

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO AN "A-1" COMMERCIAL ZONE
S. A. Cox, Old Frederick Road & Lafayette Ave., 1st District of Baltimore, Co.,
Paradise Dealer, Petitioner

The property which is the subject of this petition is located at the southeast corner of Old Frederick Road and Lafayette Avenue immediately to the south of Kensington Boulevard, (Baltimore National Pike) between Ingleside Avenue and Rolling Road, Catonsville, First District.

This Department has entertained from time to time petitions for two other reclassifications to commercial use in this immediate vicinity, both of which have been denied.

The Baltimore National Pike from the City Line to 200 feet west of Ingleside Avenue has been zoned commercially, with the exception of 700 feet at the City Line, practically in its entirety. The same road from Rolling Road west to the drop out leading down to Patuxent River, especially on the north side, is also zoned commercially almost in its entirety. Between Ingleside Avenue and Rolling Road, excepting the commercial areas set up at these intersections, there are at the present time only five commercially zoned parcels of land. On one of these parcels, namely, at the northeast corner of Baltimore National Pike and Western Lane, a dwelling is being built.

A large housing development is planned for the property on the north side of the Baltimore National Pike to the west of Ingleside Avenue. A large portion of both the north and south sides of Baltimore National Pike have been subdivided into residential lots. The Baltimore National Pike cuts through these residential developments at an angle, which makes it difficult to set up commercial areas without being detrimental to adjacent residential areas, if it were desirable to set up such areas.

Due to the fact that there is sparse residential development on this section of the Baltimore National Pike at the present time and with a large residential development planned at the northeast corner of the Pike and Ingleside Avenue, and the prospect of another development to the west of this property, it is the opinion of the Zoning Commission of Baltimore County that, that portion of the Baltimore National Pike, between the commercially zoned areas at Ingleside Avenue and the commercially zoned areas at Rolling Road, should be reserved for residential use for the reason that the setting up of commercial areas could not but be detrimental to the general welfare of the residential properties existing and planned in this area, and the reclassification should be denied.

It is this 17th day of March, 1952, ORDERED by the Zoning Commission 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" Residential Zone.

August D. Bell
Zoning Commissioner
of Baltimore County

S. A. Cox, Old Frederick Road & Lafayette Ave., 1st District of Baltimore, Co.

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County—
Paradise Dealer

at the southeast corner of Old Frederick Road and Lafayette Ave., thence easterly, on the southeast side of Old Frederick Road, 80 feet, thence South 29 degrees 30 minutes East 126.3 feet, thence South 60 degrees 21 minutes west 80 feet to the northeast side of Lafayette Ave., thence northeasterly, on the northeast side of Lafayette Ave., 125 feet to the place of beginning. Lots Nos. 1 to 4, on plat of Catonsville Heights,

herby petition that the zoning status of the above described property be re-classified, pursuant to the

Zoning Law of Baltimore County, from an "A" RES. zone to an "A-1" COMM. zone.

Reasons for Re-Classification: *APPROVED COMM. USE.*
(STORE)

Size and height of building: front 20 feet; depth 40 feet; height 13 feet.

Front and side set backs of building from street lines: front 25 feet; side 7 feet.

Property to be posted as prescribed by Zoning Regulations. *yes*

I, ~~XXXXX~~ 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.

V. Paradise Dealer
Legal Owner

Address *5123 Paradise Ave.*
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ORDERED By The Zoning Commission of Baltimore County, this 27th day of January, 1952, 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

18th day of February, 1952, at 11:00 o'clock, A. M.

Zoning Commissioner of Baltimore County

(over)

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11 A M

FILED JAN 22 1952
JAN 22 1952

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District *1st* Date of Posting *2-7-52*
Posted For *Paradise Dealer, 5123 Paradise Ave., Catonsville, Md.*
Petitioner *Paradise Dealer*
Location of property *at the southeast corner of Old Frederick Road and Lafayette Ave., 1st District of Baltimore, Co.*
Location of signs *35 ft. high, both sides of Old Frederick Ave., at the southeast corner of Old Frederick Road and Lafayette Ave.*
Remarks *See map of Baltimore County, Md., showing the location of the property and the location of the signs.*
Posted by *Raymond H. Hume* Date of return *2-7-52*

NOTICE OF POSTING
The Zoning Commission of Baltimore County, in accordance with the provisions of the Zoning Law of Baltimore County, has received a petition for the reclassification of the property described in the petition, and has ordered that the same be advertised in a newspaper of general circulation throughout Baltimore County, that the 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 18th day of February, 1952, at 11:00 o'clock, A. M.

FILED FEB 7 1952 CERTIFICATE OF PUBLICATION

TOWSON, MD., *Feb 7* 1952
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 *two* successive weeks before the *26* day of *February*, 1952, the first publication appearing on the *18* day of *Feb* 1952.

THE UNION NEWS
W. H. Hume
Manager

January 22, 1952

\$20.00
RECEIVED of Paradise Dealer, the sum of Twenty (\$20.00) dollars, being cost of petition for reclassification, advertising and posting property, southeast corner of Old Frederick Road and Lafayette Avenue, 1st District of Baltimore County.

Zoning Commissioner

PAID
JAN 22 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
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