

RE: PETITION FOR RECLASSIFICATION FROM AN  
"A" RESIDENCE ZONE TO A "B" RESIDENCE  
ZONE - S. S. Sudbrook Ave., 709 feet  
W. of Hagerstown Road, 3rd District -  
Mr. F. & Mary Ellen O'Mara, Petitioners

The property which is the subject of this petition is located on the south side of Sudbrook Avenue, 709 feet west of Hagerstown Road, Pikesville, Third District. The lot fronts 70 feet on the south side of Sudbrook Avenue with a depth of 215 feet and lies directly across Sudbrook Avenue from a playground and cemetery of St. Charles Church and parochial school. To the east of the church property there exists a frame semi-detached house which, according to the testimony, was built some thirty or forty years ago. With the exception of the property which is improved by the semi-detached house heretofore mentioned and the church property, all of the lots on Sudbrook Avenue are improved with large substantial cottages. These cottages are located on lots ranging in size from 60 to 100 foot frontage with depths in excess of 210 feet with the exception of the home property which fronts 100 feet on Sudbrook Avenue and the Schlesinger property which fronts 350 feet on Sudbrook Avenue and extends through to Walden Avenue.

The persons who appeared at the hearing in protest to the granting of this reclassification, gave the size of their lots as follows:

Property at No. 211 Sudbrook Avenue, 75 feet front by 300 feet in depth.

Property at No. 5 Sudbrook Avenue, 70 feet front by 250 feet in depth.

Property at No. 201 Sudbrook Avenue, 350 feet front by 300 feet in depth.

Property at No. 4 Sudbrook Avenue, 60 feet front by 210 feet in depth.

Property at No. 107 Sudbrook Avenue, 85 feet front by 300 feet in depth.

Property at No. 203 Sudbrook Avenue, 100 feet front by 300 feet in depth.

Property at No. 220 Sudbrook Avenue, 75 feet front by 275 feet in depth.

As stated before, the lot of the petitioner is 70 feet front by 215 feet in depth. It would appear from the foregoing that the size of the petitioner's lot is in keeping with the size of the other lots which have been improved with cottages and, therefore, the use of the petitioner's lot for the construction of a cottage would not be unreasonable.

Testimony introduced at the hearing was to the effect that Sudbrook Avenue is a heavily travelled road leading from Hagerstown Road through to Liberty Road. The pavement is approximately 24 feet in width with no curbs, gutters or sidewalks. There are fairly deep ditches on either side which do not allow parking very far off the travelled road. The petitioner stated that in constructing these houses there would be no driveways provided and that the owners would necessarily park on Sudbrook Avenue, adding to the traffic hazard which exists due to the heavy traffic on this road and the number of school children using the roadway walking to and from St. Charles School.

In view of the traffic problems and in view of the size of the other lots in the area which are improved with cottages, it would appear that the proper development of this property would be for cottage residential use. It would seem reasonable to believe that if this reclassification were granted that the logical development of the unimproved property belonging to Mrs. Rosen and the unimproved property of the Schlesingers would be with semi-detached houses. The inroad of semi-detached houses into an otherwise high type cottage residence zone would not be in the best interest of the property owners and, therefore, would be detrimental to the general welfare of the community. It is, therefore, the opinion of the Zoning Commissioner of Baltimore County that the reclassification should be DENIED.

It is ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1952, 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.

*William F. O'Mara*  
Legal Owner  
of Baltimore County

## Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

by us, WILLIAM F. & MARY E. O'MARA, legal owners, of the property situate  
105 SUDBROOK LANE - PIKEVILLE - MD.

South side of Sudbrook Ave., 3rd District of Balto. Co., beginning 709 feet west of Hagerstown Road, thence westerly, on the south side of Sudbrook Ave., 70 feet, thence South 25 degrees 10 minutes east 215 feet, thence North 61 degrees 35 minutes east 70 feet and thence North 28 degrees 10 minutes west 215 feet to beginning.

Whereby petition that the zoning status of the above described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an "A" RES. zone to an "B" RES. zone.

Reasons for Re-Classification: TO ERRECT SEMI-DETACHED HOUSE.

Size and height of building: front—21 feet; depth—34 feet; height—30 feet.

Front and side set backs of building from street lines: front—55 feet; side—10 feet.

Property to be posted as prescribed by Zoning Regulations.

I, or we, 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.

William F. O'Mara  
Mary Ellen O'Mara  
Legal Owners

Address 105 Sudbrook Lane  
Pikesville 8, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th 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 held in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 17th day of March, 1952, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#2204  
District 3rd  
Posted for William F. & Mary E. O'Mara to a "B" Residence Zone  
Petitioner W. F. & M. E. O'Mara  
Location of property S.S. Sudbrook Ave. 709 feet west of Hagerstown Rd. on S.S. of Sudbrook Ave., 709 feet  
thence South 25 degrees 10 minutes east 215 feet to beginning  
Location of Signs S.S. Sudbrook Ave. 709 feet west of Hagerstown Rd.  
Remarks: None  
Posted by George R. Hunsicker Date of return 3-5-52

## CERTIFICATE OF PUBLICATION

TOWSON, MD. March 7, 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. ~~XXXXXX~~  
~~XX~~ 2 times ~~XXXXXX~~ before the 17th day of March, 1952, the first publication appearing on the 29th day of February, 1952.

THE JEFFERSONIAN,  
*W. F. Hunsicker*  
Manager.

Cost of Advertisement, \$.....

February 27, 1952

\$20.00

RECEIVED of William F. O'Mara the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting property, south side of Sudbrook Avenue 709 feet west of Hagerstown Road, 3rd District

Zoning Commissioner

Hearing at

Monday, March 17, 1952

at 2:00 p. m.

in the basement of the Reckord Building Towson, Maryland

