

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "A-2" COMMERCIAL ZONE
S. W. York and Ridgely Roads, 8th Dist.,
Henry J. Leary, Petitioner

The property which is the subject of this petition is located at the southeast corner of York Road and Ridgely Road, Lutherville, Eighth District. It is the intention of the petitioner if this reclassification is granted, to construct retail stores upon the property in question. The entertainment of this petition at this time is premature and the reclassification of the property would result in "spot zoning" and, therefore, should be denied.

Due to the fact that sewers are expected to be installed in the Lutherville area within the near future considerable residential development will take place in the area. On the north side of Ridgely Road a twenty three acre tract is located which has recently been sold and which is expected to be developed. On the east side of York Road, opposite Ridgely Road, is a tract comprising 200 acres. It is expected that this property also will be developed within the near future.

In view of the anticipated development in the area plans for the entire area should be prepared by the large land owners in cooperation with the Baltimore County Planning Commission so that the area may be properly planned to provide the necessary commercial facilities. At the time of the planning of the entire area consideration should be given to the proper use of the lot in question.

In view of the foregoing it is the opinion of the Zoning Commission of Baltimore County that the reclassification to commercial use should be denied at this time.

It is this 16th day of November, 1952, ORDERED by the Zoning Commission of Baltimore County that the above petition be and the same is hereby denied and that the above described property or area be and the same is continued as and to remain an "A" Residence Zone.

[Signature]
Zoning Commission
Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Henry John Leary, legal owner... of the property situate

All that parcel of land in the 8th District of Baltimore County on the southeast corner of York Road and Ridgely Avenue, thence southerly and binding on the west side of York Road 174', thence South 140° 16' west 100.8 feet, thence South 89° 17' west 62.5 feet, thence North 18° 00' west 133 feet to the south side of Ridgely Avenue, thence westerly and binding on the south side of Ridgely Avenue 140.35 feet to the 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 "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 reclassification, 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.

[Signature]
Legal Owner

Address: c/o R. Richard Swelkin, Esq.,
Campbell Building, Towson 4, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 27th day of October, 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 Commissioner of Baltimore County, in the Rockwood Bldg., in Towson, Baltimore County, on the 17th day of November, 1952, at 11:30 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 11-6-52
Posted for: Henry J. Leary
Petitioner: Henry J. Leary
Location of property: SE corner York Rd & Ridgely Ave, 8th Dist
Location of Signs: Southwest corner York Rd & Ridgely Avenue
Remarks:
Posted by: George R. Hammond Date of return: 11-6-52

FILED NOV 10 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD. 27th day of October, 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 two successive weeks before the 17th day of November, 1952, the first publication appearing on the 3rd day of October, 1952.

The UNION NEWS

[Signature]
Manager

October 27, 1952

\$20.00

RECEIVED of Messrs. Swelkin & Swelkin the sum of Twenty (\$20.00) dollars, being cost of petition for reclassification, advertising and posting of property at the southeast corner York Road and Ridgely Avenue, (Henry John Leary) 8th District of Baltimore County.

Zoning Commissioner

Hearings:

Monday, November 17, 1952
at 11:30 A. M.
Board Room, Bancroft-Buchard Building
Towson, Maryland

PAID
OCT 28 1952
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
[Signature]

RIDGELY AVE.

N 72° 00' E 164.30'
131.10'

