

2196
RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - N. W. Cor. North Point and Parkwood Rds., 12th District of Baltimore County, Dr. Morris A. Jacobs and Rose Engle, Petitioners.

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on July 17, 1952, denying the petition for reclassification of the property described therein from an "A" Residence Zone to an "E" Commercial Zone, and it appearing from the facts and evidence adduced at the appeal that it would not be detrimental to the health, safety, and general welfare of the community to reclassify this property to an "E" Commercial Zone; therefore,

It is this 22nd day of August, 1952, Ordered by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner of Baltimore County, denying the petition for reclassification, be and the same is hereby reversed and the petition granted; subject to the upper floors of the petitioners' building on the property in question, either in its present condition or reconstructed or remodeled, being used only for professional offices.

W. H. Campbell
James W. Williams
Carl J. Miller
Board of Zoning Appeals of Baltimore County

Approved:

County Commissioners of Baltimore County

By *W. H. Campbell*

Date: 9/1/52

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FILED MAR 22 1952

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE: DR. MORRIS A. JACOBS AND ROSE ENGLE, Petitioners

REPOSE AUGUSTINE J. MUELLER

ZONING COMMISSIONER FOR BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal from your order dated March 13th, 1952, in the above entitled matter.

John W. Gerson
John W. Gerson
24 W. Fort Ave.
Towson 4, Maryland
Attorney for Petitioners

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Dr. Morris Albert Jacobs and Rose Engle from an Order of the Zoning Commissioner of Baltimore County dated March 13, 1952, denying the reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described in the petition.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The property which is the subject of this petition is located on the northwest corner of North Point and Parkwood Roads in the Twelfth Election District of Baltimore County, fronting 86 feet on Parkwood Road and 76 feet on North Point Road. The West side of North Point Road South of Parkwood Road is zoned commercial, and the property across from North Point Road from Robinson Avenue Southeast to Trappe Road is zoned for commercial use. In fact, the whole general neighborhood along the Old North Point Road is spotted with properties being operated for commercial purposes, such as a gasoline station, lunch room, drug store, and a parking lot.

There are a number of dilapidated residential properties and other structures in bad state of repair in this neighborhood; and it is the opinion of the Board that a reclassification of this property from an "A" Residence Zone to an "E" Commercial Zone would not be detrimental to the health, safety, or general welfare of the community; and, therefore will pass an Order reclassifying this property from an "A" Residence Zone to an "E" Commercial Zone; provided further, that the upper floors

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of the petitioners' building on the property in question, either in its present condition or reconstructed or remodeled, will be used only for professional offices.

August 20, 1952

Ref: Jacobs Application

The Board wishes to grant Dr. Jacobs a re-classification from residential to commercial with the proviso that the upper floors of the reconstructed building be used only for professional offices.

The Board found in front of this property along the Old North Point Road, a gasoline station, a lunch room, several colored residences in a rather dilapidated condition and also found that on the opposite side of the street, along Parkwood Avenue, there was a drug store, a gasoline station, a lot of car parking and it was generally commercial along the whole of North Point Road in this block. In other words, in any direction you looked from the property, you were looking right into commercial areas and a good deal of it was in a rather dilapidated condition.

The Board further found that the property had been properly posted and there were no objections from the residents or anyone else to the change in zoning which Dr. Jacobs applied for.

In view of the above, the Board wishes to change the classification of this property from "A" Residence Zone to "E" Commercial Zone.

W. H. Campbell
W. H. Campbell

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Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, *MORRIS A. JACOBS M.D.* legal owner & of the property situated at *N. W. Cor. North Point and Parkwood Rds.*

Southwesternmost corner of North Point Road and Parkwood Road, 12th District of Baltimore Co., thence northwesterly, on the southwest side of North Point Road, 55.38 feet, thence South 15 degrees 24 minutes West 105.78 feet, thence South 67 degrees 12 minutes East 100 feet to the northernmost side of Parkwood Road, thence northwesterly, on Parkwood Road, 66.10 feet and thence with a 20 foot radius 24 feet to the North Point Road and place of beginning. Being Lot No. 2 on plat of Gray Manor

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from *A RES.* zone to an *E COMM.* zone.

Reasons for Re-Classification: *APPROVED COMM. USE (STORES & OFFICES)*

Size and height of building: front.....feet; depth.....feet; height.....feet
Front and side set backs of building from street lines: front.....feet; side.....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.

Morris A. Jacobs
Mrs. Rose Engle
Legal Owner
Address: *1012 North Point Road*
Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this *24th* day of *February*, 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 Hecker Bldg., in Towson, Baltimore County, on the *24th* day of *March*, 1952, at *2:00 P.M.*

District - 12 # 2196
Date of Posting - 2-21-52
Posted for: An "A" Residence zone to an "C" Commercial zone
Petitioner: Marna A. Jacobs
Location of property: Southwest corner of Mt. St. Jackson Road, S 5588 North 153rd St 1st
Block, S 4702 E 7th St to the Main St intersection, 2nd Corner block N 4640 East with 920
St. & 1st St. to 1st St.
Location of Signs: Southwest corner of Smith Street & Lincoln Roads
Remarks:
Signed by George P. Hummel
Signature Date of return - 2-21-52

Remarks: _____
 Posted by: George R. Hummel Date of return: 2-21-52
 Signature

22.00

RECEIVED of John Quason Turnbull, Attorney for Dr. Morris A. Jacobs and Rose Angle, petitioners, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying reclassification of property, southwest corner of North Point and Parkwood Roads.

Working Commissioner of
Baltimore County

FILED FEB 25 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 22, 1952

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each~~ of 2 times ~~once each~~ before the 3rd day of March 1952, the first publication appearing on the 15th day of February 1952

THE JEFFERSONIAN.

THE JEFFERSONIAN,
R. S. Smith
Manager

Cost of Advertisement, \$.....

NOTICE OF ZONING PETITION FOR
RECLASSIFICATION—12TH DIST.

PURSUANT to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from "A-1 Residence Zone to an "E-7 Commercial Zone of the property or area hereinafter described. The Zoning Commissioner of Baltimore County, will hold a public hearing in the basement of the Reckard Building, Towson, Maryland.

On Monday, March 3, 1902
At 1:30 P. M.
to determine whether or not the following mentioned property should be changed or retained for use as follows: for Approved Commercial Use, to wit:

All that parcel of land at the southwest corner of North Point and Pennsylvania Roads, in the 12th District of Baltimore, the thence northerly on the south side of the north 43 degree road, 55.83 feet; thence east, thence south 67 degrees 45 minutes, 100.75 feet; thence north 100 feet to the northernmost side of Parkview Road, thence north-easterly on Parkview Road, thence north and thence with a 29 foot radius 24 feet to North Point Road and place of beginning. Being Lot 1 of the Gray Manor sold with the Halliday

ZONING COMMISSIONER OF
BALTIMORE COUNTY

\$20.00

RECEIVED of Dr. H. A. Jacobs the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property, southeasternmost corner of North Point and Parkwood Roads, 12th District of Baltimore County.

Zoning Commissioner

Hearings

Monday, March 3, 1952

at 1:00 p. m.

basement of Reckord Bldg.,
Towson 4, Md.

PAID
MAR 26 1952
COUNTY COMMISSIONERS
WORTH COUNTY
V. Wayfield

PAID
FEB 18 1952
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
BY *W. W. W. W.*

Gray Manor 12 1/2
0157

NORTH POINT

