

RE: PETITION FOR RECLASSIFICATION - 1st Parcel S. E. Cor. Chesapeake & Main Aves., from an "A" Residence Zone to a "D" Residence Zone - 2nd Parcel, N. E. Side North Point Road, Beg. 952.5 ft. S. E. Main Ave., from an "A" Residence Zone to an "B" Commercial Zone, Bayonne Realty Co., Petitioner

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on the 5th day of February, 1953, granting the reclassification of the first parcel of land from an "A" Residence Zone to a "D" Residence Zone and the second parcel from an "A" Residence Zone to an "B" Commercial Zone in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that said reclassification would not be detrimental to the health, safety, and general welfare of the community, and it being further determined that there is a need for such reclassification; therefore,

It is this 17th day of February, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that the first parcel of land described in said petition be reclassified from an "A" Residence Zone to a "D" Residence Zone, and the second parcel of land be reclassified from an "A" Residence Zone to an "B" Commercial Zone; subject, however, to the filing of a plan approved by the Baltimore County Planning Commission for the development of the group house area and the commercial area, showing the proper setbacks from North Point Road and provisions of at least 25 square feet of adequate off-street parking for every square foot of land to be covered by commercial buildings.

FILED JAN 19 1953

RE: PETITION FOR RECLASSIFICATION - 1st parcel S.E. Cor. Chesapeake and Main Aves., from an "A" Residence Zone to a "D" Residence Zone - 2nd Parcel N.E. Side North Point Road, Beg. 952.5 ft. S. E. Main Ave., from an "A" Residence Zone to an "B" Commercial Zone - Bayonne Realty Co., Petitioner

Jan. 19, 1952

Mr. Augustine J. Muller, Zoning Commissioner, Towson Maryland

Mr. Commissioner:

Please enter an appeal from your decision,

in the above entitled matter, to the Board of Zoning Appeals of Baltimore County and transmit all papers to the Board.

Edward S. Trager, Agent

1501 Jumpway, Balto. 15, Md.

Approved: County Commissioners of Baltimore County
By President
Date

RE: PETITION FOR RECLASSIFICATION - 1st Parcel S.E. Cor. Chesapeake and Main Aves., from an "A" Residence Zone to a "D" Residence Zone - 2nd Parcel N.E. Side North Point Road, Beg. 952.5 ft. S. E. Main Ave., from an "A" Residence Zone to an "B" Commercial Zone, 15th Dist. Bayonne Realty Co., Inc. Petitioner

The property which is the subject of this petition is for reclassification of one parcel from an "A" Residence Zone to an "B" Commercial Zone and a second parcel from an "A" Residence Zone to a "D" Residence Zone for erection of group houses, the property being on the east side of North Point Road at Main Avenue, Triple Union Park.

Testimony introduced at the hearing was to the effect that the Baltimore County School Board had acquired the 30 acre parcel of land on the southeast corner of North Point Road and Main Avenue and that the County Commissioners of Baltimore County have acquired that parcel of land having a frontage of 150 feet on the North Point Road immediately to the south of the school site for a fire house.

Plans are now being prepared by the County for the covering of this section. It will be necessary that the school be constructed before the school can be built. Due to the fact that this property is located very close to Sparrows Point it appears there is a great need for low cost housing in the area. This need is being met by group houses than by any other type. It does not appear that the development of this property with group houses will be detrimental to the general welfare of the community and the reclassification of the parcel of land described in the petition for that purpose should be granted.

With the development of the first parcel described in the petition for group houses it is reasonable that a commercial area should be set up on North Point Road to serve such a development and the petition to commercial use of the second parcel should be granted.

It is this 17th day of January, 1953, ORDERED by the Zoning Commissioner of Baltimore County that the above property be, from and after the date of this order, from an "A" Residence Zone to a "D" Residence Zone, and the parcel presently described be reclassified from an "A" Residence Zone to an "B" Commercial Zone, subject to the filing of a plan approved by the Baltimore County Planning Commission for the development of the group house area and the commercial area, showing the proper setbacks from North Point Road and provision of at least 25 square feet of adequate off-street parking for every square foot of land to be covered by commercial buildings.

Approved: Board of Zoning Appeals of Baltimore County

Approved: County Commissioners of Baltimore County
By President
Date

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Edward S. Trager from the decision of the Zoning Commissioner of Baltimore County dated January 12, 1953, granting the reclassification from an "A" Residence Zone to a "D" Residence Zone as to a portion of the land described in the petition, and from an "A" Residence Zone to an "B" Commercial Zone of the remainder of said land.

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

The property which is the subject of this appeal is in two tracts, the first parcel being the Southeast corner of Chesapeake and Main Avenues from an "A" Residence Zone to a "D" Residence Zone, and the second parcel located on the South side of North Point Road beginning 952.5 feet Southeast of Main Avenue from an "A" Residence Zone to an "B" Commercial Zone, in the Fifteenth Election District of Baltimore County.

Recently the Board of Education of Baltimore County acquired a 30-acre tract of land upon which will be erected a new school to serve this community. The Volunteer Fire Company has also acquired a piece of land comprising two acres, more or less, along the North Point Road, having a frontage of 60 feet on said Road. There is a growing need for group homes in this area, especially in view of the fact of the heavily industrial development at Sparrows Point which is close by.

It does not appear that group homes and the establishment of a commercial area will be detrimental to the welfare of the community; and the Board will, therefore, pass its

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

Bayonne Realty Company, Inc., legal owner of the property at issue

All those two parcels of land in the 15th District of Baltimore County described as follows:

First Parcel - Group Houses:

Southeastern corner of Chesapeake and Main Avenues, (Triple Union Park Road), thence southeasterly, on the southeast side of Chesapeake Ave., 150.00 feet thence South 23 degrees 35 minutes West 130.16 feet thence South 67 degrees 31 minutes West 173.07 feet thence North 67 degrees 22 minutes East 127.60 feet thence North 22 degrees 50 minutes East 632.77 feet thence North 61 degrees 30 minutes West 1022.77 feet to the southeast side of Main Avenue and thence northerly on the southeast side of Main Ave., 210.72 feet to beginning.

Second Parcel - Approved Commercial Use:

Northwest side of North Point Road beginning 952.5 feet southeast of the center line of Main Avenue (Triple Union Park Road), thence southeasterly, on the northeast side of North Point Road, 100.00 feet thence North 67 degrees 31 minutes East 261.14 feet thence South 22 degrees 50 minutes East 632.77 feet thence North 61 degrees 30 minutes West 1022.77 feet to the southeast side of Main Avenue and thence northerly on the southeast side of Main Ave., 210.72 feet to beginning.

Being property as shown on plot plan filed with the Zoning Department of Baltimore County.

Site and means of entrance: front, side, rear, corner, etc.

Front and side set backs of building from street lines: front, side, rear, corner, etc.

Property to be posted as prescribed by Zoning Regulations.

Owner agrees to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agrees to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Bayonne Realty Company, Inc.

By: *Edward S. Trager*, Attorney

Edward S. Trager, President

Address: 1501 Jumpway, Balto. 15, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 15th day of

February, 1953, 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 Richard Bldg., in Towson, Baltimore County, on the

15th day of November, 1953, at o'clock, A.M.

1953

Zoning Commissioner of Baltimore County

(over)

Order reclassifying the property accordingly.

Edward S. Trager
Chairman

Carl F. Valder

Board of Zoning Appeals of Baltimore County

ORDERED by The Zoning Commissioner of Baltimore County, this 15th day of February, 1953, 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 Richard Bldg., in Towson, Baltimore County, on the 15th day of November, 1953, at o'clock, A.M.

First parcel of hereby petition 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 second parcel from an "A" Residence Zone to an "B" Commercial Zone. Reason for Re-Classification: For erection of group houses and approved commercial use.

Site and height of building: front, side, rear, corner, etc.

Front and side set backs of building from street lines: front, side, rear, corner, etc.

Property to be posted as prescribed by Zoning Regulations.

Owner agrees to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agrees to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Bayonne Realty Company, Inc.

By: *Edward S. Trager*, Attorney

Edward S. Trager, President

Address: 1501 Jumpway, Balto. 15, Md.

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15th day of November, 1953, at o'clock, A.M.

1953

Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and 2 appearing that by reason of.....

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..... to a.....

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

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.....

Approved.....
County Commissioner of Baltimore County
Date.....
President

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District.....
Posted for.....
Petitioner.....
Location of property.....
Location of Signs.....
Posted by.....
Date of return.....

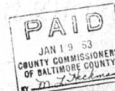
FILED DEC 8 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 5, 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. at 2 times before the 15th day of December 1952 the first publication appearing on the 9th day of November 1952.
THE JEFFERSONIAN,
F. J. Burt
Owner
Cost of Advertisement, \$.....

January 19, 1953

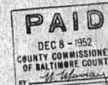
RECEIVED of Edward S. Trager, Appellant, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting reclassification of property of Regene Realty Co., Southeast corner of Chesapeake and Main Aves., and northeast side of North Point Road, beginning 952.5 feet southeast of Main Avenue.



December 5, 1952

RECEIVED of Michael Paul Smith, Attorney for Regene Realty Company, the sum of Fifty (\$50.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Chesapeake Avenue, Main Avenue and North Point Road, 15th District of Baltimore County.

Hearings
Monday, Dec. 15, 1952
at 10:00 a.m.
Reedford Building
Towson, Md.



Plot -
Reviewed by
CSH
July 23, 1958

NO PLAT
IN
THIS FOLDER