

2490

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO AN "C" COMMERCIAL ZONE - G. S. Joppa Road, District 9, W. Oakleigh Road, 9th District - Mary Magdalena Blakely, Fred. Blakely, John B. Martin and Margaret L. Martin, John G. Francis and Gertrude E. Francis Irby G. Cole and Cecil W. Cole, Petitioners

The subject property has a frontage on the south side of Joppa Road of 611.3 feet and extends from an existing commercial zone on the east to another commercial zone on the west and is also directly opposite a commercial zone at the northeast corner of Edgington Road and is in close proximity to a number of existing nonconforming uses, therefore, it seems that, that entire neighborhood is destined to become predominantly commercial, therefore:

Pursuant to the advertisement, posting of property and public hearing on the above petition, it is this 5th day of March, 1953, 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" Residential Zone to an "C" Commercial Zone, subject, however, to a setback of 25 feet from the south side of Joppa Road for any buildings to be erected thereon and adequate off-street parking facilities to preclude parking on Joppa Road.

*Blair D. King*  
Zoning Commissioner  
of Baltimore County

Approved:  
County Commissioners  
of Baltimore County

*Richard H. ...*

Date: \_\_\_\_\_

2490  
Petition for Re-classification of G. S. Joppa Rd. to Commercial Use

### Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, Irby G. Cole, the undersigned, legal owner of the property situate on the South side of Joppa Road, West of Oakleigh Road described as follows: Intersection of the center-line of Joppa Road with the center-line of Oakleigh Road, and running thence with the center-line of Joppa Road westerly 611.3 feet more or less to the outline of the property of Frederick C. and Mary M. Blakely 238.6 feet to the North side of an alley thence situate thence running with said alley South 85 degrees East 622.79 feet more or less to the westerly outline of the property of Irby G. Cole and wife, thence bounding on the westerly outline of said property of Cole and wife the three following courses and distances: North 3 degrees 32 minutes East 180.8 feet North 3 degrees 34 minutes East 80.4 feet, North 3 degrees 6 minutes West 87.4 feet to the place of beginning.

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" Residential zone to an "C" Commercial zone.

Reasons for Re-Classification: all of the properties contiguous to this property both on the East and the West have already been zoned for commercial use. Because of the heavy increase in population there is a definite need for commercial establishments in this particular area. The unusual depth of this property would provide adequate off-street parking.

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.

*Irby G. Cole* \_\_\_\_\_ *Mary Magdalena Blakely* \_\_\_\_\_  
*John B. Martin* \_\_\_\_\_ *Margaret L. Martin* \_\_\_\_\_  
*John G. Francis* \_\_\_\_\_ *Gertrude E. Francis* \_\_\_\_\_  
*Irby G. Cole* \_\_\_\_\_ *Legal Owner* \_\_\_\_\_  
Address: South side of Joppa Road, West of Oakleigh Avenue.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 a public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Heckford Bldg. in Towson, Baltimore County, on the 2nd day of March, 1953, at 1:00 o'clock P.M.

1. p/1  
3/1/53

Zoning Commissioner of Baltimore County

(over)

2490  
FILED FEB 20 1953  
CERTIFICATE OF PUBLICATION  
TOWSON, MD. 21286-155-3  
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 2 day of March 1953, the first publication appearing on the 13 day of Feb 1953.  
The UNION NEWS  
*W. H. ...*  
Manager.

06F

*Squire Union Skin*

February 10, 1953

\$25.00

RECEIVED of Sally & B. Donnell the sum of Twenty five (\$25.00) Dollars, being cost of petition for reclassification, advertising and posting of property south side Joppa Road, 113' west of Oakleigh Road, 9th District of Baltimore County.

Zoning Commissioner

Hearings

Monday, March 2, 1953  
at 1:00 P.M.  
Basement of the Heckford Building  
Towson, Maryland

PAID  
FEB 11 1953  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
*...*

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 2-18-53  
Posted for George R. Hammond  
Petitioner: George R. Hammond  
Location of property: S.S. Joppa Rd. 25 1/4 blocks west of the intersection of the centerline of Joppa Rd. with the centerline of Oakleigh Rd. See plat.  
Location of Signs: George R. Hammond  
Remarks: \_\_\_\_\_  
Posted by George R. Hammond Date of return 2-19-53