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RE: PETITION FOR RECLASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "A-2" COMMERCIAL ZONE -
S. S. Taylor Ave., 250 ft. W. Calhoun Road,
2nd Estate, Henry J. Weber, Petitioner

The property which is the subject of this petition is located on the south side of Taylor Avenue, between Calhoun Road and Bon Air Road, Ninth District. The property on the north side of Taylor Avenue between Bon Air and Calhoun Roads, is zoned commercially to a depth of 150 feet. The property at the southeast corner of Taylor Avenue and Bon Air Road is zoned commercially fronting 200 feet on Taylor Avenue with a depth of 150 feet. The property at the southeast corner of Taylor Avenue and Bon Air Road, fronting 110 feet to a depth of 150 feet, has been zoned commercially. The intervening 350 foot area, between these two last mentioned commercial zones, is zoned "A" residential. This property consists of four lots improved with frame cottages and three unimproved lots. The property which is the subject of this petition is one of the unimproved lots.

There was considerable testimony by the protestants that the rezoning of this property to commercial use would be detrimental to the proper enjoyment of their properties for residential use. It is true that the encroachment of commercial uses have an adverse effect upon the proper enjoyment of surrounding property for residential use. However, examination of the zoning map and inspection of the property indicates that the major portion of the block is zoned commercially and that a considerable portion of it has been developed commercially.

It is the opinion of the Zoning Commissioner of Baltimore County that the proper use of the remaining residential property is for commercial use. The extent of the existing commercial and the type of uses which have been located in this area make it impossible to protect the remaining residential property in this block. It is, therefore, the opinion of the Zoning Commissioner that the proper use of the lot in question is for commercial use and the reclassification should be had.

It is this 14th day of October, 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "A-2" Commercial Zone.

George D. Hummel
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2368

Date of Posting: 9-25-52

District: 9th
Posted for: Any person who goes to an "A-2" Commercial Zone
Petitioner: Henry John Weber
Location of property: S. S. Taylor Ave. by 250 ft. west of Calhoun Rd. and 1/4 block
on the S. S. Taylor Ave. 51 ft. north of a street depth of 150 ft.
Location of signs: 275 ft. west of Calhoun Rd. on the S. S. Taylor Ave. and

Remarks:

Posted by: George D. Hummel

Date of return: 9-25-52

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, Henry John Weber, legal owner, of the property situate

All that parcel of land in the 9th District of Baltimore County beginning for the same on the south side Taylor Avenue beginning 250 feet west of Calhoun Road, thence westerly and binding on the south side of Taylor Avenue 50 feet with a rectangular depth southerly of 150 feet, being Lots # 11 and 12 on plat of Millendale Park as filed with the Buildings and Zoning Department?

herely 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 "A-2" Commercial zone.

Reasons for Re-Classification: Approved Commercial 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.

Henry John Weber
of Smalkin & Heslin,
Campbell Building, Towson, Md., Maryland.
Legal Owner

Address

ORDERED by The Zoning Commissioner of Baltimore County, this 16th day of September, 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 Rickford Bldg., in Towson, Baltimore County, on the 25th day of October, 1952, at 3:00 o'clock P. M.

George D. Hummel
Zoning Commissioner of Baltimore County
(over)

10/1
30.11

REC'D SEP 18 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 20, 1952

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 three successive weeks before the day of September, 1952, the first publication appearing on the 12th day of September, 1952.

The UNION NEWS

W. F. Raymond
Manager

Notice of Zoning Petition for Re-Classification
The following is a notice of a petition for re-classification of property from an "A" Residence Zone to an "A-2" Commercial Zone. The property is located on the south side of Taylor Avenue, between Calhoun Road and Bon Air Road, Ninth District. The property is zoned commercially to a depth of 150 feet. The property at the southeast corner of Taylor Avenue and Bon Air Road is zoned commercially fronting 200 feet on Taylor Avenue with a depth of 150 feet. The property at the southeast corner of Taylor Avenue and Bon Air Road, fronting 110 feet to a depth of 150 feet, has been zoned commercially. The intervening 350 foot area, between these two last mentioned commercial zones, is zoned "A" residential. This property consists of four lots improved with frame cottages and three unimproved lots. The property which is the subject of this petition is one of the unimproved lots.

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

the above re-classification should be had.

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.

Zoning Commissioner of Baltimore County

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

the above re-classification should NOT be had.

It Is Ordered by the Zoning Commissioner of Baltimore County, this day of 19....., 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.

Zoning Commissioner of Baltimore County

Approved County Commissioners of Baltimore County

Date: 10/21/52 *Michael J. Pendergast* President

September 17, 1952

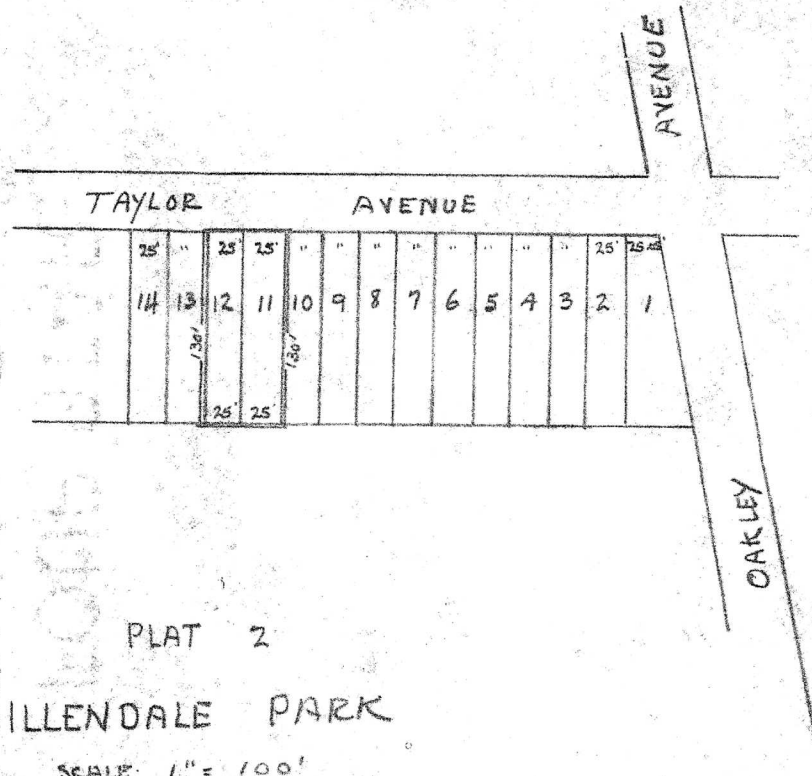
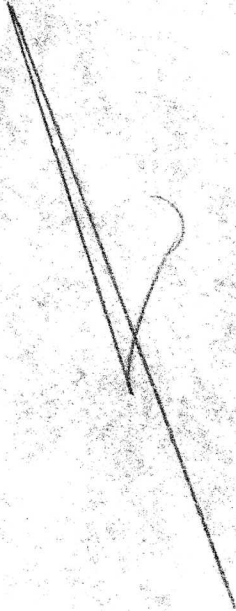
\$20.00

RECEIVED of Smalkin & Heslin, Attorneys for Henry John Weber the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification of property on the south side Taylor Avenue, 9th District of Baltimore County.

Zoning Commissioner

PAID
SEP 17 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *Michael J. Pendergast*

Hearings:
Wednesday, October 8, 1952
at 3:00 P. M.
Board Room
Basement of the Rickford Building
Towson, Maryland



PLAT 2

HILLENDALE PARK

SCALE 1" = 100'

P/B L.M.C.L.M. 9/70

