

John H. Contrue, Judge

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE
N. S. Joppa Road, 356 feet West of Eddington
Road, Raven Realty, Incorporated, Petitioner.

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on July 3, 1952, denying the reclassification from an "M" Residence Zone to an "M" Commercial Zone in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that there is no need for the reclassification; and, furthermore, it would be a spot zoning, therefore,

H. J. Amptst
 Chairman
 J. W. Williams
 Carl J. Vokder
 Board of Zoning Appeals of
 Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by the Raven Realty, Incorporated, from an Order of the Zoning Commissioner of Baltimore County dated June 9, 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 for and against said petition, and counsel heard.

The property which is the subject of this Petition is located on the North side of Joppa Road beginning 356 feet West of Eddington Road, having a frontage of 143.3 feet with an average rectangular depth of 97 feet, being known as Lots Nos. 27 and 28, Section G, of the plat of Rosina Del.

The Petitioners contend that the property is not subject to residential development and lends itself better for commercial purposes. The president of the corporation further testified that he has an opportunity to sell this property, providing the property is reclassified in accordance with the Petition, and that he will provide necessary parking and additional width for the widening of the road. It is the intention that this property be used for a small bakery; but it was testified by one of the protestants that a bakery in the 8600 Block Leach Raven Boulevard, about 1/2 blocks from this place, was closed and out of business, and that another one went out of business in the neighborhood in the last three months.

From the examination of this property the Board is of the opinion that it would be apt acting to reclassify this tract of land and would be objectionable from the standpoint of traffic; and, furthermore, the Petitioners failed to show a need, especially in view of the close proximity of an adequate

shopping center; and therefore, the Board will pass an Order denying the application for a reclassification.

H. S. Campbell
 Chief Clerk
 James W. Bulmer
 Carl F. Valdes
 Board of Zoning Appeals of
 Baltimore County

FVS • VII

FILED JUN 19 1952

IN THE MATTER OF:	1	BEFORE
PETITION OF HAYES REALTY,	1	AUGUSTINE J. MILLER
INCORPORATED, a body corporate,		
FOR RECLASSIFICATION FROM AN		ZONING COMMISSIONER OF
"A" RESIDENCE ZONE TO AN		
"B" COMMERCIAL ZONE OF PROPERTY	1	BALTIMORE COUNTY,
SITUATE NORTH SIDE OF JOPPA ROAD,		
356 WEST WEST HINDSTON ROAD,	1	
NINTH ELECTION DISTRICT OF		
BALTIMORE COUNTY, MARYLAND.		MARYLAND.

—000000—

ORDER FOR APPEAL

Mr. Commissioner

Armen K. Hovhann
Attorneys for Petitioners

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

On the north side of Joppa Road beginning 356 feet west of Eddington Road, thence westerly and binding on the north side of Joppa Road 113.3 feet with an average rectangular depth northerly of 97 feet. Being lots 27 and 28 Section 6 plat of Rosina Trl.

RECEIVED
OCT 22 1954
COUNTY COMMISSIONERS
OFFICE

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 Res zone to an R Comm zone.

Reasons for Re-Classification:

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.

Rosen Realty, Inc.
 by: Sam P. Murphy, Pres
 Legal Owner
 c/o Smalkin & Heesian
 Address: Campbell Building, Towson 4, Maryland.

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of May, 1952, that the sub-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 Record Bldg., in Towson, Baltimore County, on the 2nd day of June, 1952, at 2 o'clock, P. M.

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

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

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of Location being on the north side of Joppa Road, between
Arch Haven Boulevard and Edgington Road, where no commercial areas have been
established, the lot not having sufficient depth to provide for the widening of
Joppa Road and also provide the necessary off-street parking, the granting of
which will be detrimental to the health, safety and general welfare of the community

.....the above re-classification should NOT be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this 7th day of June, 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 a D. "A" Residence zone.

August E. Spill
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Date 10/26/54 _____
Robert B. Hamill

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, Maryland

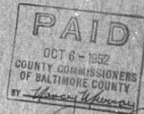
District 9th # 2269
 Date of Posting 5-22-52
 Posted for Carl R. Beaudry, Senate in 6th Commercial zone
 Petitioner Arvin Beaudry
 Location of premises On 41st St. between 3rd & 4th Commercial Rd. House 149, dund
the N.E. corner Rd. 150th with 4th Commercial Rd. 151st N.W. corner 4th & 150th
 Location of Sign North side of 4th Rd. 149th & 150th St. Elroy St.
 Remarks:
George R. Hammel Date of return 5-22-52

October 6, 1952

\$7.20

RECEIVED of Messrs. Smalkin & Hessian, Attorneys for
Raven Realty, Incorporated, Petitioner, the sum of Seven Dollars
(\$7.20) and Twenty Cents, being cost of certified copies of
petition and other papers filed in the matter of reclassification
of property on north side of Joppa Road, 9th District.

Zoning Commissioner

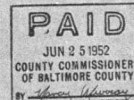


June 24, 1952

\$22.00

RECEIVED of Smalkin & Hessian, Attorneys for Raven Realty,
Incorporated, 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 of Baltimore
County denying reclassification of property on the north side
of Joppa Road, 356 feet west of Eddington Road, 9th District.

Zoning Commissioner



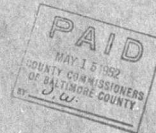
\$20.00

RECEIVED of H. Richard Smalkin the sum of
Twenty (\$20.00) Dollars, being cost of petition
for reclassification, advertising and posting
of property of property of Raven Realty, Inc.
on the north side of Joppa Road, 356 feet west
of Eddington Road, 9th District of Baltimore
County.

Zoning Commissioner

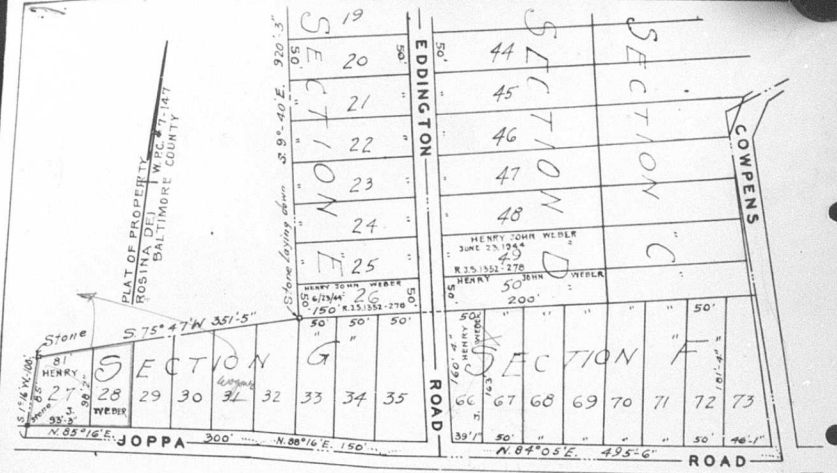
Hearings:

Monday, June 2, 1952
at 2:00 P. M.





PLAT OF PROPERTY
OF
ROSINA DEI
SCALE 1"=100'



PORTION OF
PLAT OF PROPERTY
OF
ROSINA DEI
Showing lots #49, 26,
#27, 28, 50 and 66.
Scale 1"=100'
April 4, 1949
W. C. Warren
Land Surveyor, State
Register #591.

#2269
WAP
#9

