

NO. 1 PETITION FOR RECLASSIFICATION FROM AN "A-1" RESIDENTIAL ZONE TO AN "A-2" COMMERCIAL ZONE - S. W. Side Del Air Road, 90 feet to S. Joppa Road, 11th District, Mr. J. Schafer & Clyde S. Krause Petitioners

The property which is the subject of this petition is located on the southeast side of Del Air Road opposite Joppa Road, Eleventh District. The petitioners own thirty seven of land in the rear of the property in question which they intend to develop for residential use. It is the commission of the petitioners that in connection with the residential development a commercial area should be established to provide the necessary services.

Due to the fact that the land on the west side of Del Air Road opposite this property is zoned residentially it does not appear that the granting of this reclassification will be detrimental to the general welfare of the community.

It is the opinion of the Planning Commission of Baltimore County that Joppa Road should be continued easterly through the property of the petitioners and that a commercial center should be set up in accordance with a specific plan, taking this proposed roadway into account.

In view of the foregoing it is the opinion of the Joint Commissioners of Baltimore County that the property should be reclassified in part in accordance with this plan.

It is ORDERED by the Zoning Commissioner of Baltimore County this 11th day of August, 1952, that that part of the property described in this petition hereinafter classed, be and the same is hereby reclassified, from and after the date of this Order from an "A-1" Residential Zone to an "A-2" Commercial Zone. The property as so classified being more particularly described as follows:

Beginning for the same at a point formed by the intersection of the southeast right-of-way line of Del Air Road, as shown on the State Roads Commission of Maryland Plat #952, with the second or South 65 1/2 degree East 105 perch line of land which by deed dated March 2, 1886 and recorded among the land records of Baltimore County in Liber J.B.S. 150, folio 389, was conveyed by Mary E. Broderick and husband to Gerrit Kaup, said point of beginning being 180 feet, more or less, southeast of the existing center of Joppa Road; running thence and binding on part of said second line, as now corrected, South 69° - 10' - 20" East 330.44 feet; thence for a line of division South 12° - 58' - 30" West 562.00 feet to the beginning of the second or North 15° - 53' East 100.00 foot line of land which by deed dated March 2, 1939 and recorded among the land records of Baltimore County in Liber C.W.B. Jr. 997, folio 45, was conveyed by G. Lloyd Rodgers and wife to William H. Tuten; running thence binding on the first line of the above-mentioned conveyance reverse as now corrected, North 53° - 54' - 30" West 303.99 feet to intersect the southeast right-of-way line of the Del Air Road, as shown on the State Roads Commission of Maryland Plat #952; running thence and binding on the southeast side of said right-of-way, as now corrected, North 12° - 45' - 20" East 122.09 feet; running thence and still binding on said right-of-way line by a curve to the left with a radius of 57035.00 feet for a distance of 119.21 feet, the chord of said arc being North 12° - 34' - 10" East 319.23 feet to the place of beginning.

Containing 3.601 acres of land, more or less.

Being part of land which by deed dated April 23, 1931 and recorded among the land records of Baltimore County in Liber S.McL.N. 877, folio 69, was conveyed by Walter D. Rodgers and wife to Griffin L. Rodgers.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County - Town of Towson, Md. Petitioner: Mrs. J. Schafer & Clyde S. Krause. Legal owner: ... of the property situate Southeast side of Delair Road beginning 90' Northeast of Joppa Road, thence southeast and binding on the Southeast side of Delair Road 103.17 feet; thence South 53° 51 minutes East 301.29 ft., thence 12° 58 minutes East 562.00 ft. North 69° 10 minutes West 330.44 ft. to place of 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 Residential Zone to an A-2 Commercial Zone. Reasons for Re-Classification: APPROVED COMM. USE.

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 of Baltimore County.

Walter D. Rodgers - Legal Owner. Address: Fullerton, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of August, 1952, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new paper 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 Rickard Bldg., in Towson, Baltimore County, on the 11th day of August, 1952, at 10:00 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 ...

It is Ordered by the Zoning Commissioner of Baltimore County this ... day of ... that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from ... zone to ... zone.

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 ... 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.

County Commissioners of Baltimore County. President

Beginning for the same at a point formed by the intersection of the southeast right-of-way line of Del Air Road, as shown on the State Roads Commission of Maryland Plat #952, with the second or South 65 1/2 degree East 105 perch line of land which by deed dated March 2, 1886 and recorded among the land records of Baltimore County in Liber J.B.S. 150, folio 389, was conveyed by Mary E. Broderick and husband to Gerrit Kaup, said point of beginning being 180 feet, more or less, southeast of the existing center of Joppa Road; running thence and binding on part of said second line, as now corrected, South 69°-10'-20" East 330.44 feet; thence for a line of division South 12° - 58' - 30" West 562.00 feet to the beginning of the second or North 15°-53' - East 100.00 foot line of land which by deed dated March 2, 1939 and recorded among the land records of Baltimore County in Liber C.W.B. Jr. 997, folio 45, was conveyed by G. Lloyd Rodgers and wife to William H. Tuten; running thence binding on the first line of the above-mentioned conveyance reverse as now corrected, North 53°-54'-30" West 303.99 feet to intersect the southeast right-of-way line of the Del Air Road, as shown on the State Roads Commission of Maryland Plat #952; running thence and binding on the southeast side of said right-of-way, as now corrected, North 12°-45'-20" East 122.09 feet; running thence and still binding on said right-of-way line by a curve to the left with a radius of 57035.00 feet for a distance of 119.21 feet, the chord of said arc being North 12°-34'-10" East 319.23 feet to the place of beginning.

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 7-2-52. Posters for: Mrs. J. Schafer and Mrs. C. Krause. Petitioner: Mrs. J. Schafer and Mrs. C. Krause. Location of property: S.E. of Delair Rd. by 11th District. Location of Sign: S.E. of Delair Rd. 90 ft. N.W. of Joppa Rd. Remarks: ... Date of return: 7-2-52.

CERTIFICATE OF PUBLICATION TOWSON, MD.

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 ... successive weeks before the ... day of ... the first publication appearing on the ... day of ...

THE UNION NEWS Manager

RECEIVED OF William J. Schafer the sum of Twenty-three (\$23.00) Dollars, being cost of reclassification, advertising and posting of property on Southeast side of Delair Road, 90 feet Northeast of Joppa Road, 11th District of Baltimore County.

Hearing: Monday, July 14, 1952 at 10:00 A. M. Roomment of the Rickard Bldg., Towson, Maryland

PAID JUL 2 - 1952 COUNTY COMMISSIONERS OF BALTIMORE COUNTY

