

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO AN "A"
COMMERCIAL ZONE - J. A. Koch,
Old Frederick Road & Lee Drive
Joe. A. Koch, Petitioner

The property which is the subject of this petition for
reclassification was the subject of a petition for reclassification
in June 1951. This petition for reclassification was denied by
Order of June 6, 1951, the Order being as follows:

"The property which is the subject of this petition is
located at the northeast corner of Old Frederick Road and Lee
Drive, in the midst of a fairly well developed cottage residential
section. The closest commercial zoning to this location is at
the intersection of the Baltimore National Pike (Baltimore Avenue,
Md.) and Rolling Road, a distance of approximately 2000 feet.
The petition states that the owner desires to conduct from his
home a retail store for the sale and service of hardware and
electrical supplies.

Even though it is reasonable to believe from discussing
this matter with Mr. Koch that he will conduct his business in the
basement of his dwelling and in an orderly manner and might not be
obnoxious to the neighborhood, the reclassification of this property
would be "spot zoning". The Petitioner has presented a petition
signed by twenty four residents of this neighborhood stating that
they have no objection to this property being zoned commercially
so that Mr. Koch may carry on his hardware and electrical business.
However, once the property is zoned commercially, Mr. Koch or his
successor in title may carry on any commercial business. In addition,
it is reasonable to believe that once this lot is zoned that the
adjoining lots and the lots across Lee Drive or Old Frederick Road
would also have the same right of reclassification for commercial
use, and if such petitions were filed with this Department it
would be inequitable upon the zoning Commissioner to grant these
reclassifications.

It can be seen from the foregoing that it is possible
for such commercial uses as an automobile repair shop, a lumber
yard or like businesses which might be obnoxious to the people of the
neighborhood to be located within these potential commercial zones.
It is, therefore, the opinion of the zoning Commissioner of Baltimore
County that the granting of this reclassification would be "spot
zoning", and would be detrimental to the health, safety and the
general welfare of the community and the petition should be denied.

It is this 6th day of June, 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."

It is the opinion of the Zoning Commissioner of Baltimore
County that the character of the neighborhood has not changed in
the intervening six months and that the reasons for denying the
petition for reclassification in the Order of June 6, 1951 still
apply.

It is this 17th day of January, 1952, 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 an "A" Residence Zone.

Joseph A. Koch
Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, Joseph A. Koch, legal owner, of the property situate
1936 Old Frederick Road Catonsville 48, Maryland

Northeast corner of Old Frederick Road and Lee Drive (Lee Drive is approximately
100 feet east of Rockwell Ave.) 1st District of Balto. Co., thence easterly
on the north side of Old Frederick Road, 100 feet, thence North 10 degrees
37 minutes east 216 feet, thence North 79 degrees 23 minutes west 100 feet
to the east side of Lee Drive and thence southerly, on the east side of Lee
Drive, 180 feet to beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an Residential zone to an Commercial zone.
Reasons for Re-Classification: To Operate an Electrical & Appliance Store
in Basement of my Home.

Size and height of building: front 34 feet; depth 34 feet; height 7.6 feet.
Front and side set backs of building from street lines: front 22 feet; side 50 feet.
Property to be posted as prescribed by Zoning Regulations.

I, Joseph A. Koch, 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.

Joseph A. Koch
Legal Owner
Address 1936 Old Frederick Rd.
Catonsville, 28.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of
December, 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 hereon be had in the office of the Zoning
Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the
7th day of January, 1952, at 3:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 12-22-51
Posted for: An "A" Residence Zone to an "A" Commercial Zone
Petitioner: Joseph A. Koch
Location of property: on the N.E. corner of Old Frederick Rd. & Lee Dr. in the 1st District of Baltimore County
Location of Sign: North end of Old Frederick Rd. 73 ft. west of Lee Drive
Remarks: George B. Hummel
Posted by: George B. Hummel Signature Date of return: 12-22-51

FILED JAN 2 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 28, 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. ~~xxxxxxx~~
~~xx 2 times xxxxxxxx~~ before the 7th
day of January, 1952, the first publication
appearing on the 21st day of December
1951.

THE JEFFERSONIAN
M. Secord
Manager.

Cost of Advertisement, \$-----

NOTICE OF ZONING PETITION FOR
1ST DISTRICT
Petitioner to petition filed with the
Zoning Commissioner of Baltimore
County, on the 17th day of January,
1952, at 3:00 P.M., in the office of
the Zoning Commissioner, in the
Reckord Bldg., in Towson, Baltimore
County, Md. The subject of the
petition is the reclassification of
the property situate on the N.E. corner
of Old Frederick Road and Lee Drive
in the 1st District of Baltimore County,
Md., from an "A" Residence Zone to an
"A" Commercial Zone. The petition
states that the owner desires to conduct
from his home a retail store for the sale
and service of hardware and electrical
supplies. The petition is signed by
twenty four residents of the neighborhood
stating that they have no objection to
this property being zoned commercially
so that Mr. Koch may carry on his
hardware and electrical business. However,
once the property is zoned commercially,
Mr. Koch or his successor in title may
carry on any commercial business. In
addition, it is reasonable to believe that
once this lot is zoned that the adjoining
lots and the lots across Lee Drive or
Old Frederick Road would also have the
same right of reclassification for commercial
use, and if such petitions were filed with
this Department it would be inequitable
upon the zoning Commissioner to grant these
reclassifications. It is, therefore, the
opinion of the zoning Commissioner of
Baltimore County that the granting of this
reclassification would be "spot zoning",
and would be detrimental to the health,
safety and the general welfare of the
community and the petition should be
denied.

\$20.00

RECEIVED of Joseph A. Koch the sum of Twenty (\$20.00)
Dollars being cost of petition for reclassification, advertising
and posting property, northeast corner of Old Frederick Road and
Lee Drive, 1st District.

Zoning Commissioner

PAID