

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO A "C" RESIDENTIAL ZONE
Property East Joppa Road 12th East of Fairmount Avenue.

The property which is the subject of said petition is located on the south side of Joppa Road in the 9th District of Baltimore County beginning 12th East of Fairmount Avenue. The lot has 60 feet fronting on Joppa Road with a rectangular depth of 150 feet. This lot is situated in an "A" Residential Zone, having individual cottages to either side. The entire area on the north and south side of Joppa Road, beginning at Delaware Avenue and running easterly to and including the 100 Block is zoned "A" Residential and is occupied by individual residences.

The Petitioner also has a lot situated directly to the south and abutting the southermost part of the lot in question, which is in a "C" Residential Zone. This lot is 60 feet wide by 110 feet deep. It is the intention of the Petitioner to utilize both of these lots for the erection of an apartment house which will be 40 feet wide in 10 feet high, two stories in height. The Petitioner further states that he intends to have a 50 foot setback of the building from the right-of-way line of Joppa Road; also it is claimed that parking facilities will be arranged in the rear of the building. If this building is situated on these lots as mentioned, there will be provided an area to the rear of the building 60 feet by 40 feet, half of which can be used for the parking of vehicles. This means a total parking area of 1200 square feet. According to the testimony it is anticipated that this building will accommodate 25 units. Therefore, there will have to be provided parking area at the rate of one vehicle

MICROFILMED

per unit or 200 square feet per vehicle, which would make a total of 5000 square feet required, not including a driveway. Lieutenant Zinkhan of the Traffic Division of the Police Department of Baltimore County has stated that the vehicle count on Joppa Road in the morning and evening is 1100 vehicles per hour; therefore, by having entrances and exit at this location on Joppa Road there would be a tendency to create a traffic hazard, which also was claimed by Lieutenant Zinkhan.

In view of the foregoing, it is the opinion of the Acting Zoning Commissioner of Baltimore County that the reclassification of this property will be detrimental to the Safety and General Welfare of the community and said reclassification should be denied.

It is ordered by the Acting Zoning Commissioner of Baltimore County this 12th day of November, 1951 that the above petition be and the same is hereby denied and that the above described property of area be and the same is hereby continued as and to remain an "A" Residential Zone.

W. Charles Zimmerman
Acting Zoning Commissioner
of Baltimore County

Approved:
County Commissioners
of Baltimore County

By _____
Date: _____

MICROFILMED

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, ~~xxxxx~~ ELISE E. QUAST

Legal owner... of the property situated all that parcel of land on the South side of Joppa Road, Town, East of Fairmount Ave., thence easterly and binding on the south side of Joppa Road 60 feet with a rectangular depth southerly of 150 feet. As shown on plot plan filed with the Buildings and Zoning Department.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residential zone to an "C" Residential zone.

Reasons for Re-Classification: apartment building

Size and height of building: front _____ feet; depth _____ feet; height _____ feet.
Front and side setbacks of building from street lines: front _____ feet; side _____ feet.
Property to be posted as prescribed by Zoning Regulations.

I, ~~xxxxx~~ 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.

Elise E. Quast

Legal Owner

Address: 4114 Hamilton Ave

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 Rockford Bldg., in Towson, Baltimore County, on the _____ day of _____, 1951, at 3:00 P. M.

Zoning Commissioner of Baltimore County

(over)

MICROFILMED

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 Commissioner of Baltimore County, this _____ day of _____, 19____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ 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 Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____
President

October 26, 1951

\$20.00

RECEIVED of H. Robert Swelin, Attorney for Elise E. Quast, petitioner, the sum of Twenty (\$20.00) Dollars being cost of petition for reclassification, advertising and posting property, south side of Joppa Road, 12th East of Fairmount Avenue, 9th District.

Zoning Commissioner

Hearings
Wednesday, Nov. 14, 1951
at 3:00 P. M.
Boardroom of
Rockford Building
Towson, Md.

PAID
OCT 26 1951
9 Myler

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th #2125
Posted for: Brown et al. 7th Residential Zone to an "C" Residential Zone
Petitioner: Elise E. Quast
Location of property: S.E. corner of 12th East of Fairmount Ave., thence easterly on M.E.S. of Joppa Rd. with a rectangular depth southerly of 150 ft.
Location of Signs: S.E. corner of 12th East of Fairmount Avenue
Remarks: _____
Posted by: George B. Hummel
Date of return: 11-1-51

MICROFILMED

FILED NOV 5 1951

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 2, 1951

THIS IS TO CERTIFY, that the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., beginning on the _____ day of _____, 1951, the first publication appearing on the _____ day of _____, 1951.

THE JEFFERSONIAN
W. J. Lacey
Manager

Cost of Advertisement, \$ _____

MICROFILMED

9TH ELECTION DISTRICT OF BALTIMORE COUNTY

