

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "E" COMMERCIAL
ZONE - N. E. Cor. Philadelphia Road and
Selling Ave., 11th District -
Joseph J. Hradsky, Petitioner

The property which is the subject of this petition consists of two lots at the northeast corner of Philadelphia Road and Selling Avenue, Rosedale, in the Fourteenth District. The lot on the immediate corner of Philadelphia Road and Selling Avenue is now being used for the conduct of a tavern, this use having been established in 1933. The property at the southwest corner of Philadelphia Road and Selling Avenue is also being used for the operation of a tavern. The property to the northeast of the second lot in this description is being used for the operation of a Beauty Shoppe. All of these uses are nonconforming.

In view of the small commercial center which has been set up in this area under a nonconforming status, it would appear that this would be the logical place for the establishment of a local shopping center. It is, therefore, the opinion of the Zoning Commissioner of Baltimore County that the property which is the subject of this petition be reclassified, in part, from an "A" Residence Zone to an "E" Commercial Zone, the portion of the property to be reclassified fronting on Philadelphia Road to a depth northwesterly of 150 feet at right angles to said Philadelphia Road.

It is this 18th day of January, 1952 ORDERED by the Zoning Commissioner of Baltimore County that the property heretofore described be reclassified from an "A" Residence Zone to an "E" Commercial Zone and the portion remaining to be continued as and to remain an "A" Residence Zone.

Joseph J. Hradsky
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th Date of Posting 12-22-51
Posted for an "E" Commercial Zone
Petitioner Joseph J. Hradsky
Location of property N. E. Cor. Philadelphia Rd. & Selling Ave. 11th District
Location of signs on the corner of Philadelphia Rd. & Selling Ave. 125 ft. each side
Remarks: By order of the Zoning Commissioner
Posted by George B. Hummel Date of return 12-22-51

FILED DEC 12 1951

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, Joseph J. Hradsky legal owner of the property situate

North side Phila. Rd. starting at Selling Ave. running
225.4 ft. East on Phila. Rd. 299.7 ft. North on Selling
Ave. Building located at 8100 Phila. Rd

N. E. Cor. Philadelphia Road and Selling Ave., 11th District of Balto. Co., thence easterly, on the north side of Philadelphia Road, 221 feet, thence North 22 degrees 51 minutes West 211 feet; thence South 77 degrees 50' east 110.9 feet to the east side of Selling Ave., and thence southerly, on the east side of Selling Avenue, 269 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 A-1 Res. zone to an E-Comm. zone.

Reasons for Re-Classification: APPROVED COMM. USE
STORES & PARKING.

Size and height of building: front 52 feet; depth 44 feet; height 28 feet.
Front and side set backs of building from street lines: front 30 feet; side 15 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.

Joseph J. Hradsky
Legal Owner
Address 8100 Philadelphia Rd.
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 9th day of January, 1952 at 3:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

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

the above re-classification 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 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 re-classification 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: 1/30/52
By W. H. Smith President

FILED JAN 2 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 29, 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. ~~XXXXXX~~
~~xx 2 times~~ before the 9th day of January, 1952, the first publication appearing on the 21st day of December, 1951.

W. H. Smith
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$_____

NOTICE OF PUBLIC PETITION FOR RECLASSIFICATION
NOTICE OF PUBLIC PETITION FOR RECLASSIFICATION
Pursuant to petition filed with the Zoning Commissioner of Baltimore County, Md., on December 29, 1951, from an "A" zone of the property heretofore described, the Zoning Commissioner of Baltimore County, Md., has ordered a public hearing to be held in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 9th day of January, 1952, at 3:00 o'clock A.M. to determine whether or not the following petition and description of property should be changed or extended and if the same should be so changed or extended, to what zone and to what use. The property is situated at the northeast corner of Philadelphia Road and Selling Avenue, 11th District of Baltimore County, Md., and is bounded by the north side of Philadelphia Road 221 feet, by the east side of Selling Avenue 269 feet, by the south side of Philadelphia Road 221 feet, and by the west side of Selling Avenue 269 feet. The property is owned by Joseph J. Hradsky, as shown on the plat filed with the Zoning Commissioner of Baltimore County, on December 29, 1951.

\$20.00

RECEIVED of Joseph J. Hradsky the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting property, northeast corner of Philadelphia Road and Selling Avenue, 11th District of Baltimore County.

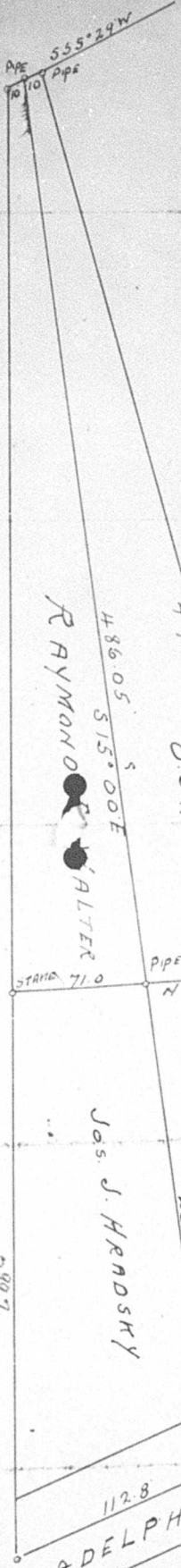
Zoning Commissioner

PAID

SEILING

AVE

PHILADELPHIA



SCALE IN SOFT.
SEPT 1947
J. Milton Greay
Registered Eng'r & Surveyor
TOWSON H. MARYLAND.

