District of Baltimore County
Dress H. Mason & Maurice K. Carter,
Petitioners

The property which is the subject of this petition is located on the south side of Joppa Road, 70 feet east of Lakawanna Avenue, Ninth District. The property fronts 114.30 feet on the south side of Joppa Road with an average approximate depth of 270 feet to the north side of an alley located in the rear of the group houses fronting on Yakona Road.

The property is improved by an old frame dwelling having a setback of approximately 150 feet from Joppa Road. The petitioners contend that the logical use of the property is for commercial use, being adjacent to a commercially zoned lot to the west. The old house now on the lot does not lend itself to modernization and it would not be proper to build a new house on this lot adjacent to a commercially zoned lot.

All of the residents of the neighborhood protesting this reclassification live in the new group houses to the south fronting on Yakona Road. They contend that the commercialization of this lot will lower the value of their homes and will be detrimental to the safety of the small children attending the Inglesville Elementary School.

The houses on Yakona Road have been completed only a short time. These residents protest the use of this property for commercial use even though they bought their properties knowing that the Triumph Motorcycle business was located in a large building at the southeast corner of Joppa Road and Lakawanna Avenue and knowing that a coal-yard existed on the Jacobus property, 1450 feet east of the South Raven Boulevard. Certainly if these commercial uses did not seem objectionable at the time the residents bought their homes a few months ago, it does not appear that the use of this lot for commercial use will be objectionable to the residents.

It is, therefore, the opinion of the Zoning Commissioner of Baltimore County that the reclassification of this property will not be detrimental to the health, safety and general welfare of the community and the reclassification should be had, subject, to the following provisions:

1. That the setback of any buildings to be constructed on this lot be not closer than 6 feet from the center line of Joppa Road.
2. Provision for off-street parking of at least two and one-half square feet for every square foot of lot to be covered by commercial buildings.
3. That the rear of the properties be screened with evergreens or other suitable material so as to protect the rear of the houses fronting on Yakona Road.

4. That any lighting used in connection with this enterprise be so directed as to be away from the residential properties in this area.
5. That ingress and egress be had to this property from Joppa Road only and that no use shall be made of the alley in the rear of the houses fronting on Yakona Road.

It is this 3rd day of October, 1951, ORDERED by the Zoning Commissioners 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 "A-2" Commercial Zone.

Approved:

County Commissioners
of Baltimore County

By *H. H. H. H. H.*
President

Date: 10/2/51

Christie J. H. H.
Zoning Officer
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioners of Baltimore County:

I, or we, GRACE M. MASON & MAURICE K. CARTER, Trustees of the above described property, situate on the South side of Joppa Road and having a frontage thereon of 114.30/100 feet, more or less, at the distance of 70 feet, more or less, from the Southeast corner of the intersection formed by Lakawanna and Joppa Road, and having an irregular depth of 282.53/100 feet, more or less, containing 0.29/100 of an acre of land and being situate in the Ninth Election District of Baltimore County, State of Maryland,

South side of Joppa Road, beginning 70 feet east of Lakawanna Ave., thence easterly on the south side of Joppa Road, 114.30 feet, thence South 22 degrees 09 minutes east 282.53 feet; thence South 60 degrees 56 minutes west 113.74 feet and thence North 22 degrees 10 minutes west 282.53 feet to place of beginning

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "A-2" Commercial Zone.
Reasons for Re-Classification: The lot is improved by an old dwelling and a barn large commercial district and is not suitable for improvement as a residential location.

Size and height of building: front None feet; depth feet; height feet.
Front and side set backs of building from street lines: front feet; side feet.
Property to be used as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Grace M. Mason & Maurice K. Carter
Trustees
Address 1566 Poole Street
Baltimore 11, Maryland

ORDERED BY The Zoning Commissioners of Baltimore County, this 29th 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 Reckard Bldg. in Towson, Baltimore County, on the 17th day of September, 1951, at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County

9/17
H. H. H.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above reclassification should be had.
It is Ordered by the Zoning Commissioners of Baltimore County this day of 1951, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a Zone to a Zone.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT be had.
It is Ordered by the Zoning Commissioners of Baltimore County, this day of 1951, 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 a Zone.

Zoning Commissioner of Baltimore County

Approved: _____
County Commissioners of Baltimore County
Date: _____
By *H. H. H. H. H.*
President

September 7, 1951

\$20.00
RECORDED OF Deed & Judicial Attorneys for
Dress H. Mason and Maurice K. Carter, petitioners, the sum
of Twenty (\$20.00) Dollars, being cost of petition for
reclassification, advertising and posting property, north
side of Joppa Road, 70 feet east of Lakawanna Avenue, 9th
District of Baltimore County.

Zoning Commissioner

Notarized
Notary, Sept. 27, 1951
at 11:00 a.m.
303 Washington Avenue

PAID
SEP 8 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

FILED SEP 7 1951

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 10, 1951

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 successive weeks before the day of the first publication appearing on the day of 1951.

The Union News
Manager

FROM

Union News

CERTIFICATE OF PUBLICATION

OF

Reclassification

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 9-7-51
Posted for: Grace M. Mason & Maurice K. Carter, Commercial Zone
Petitioner: Grace M. Mason
Location of property: South side of Joppa Rd. 70 feet east of Lakawanna Ave. 114.30 ft. front S. 22° 09' E. 282.53 ft. depth
Remarks: South side of Joppa Rd. 145 ft. east of Lakawanna Ave.

Notarized
Notary, Sept. 27, 1951
at 11:00 a.m.
303 Washington Avenue

Filed 1951

JOPPA

ROAD

N 68° 39' E 110.38' 34.22' N 69° 33' E 110.38'

0.90 Acres ±

N 22° 40' W 202.53'

S 22° 09' E 261.44'

S 60° 56' W 143.74'

Stone

Parking ✓
Screen fence

Property of
MAURICE CARTER
9th Election District Balto. Co. Md.
Scale 1" = 40' Dec. 17, 1947

THOMPSON, GRACE & MAYS INC.
ENGINEERS - CONTRACTORS
Baltimore County Bank Bldg.
York Road Towson, Md.

