

2441

RE: PETITION FOR RECLASSIFICATION FROM AN
"A-1" RESIDENTIAL ZONE TO AN "A-2" COMMERCIAL
ZONE - S.W. Side Pulaski Highway, 72.12
Ac. & 1/2, Locality Road, 11th Dist.
Cornelius V. Roe, Trustee

The property which is the subject of this petition is located on the north side of Pulaski Highway, 72 feet southeast of Locality Road (Allender Road). The southeastern portion of the property is zoned to a depth of 200 feet. A portion of the property beginning 200 feet southeast of Allender Road, having a frontage of 250 feet on the Pulaski Highway, is zoned commercially to a depth of 100 feet. The petitioner stated that he has need of a greater depth of 200 feet for the remainder of the property.

The requirements of the State Board Commission are that the front 50 feet of the property be reserved to allow for the future widening of the Pulaski Highway. The petitioner stated that the remaining 200 feet is not sufficient to carry on the type of commercial use which is contemplated.

Due to the fact that the specific use which the petitioner wishes to carry on is located to the southwest of the portion of land which is zoned to a depth of 200 feet, it appears there is no reason for increasing the depth of commercial to the northeast of this parcel of land. Therefore, the petition covering this portion of land will be denied. It does not appear that the granting of the reclassification of the parcel to the southwest of the parcel zoned to a depth of 100 feet will be detrimental to the general welfare of the community and the petition covering this portion of the land should be granted.

The proponents to the granting of this reclassification on property on Allender Road. The additional depth of commercial to the southwest of the parcel zoned to a depth of 100 feet cannot in any way affect the properties on Allender Road, and, therefore, the reclassification should be granted.

It is this 12th day of January, 1953, ORDERED by the Zoning Commissioner of Baltimore County, that, that part of the above described property, hereinafter described, should be and the same is hereby reclassified, from and after the date of this Order from an "A-1" Residential Zone to an "A-2" Commercial Zone. The property reclassified being more particularly described as follows:

Beginning at a point 500 feet southeast of Locality Road and 200 feet northwest of Pulaski Highway, thence southwesterly, parallel to Pulaski Highway, 219 feet with a rectangular depth northwesterly of 100 feet.

Approved:
County Commissioners of Baltimore County

Richard P. [Signature]

Date: 1/30/53

Cornelius V. Roe, Trustee
Approved Commercial Use
1118
2441

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -
I, or we, Cornelius V. Roe, Trustee legal owner... of the property situate

All that parcel of land in the 11th District of Baltimore County on the Northwest side Pulaski Highway, beginning 72.12 feet southeast of Locality Road, thence southeasterly and binding on the northwest side of Pulaski Highway 187.08 feet with a rectangular depth northwesterly of 300 feet, saving and excepting therefrom that portion zoned "A-2" Commercial, as shown on plot plan filed with the Buildings and Zoning Department.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from A-1 Res. to A-2 Com.

Reasons for Re-Classification: APPROVED COMM. 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.

Cornelius V. Roe
Legal Owner

Address: 244 North B.B. Bldg.
TOWSON, MD.

ORDERED by The Zoning Commissioner of Baltimore County, this 10th day of December, 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 Rockford Bldg., in Towson, Baltimore County, on the...

5th day of January, 1953, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

1-5-53
@ 10 AM
(2- SIGNS)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 12-21-52
Posted for: Ap. A. [Signature] [Signature] [Signature]
Petitioner: Cornelius V. Roe, Trustee
Location of property: S.W. Side Pulaski Hwy. 72.12 SE of Locality Road SE of binding on the NW side of Pulaski Hwy. 187.08 feet with a rectangular depth northwesterly of 300 feet, saving and excepting therefrom that portion zoned "A-2" Commercial, as shown on plot plan filed with the Buildings and Zoning Department.
Remarks: None
Posted by: [Signature] Date of return: 12-21-52

NOTICE OF PUBLIC HEARING FOR RECLASSIFICATION
Pursuant to petition filed with the Zoning Department of Baltimore County, the following property is being reclassified from its present zoning to that shown on the attached map. The public hearing will be held in the office of the Zoning Commissioner of Baltimore County, in the Rockford Building, in Towson, Baltimore County, on the 5th day of January, 1953, at 10:00 o'clock A.M. All persons interested in the above described property should be present at the hearing. The hearing will be held in the public hearing room of the Rockford Building, in Towson, Baltimore County, on the 5th day of January, 1953, at 10:00 o'clock A.M. All persons interested in the above described property should be present at the hearing. The hearing will be held in the public hearing room of the Rockford Building, in Towson, Baltimore County, on the 5th day of January, 1953, at 10:00 o'clock A.M.

FILED DEC 29 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec. 29, 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 5th day of January, 1953, the first publication appearing on the 1st day of December, 1952.

THE UNION NEWS
Manager.

FROM
Union News

CERTIFICATE OF PUBLICATION OF

Dec. 21, 1952

Filed 1952

December 10, 1952

\$29.00

RECEIVED OF Cornelius V. Roe, Trustee, the sum of Twenty nine (\$29.00) Dollars, being cost of petition for reclassification, advertising and posting of property V. S. side Pulaski Highway, 11th District of Baltimore County.

Zoning Commissioner

Hearings
Monday, January 5, 1953
at 10:00 a.m.
Room 2 of the Rockford Building
Towson, Maryland

PAID
DEC 15 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
[Signature]

W 10 N R 04 E
894.3'

LARGE
Chestnut

208.8'

226'

292.5'

486.4'

BOWERS TRAIL
C&N

453.5'

STONE

503.3'

536.3'

STONE

625.5'

ROD II

36 ACRES ±

COMMERCIAL ZONING MAP

1847.55'

HIGHWAY

BOWERS ESTATE

CORNER
TR

PULASKI

69.7'

60.10

CH