

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "W" RESIDENCE ZONE - V. S. Ballard Ave., 625 Ft. N. Martin Boulevard, 15th District - Samuel J. and Rebecca Aaron, Petitioners

The property which is the subject of this petition is located on the west side of Ballard Avenue beginning 825 feet north of the center line of Martin Boulevard with a frontage along Ballard Avenue of 347 feet. On the northernmost side of the property there is a depth of 220 feet from the center line of Ballard Avenue. At the southernmost end of the property there is a depth of 133 feet from the center line of Ballard Avenue. The western boundary of the property in question is sub-divided into six lots which are at the present time occupied with cottages.

The petitioner has requested the area described above to be re-zoned for group houses stating that the property directly across Ballard Avenue to the east is zoned for group houses. However, in order for the petitioner to erect group houses on this tract of land, covered by this petition, it will be impossible to erect group houses under the Sub-Division Regulations for Baltimore County. The right-of-way of Ballard Avenue is 33 feet in which case there would be 165 feet deducted from the southernmost boundary line of this property.

Under the Sub-Division Regulations there is required a minimum lot depth of 100 feet plus a 20 foot alley to the rear. With the 165 feet shown for Ballard Avenue, a 20 foot alley in the rear of the lots and 100 foot depth lot, making a total of 1365 feet, there isn't sufficient depth on the southernmost end of the property to comply with the Sub-Division Regulations, said depth being 133 feet to the center line of Ballard Avenue.

Ballard Avenue does not have direct access to Martin Boulevard as shown on the plat furnished by the petitioner. However, Ballard Avenue is to be entered from Middle River Road. On Middle River Road and directly abutting the property in question there are established cottages on the various lots which have been in existence for quite a number of years. Free information produced at the hearing there is neither sewer nor water available to this project, the residents along Middle River Road are now using septic tanks and wells.

It is, therefore, the opinion of the Acting Zoning Commissioner that the granting of this reclassification would be detrimental to the health and general welfare of the community and said reclassification should be denied.

It is ORDERED by the Acting Zoning Commissioner of Baltimore County, that the above petition be and the same is hereby denied and the above described property be and the same is hereby continued as and to remain an "A" Residence Zone.

J. H. Charles
Acting Zoning Commissioner
of Baltimore County

Date: Nov 10 1952

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Samuel J. Aaron and Rebecca Aaron, legal owner, A. of the property situate

All that parcel of land in the 15th District of Baltimore County on the west side Ballard Avenue beginning 825 feet North of center line of Martin Boulevard, thence northerly and binding on the west side of Ballard Avenue 347 feet, thence westerly 445 feet to the east side of Middle River Road, thence southerly and binding on the East side of Middle River Road 385', thence easterly 205' 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" Residence zone to an "W" Residence 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.

Samuel J. Aaron
Rebecca Aaron
Legal Owner
c/o Smalkin & Hession
Address, Campbell Building, Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 thereon be had in the office of the Zoning Commissioner of Baltimore County, in the Rebeck Building, in Towson, Baltimore County, on the _____ day of _____, 1952, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

September 10, 1952

\$27.00

RECEIVED OF Smalkin & Hession, Attorneys
for Samuel J. and Rebecca Aaron, the sum of
Twenty Three (\$23.00) Dollars, being cost of
petition for reclassification, advertising and
posting of property W. S. Ballard Avenue, 15th
District of Baltimore County.

Zoning Commissioner

Hereby:

Wednesday, October 8, 1952
at 10:30 A. M.
Room 201 of the Rebeck Building
Towson, Maryland

PAID
SEP 15 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *John H. Hession*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#2363
Date of Posting: 9-25-52
District: 15th
Posted for: Samuel J. & Rebecca Aaron
Petitioner: Samuel J. & Rebecca Aaron
Location of property: W. S. Ballard Ave. 15th Dist. N. of Center line of Martin Blvd. 825 feet North of Center line of Ballard Ave. 347 feet, thence westerly 445 feet to the east side of Middle River Road, thence southerly and binding on the East side of Middle River Road 385', thence easterly 205' to place of beginning.
Remarks: George B. Hession
Posted by: George B. Hession
Date of return: 9-25-52

REC'D OCT 20 1952
OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catoctinville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

October 14, 1952

THIS IS TO CERTIFY, that the annexed advertisement of
Augustine J. Muller, Zoning Commissioner
of Baltimore County,
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 14th day of October, 1952, that is to say
the same was inserted in the issues of
September 19-26, 1952.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager.

