

Mr. Augustine J. Muller
Zoning Commissioner of Baltimore County
303 Washington Avenue
Towson 4, Maryland

Dear Sir:

Re: Petition for Reclassification
from an "A" Residence Zone to
an "E" Commercial Zone, W. S.
Reisterstown Road, 12101 S.
Delight Road, Fourth District
Harry P. & Margaret A. Dai,
Petitioners

Attached find check, will you please enter
my appeal in the above matter.

Veryy truly yours

James D Cox
Postmaster
22 Hill Road
Aveney Mills Mo.

This is an appeal by James D. Cox from an Order of the Zoning Commissioner of Baltimore County dated November 10, 1952, granting the reclassification from an "A" Residence Zone to an "B" Commercial Zone in regard to the property described in the petition.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The property which is the subject of this petition is located on the west side of Reisterstown Road 1210 feet south of Delight Road, having a frontage of 300 feet on the Reisterstown Road with an average depth of 215 Feet. On the east side of Reisterstown Road there is located an automobile dealer's sales room and repair shop, tavern, and restaurant, and a milk bar. There is a commercial area having a frontage of 870 feet on the Reisterstown Road across from the property in question, and the whole general area here along this main highway is not of a residential nature, but is adapted for commercial uses.

The Board is, therefore, of the opinion that the subject property should be reclassified from an "A" Residence Zone to an "B" Commercial Zone and that such reclassification will not be detrimental to the health, safety, and general welfare of the community and it will, therefore, pass its Order accordingly: subject to the Petitioner filing of a plan for the improvement of this property with the Zoning Department, which shall be approved by the Baltimore County Planning Commission, showing proper set backs on Reisterstown Road and proper off-street parking for the type of business to be conducted.

proper off-street parking facilities for the type of business to be conducted.

Augustine J. Miller
Zoning Commissioner
of Baltimore County.

To The Zoning Commissioner of Baltimore County:—

Three we, Harry F. Dei & Margaret A. Dei, legal owners of the property situate on West side of Reisterstown Road beginning approximately 1,210 feet South of Delight Road, and extending 300 feet South as noted in plot plan.

All that parcel of land in the 4th District of Baltimore County on the west side of Reisterstown Road beginning 1210 feet, South of Delight Road, thence southerly and binding on the west side of Reisterstown Road 300 feet, thence South 63° 40' West 225 ft., thence North 32° 08' East 265 ft., thence North 53° 35' E 205 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-1B-5 zone to an E-Comm zone.
Reasons for Re-Classification: APPROVED COMM USE

..... Prospective Buyer wishes to install a building suitable for.....
storing automotive vehicles.

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.

Baltimore County adopted provisions to the zoning law for Baltimore County.

Henry P. Dei
Margaret P. Dei

Legal Owner
Palamore, Astor.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 1952, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper 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 Reckord Bldg., in Towson, Baltimore County, on the 2nd day of November, 19 52, at 11:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

11/3

2394

RE: PETITION FOR RECLASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE -
W. S. Reisterstown Road Bdg. 1210 feet S.
Delight Road, 4th Dist. of Balto. Co.,
Harry P. and Margaret A. Del, Petitioners.

MAP
4TH DIST
REISTERSTOWN
RO

2007-07-07

239

44

10

1

RE: PETITION FOR RECLASSIFICATION FROM AN "A"
RESISTANCE ZONE TO AN "E" COMMERCIAL ZONE -
W. S. Reisterstown Road Beg. 1210 feet S.
Delight Road, 4th Dist. of BA to. Co.,
Harry P. and Margaret A. Dei, Petitioners

The property which is the subject of this petition is located on the west side of Reisterstown Road, 1210 feet south of a light house, fronting 100 feet on Reisterstown Road with an average depth of 215 feet. The property on the east side of Reisterstown Road, opposite the property in question, is zoned "R3" Commercial, in fact, a commercial area has been set up on the east side of the road beginning 300 feet from the intersection of Reisterstown Road with a street on the east side of Reisterstown Road a distance of 970 feet with the exception of a lot 100 feet in width approximately in the center of this street.

From an inspection of the zoning map and a physical inspection of the area it appears that the logical use of the properties on the west side of Westminster Road, opposite the commercial area, is for commercial enterprises. It would be unreasonable to deny the property owners on the west side of Westminster Road the right to use the property for commercial use when his property faces commercial property. On the east side of the road are located an automobile agency, a tavern and restaurant, a milk bar and a large automobile salesroom and repair shop. These commercial uses have given the area an

In setting up commercial areas along the Reisterstown Road the proper place for such commercial areas is where the commercial now exists. Merchants seeking areas in which to enter business should be restricted to these areas and the residential section of the road preserved for residential use. In keeping with this policy it appears that not only this property be zoned commercially but the remaining frontage on the west side of Reisterstown Road opposite the commercial zone on the east side should also be zoned for commercial use.

It is, therefore, the opinion of the Zoning Commissioner of Baltimore County that the reasonable and logical use of the property in question is for commercial use and the reclassification should be had.

It is this 10th day of November, 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 "B" Commercial Zone, subject to the filing of a plan for the improvement of this property with this Department approved by the Baltimore County Planning Commission showing proper setbacks on Reisterstown Road and

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

[illegible]

REC'D OCT 24 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD *Oct 28 1962*

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 five successive weeks before the 25 day of Oct 1962, the first publication appearing on the 11 day of Oct

The UNION NEWS
F. K. Kiser
Mentor

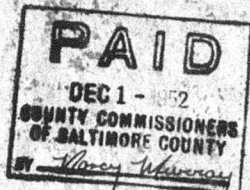
[illegible]

December 1, 1952

\$22.00

RECEIVED of James D. Cox 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 granting the reclassification of property of Harry P. and Margaret A. Dei, west side Reisterstown Road, 1210 feet south of Delight Road, 4th District.

Zoning Commissioner



October 14, 1952

\$23.00

RECEIVED of Harry P. Dei the sum of Twenty three (\$23.00) Dollars, being cost of petition for reclassification, advertising and posting of property on the west side Reisterstown Road, 1210 ft. south of Delight Road, 4th District of Baltimore County.

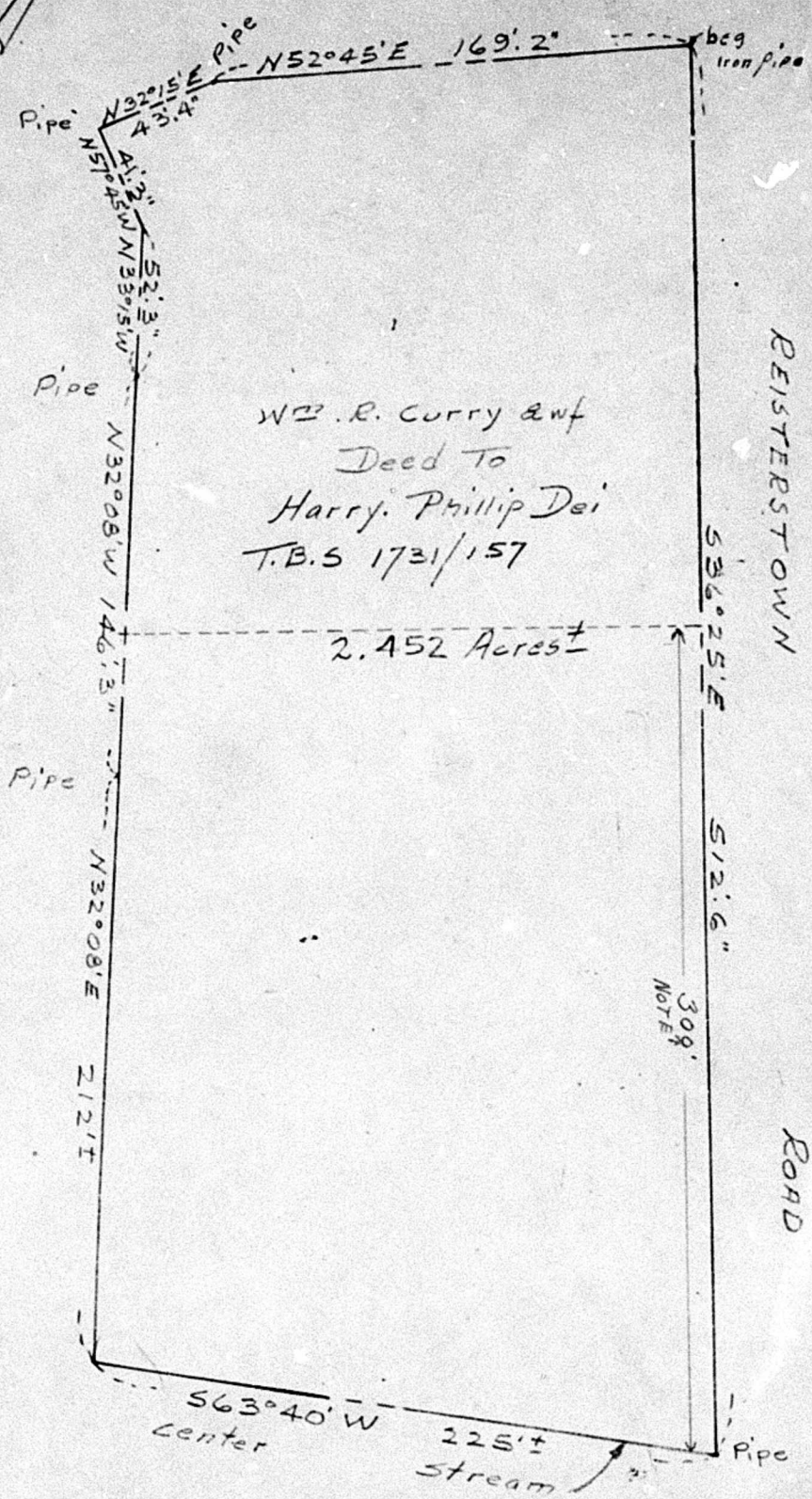
Zoning Commissioner

Hearing:

Monday, November 3, 1952
at 1:00 P. M.
Basement of The Record Building
Towson, Maryland



#2394



Scale 1" = 50'

