

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - N. E. Cor. Trappe Road and West Woodwell Road, 12th District - Ruven Realty, Inc., Petitioner

The property which is the subject of this petition is located at the northeast corner of Trappe and West Woodwell Roads, being lot No. 13 on plat of "Gray Manor No. 2". The lot fronts 120 feet on the north side of Trappe Road and 87 feet on the east side of West Woodwell Road. The property is improved by a bungalow, typical of the houses in the "Gray Manor" development.

It is the contention of the petitioner that retail stores are needed in the area and that this is the logical location for such service. The petitioner based his contention upon the fact that this lot is immediately across West Woodwell Road from the Baltimore County Sewage Pumping Station and diagonally across Trappe Road from a small commercially zoned lot. Further the petitioner contends that the distance to the nearest shopping centers on North Potomac Road and the intersection of Trappe Road and Herritt Avenue is great and that shopping facilities should be provided at a more accessible location.

The protestants to the granting of this reclassification contend that the available shopping facilities on North Potomac Road and at the intersection of Trappe Road and Herritt Avenue fulfill their requirements. They also contend that the conversion of this lot would have a depreciating effect upon the value of their homes.

It is the opinion of the Zoning Commissioner of Baltimore County that the lot in question is too small to properly accommodate a store group and provide the necessary off-street parking.

The conversion of this lot would be the conversion of an otherwise residential development, would constitute spot zoning and be detrimental to the general welfare of the community and the reclassification should not be had.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of July, 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 and to remain an "A" Residence Zone.

Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Owner: **RUVEN REALTY, INC.**

Legal owner... of the property situated

All that parcel of land in the 12th District of Baltimore County at the Northeast corner of Trappe Road and West Woodwell Road, thence running easterly and binding on the North side of Trappe Road 120 feet with a rectangular depth thence easterly of 87 feet and binding on the East side of West Woodwell Road, known as lot #13 on plat of Gray Manor #2.

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" Residence zone to an "B" COMM. zone.

Reasons for Re-Classification:

aff. Com. 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 for Baltimore County.

Witness my hand and seal this 12th day of July, 1952.
c/o Shalkin & Hession
Address: Campbell Building, Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 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 Reckord Bldg., in Towson, Baltimore County, on the 21st day of July, 1952, at 12:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

7/14
H. H. M.

June 25, 1952

\$20.00

RECEIVED OF Shalkin & Hession, Attorneys, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property at the Northeast corner Trappe Road and Woodwell Road in the 12th District of Baltimore County.

Zoning Commissioner

Hearings

Monday, July 14, 1952
at 11:00 A. M.

Danmont, Reckord Bldg.,
Towson, Maryland

PAID
JUL 1 - 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

FILED JUL 7 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 14, 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., according to the order of the Zoning Commissioner of Baltimore County, on the 12th day of July, 1952, the first publication appearing on the 21st day of July, 1952.

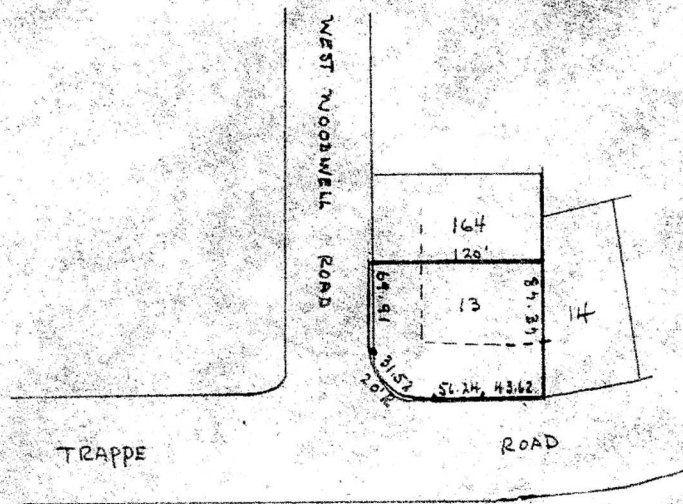
THE JEFFERSONIAN,
Towson, Maryland

Cost of Advertisement, \$.....

NOTICE OF PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - N. E. COR. TRAPPE ROAD AND WEST WOODWELL ROAD, 12TH DISTRICT - RUVEN REALTY, INC., PETITIONER. THE PETITIONER REQUESTS THAT THE ZONING STATUS OF THE ABOVE DESCRIBED PROPERTY BE RECLASSIFIED, PURSUANT TO THE ZONING LAW OF BALTIMORE COUNTY, FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE. THE PETITIONER BASED HIS CONTENTION UPON THE FACT THAT THIS LOT IS IMMEDIATELY ACROSS WEST WOODWELL ROAD FROM THE BALTIMORE COUNTY SEWAGE PUMPING STATION AND DIAGONALLY ACROSS TRAPPE ROAD FROM A SMALL COMMERCIAL ZONED LOT. FURTHER THE PETITIONER CONTENDS THAT THE DISTANCE TO THE NEAREST SHOPPING CENTERS ON NORTH POTOMAC ROAD AND THE INTERSECTION OF TRAPPE ROAD AND HERRITT AVENUE IS GREAT AND THAT SHOPPING FACILITIES SHOULD BE PROVIDED AT A MORE ACCESSIBLE LOCATION. THE PROTESTANTS TO THE GRANTING OF THIS RECLASSIFICATION CONTEND THAT THE AVAILABLE SHOPPING FACILITIES ON NORTH POTOMAC ROAD AND AT THE INTERSECTION OF TRAPPE ROAD AND HERRITT AVENUE FULFILL THEIR REQUIREMENTS. THEY ALSO CONTEND THAT THE CONVERSION OF THIS LOT WOULD HAVE A DEPRECIATING EFFECT UPON THE VALUE OF THEIR HOMES. IT IS THE OPINION OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY THAT THE LOT IN QUESTION IS TOO SMALL TO PROPERLY ACCOMMODATE A STORE GROUP AND PROVIDE THE NECESSARY OFF-STREET PARKING. THE CONVERSION OF THIS LOT WOULD BE THE CONVERSION OF AN OTHERWISE RESIDENTIAL DEVELOPMENT, WOULD CONSTITUTE SPOT ZONING AND BE DETRIMENTAL TO THE GENERAL WELFARE OF THE COMMUNITY AND THE RECLASSIFICATION SHOULD NOT BE HAD. IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, THIS 12TH DAY OF JULY, 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 AND TO REMAIN AN "A" RESIDENCE ZONE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *12th* Date of Posting: *7-3-52*
Posted for: *Com. & Residence zone to an "B" Commercial zone*
Petitioner: *Ruven Realty, Inc.*
Location of property: *N. E. Cor. Trappe Road and West Woodwell Rd., 12th District, Baltimore County, Md.*
Location of Signs: *East end of Trappe Road and West Woodwell Rd.*
Remarks: *See above*
Posted by: *George B. Hession* Date of return: *7-3-52*



PLAT OF GRAY MANOR NO. 2
 REC. P/B C.H.K. 13/24
 SCALE 1" = 100'

