

FILED MAY 19 1953

Charles N. Dolan, Esq.
Zoning Commissioner of Baltimore County
Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "W" Commercial Zone - S.M. Cor. Mollery Avenue and Reisterstown Road, Third District - Wm. J. Foley, Rita A. Foley, his wife, Elizabeth D. Katherine M. Corbett, Mary F. and John W. Corbett, Chas. H. Hoover, Petitioners

Mr. Commissioners:

Please dismiss the appeal in the above entitled matter.

Michael Paul Smith
Attorney for Protestants

Dated May 19, 1953

I hereby certify that I have sent a copy of the foregoing Ordinance to Town and City, Esq., attorneys for Petitioners, 212 Washington Avenue, Towson 4, Maryland.

Michael Paul Smith
Attorney for Protestants

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Zoning Commissioner of Baltimore County
Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "W" Commercial Zone - S.M. Cor. Mollery Avenue and Reisterstown Road, Third District - Wm. J. Foley, Rita A. Foley, his wife, Elizabeth D. Katherine M. Corbett, Mary F. and John W. Corbett, Chas. H. Hoover, Petitioners

Mr. Commissioners:

Please enter an appeal to behalf of Frank A. Kaufman, Dennis Elmer, Joel D. D. Betsler, W. Hald Betsler, Sidney A. Levine, Dr. Louis F. Weinberger, and other protestants, to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commission dated April 22nd, 1953 in the above application for reclassification and forward transcript of record to the Board of Zoning Appeals of Baltimore County.

Michael Paul Smith
Attorney for Protestants

Dated April 20, 1953.

5/2/53
1:30

- 2 -

258.60 feet, North 12 degrees 30 minutes West 5.50 feet and North 77 degrees 47 minutes East 236.77 feet to the place of beginning.

SAVING AND EXCEPTING therefrom such portions of the above described property which have been heretofore zoned commercial;

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County from an "A" residential to an "W" commercial.

Reasons for Re-Classification: For an approved Commercial use (Retail Stores).

Property to be posted as prescribed by Zoning Regulations.

We agree to pay expenses of the 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.

William J. Foley (SEAL)

Rita A. Foley (SEAL)

Elizabeth D. Corbett (SEAL)

Katherine M. Corbett (SEAL)

Mary F. Corbett (SEAL)

John W. Corbett (SEAL)

Chas. H. Hoover (SEAL)

Michael Paul Smith (SEAL)

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RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "W" COMMERCIAL ZONE - S.M. Cor. Mollery Ave. and Reisterstown Road, Third District of Baltimore County William J. Foley, Rita A. D. Foley, his wife, Elizabeth D., Katherine M., Mary F. and John W. Corbett, and Chas. H. Hoover, Petitioners

The property which is the subject matter of the above mentioned petition has a frontage of 197 feet on the westernmost side of Reisterstown Road and a depth westerly binding on the easternmost side of Mollery Avenue of about 600 feet to the easternmost side of Bedford Avenue. It has a width on the rear binding on the east side of Reisterstown Road of about 265 feet. The frontage on Reisterstown Road to a depth of 150 feet is presently zoned "W" Commercial and the prayer of the petition is for an extension of the existing commercial zone for a planned commercial shopping center with off-street parking.

From the evidence and my own investigation I find that there is a need for additional shopping facilities for the benefit and convenience of the residents of this county and with the amount of off-street parking area that will be provided, the use of the area to be reclassified for commercial purposes will not be detrimental to the public health, safety, morals and general welfare of the community, and will not create, but will alleviate congestion in the streets and roads.

The original strip zoning along the Reisterstown Road, to a depth of 150 feet, has never been adequate to provide off-street parking in the amount necessary and the only practical way as testified by Captain Zimmerman, of the Traffic Division of the Baltimore County Police Department and others, to alleviate and prevent further traffic congestion in this area is to get cars off the streets by providing off-street parking facilities as proposed and made a condition precedent to the reclassification of said property.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of March, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Beakford Building, in Towson, Baltimore County, on the 8th day of April, 1953, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

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

the above re-classification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of , 1953, 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 zone to a zone.

Zoning Commissioner of Baltimore County

There is no doubt that the development of said property as proposed will appropriate some of the adjacent properties for commercial use and may degenerate others to some extent for residential use, but this fact alone should not be controlling, since this is probably true of every commercial enterprise, therefore:

It is this 22nd day of April, 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" Residence Zone to an "W" Commercial Zone, subject to the provision of at least three square feet of off-street parking area for each one square foot of land to be covered by commercial buildings, and further subject to the approval of the plan for the development of this property by the Director of the Baltimore County Planning Commission.

Charles N. Dolan
Zoning Commissioner of Baltimore County

Approved:

County Commissioners of Baltimore County

Michael Paul Smith
Attorney for Protestants

Date: MAY 21 1953

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

the above re-classification

should NOT be had:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of , 1953, 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 zone.

Zoning Commissioner of Baltimore County

Approved:

County Commissioners of Baltimore County

Date: MAY 21 1953

Michael Paul Smith
Attorney for Protestants

CBN/wk₂/as

Posted by K. J. H. H. H. H. H. Date of return 8

Signature

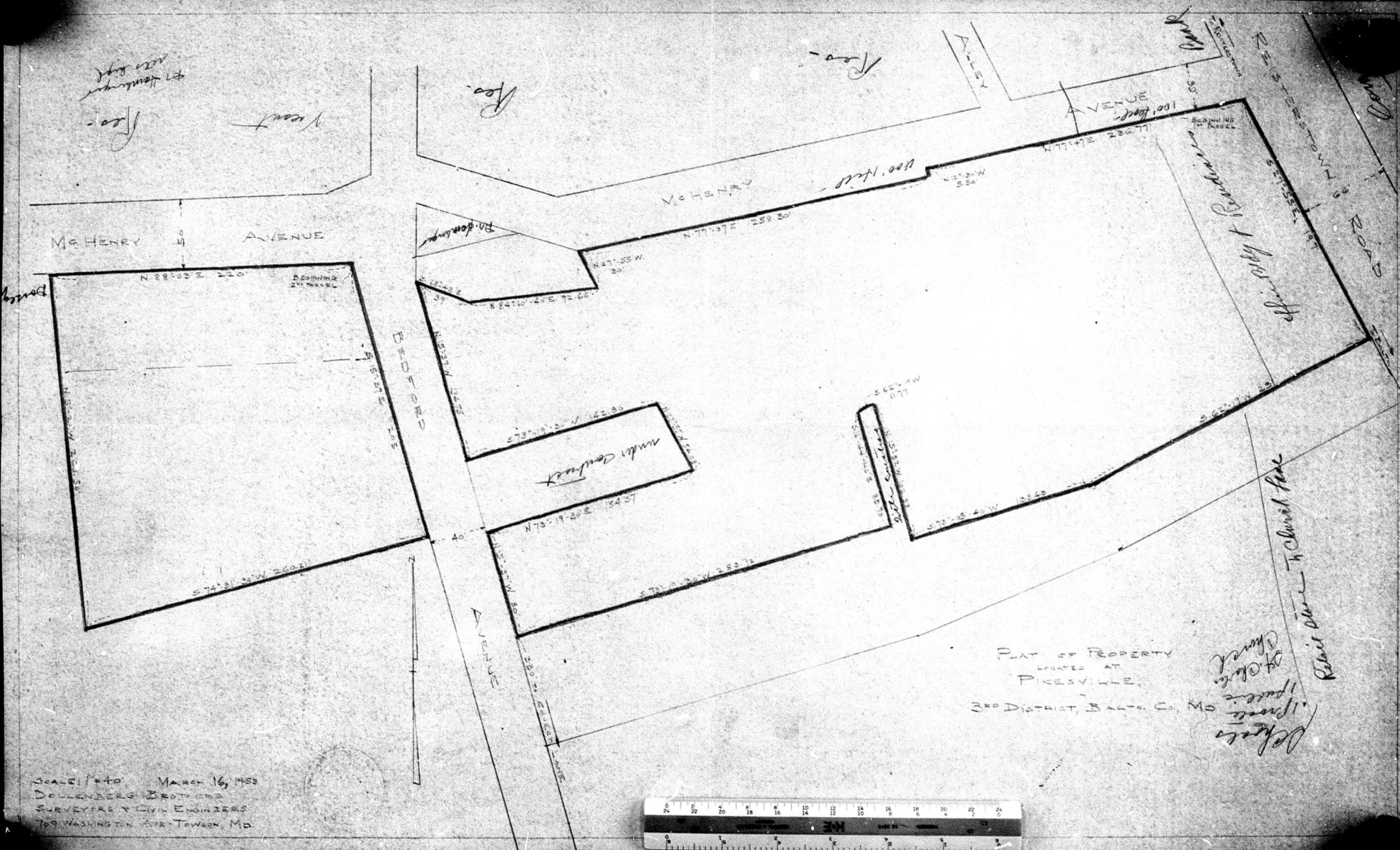
PAID
MAY 7 - 1953
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
BY *[Signature]*

Manager

Card 17: Advertisement 9

[illegible]

PAID
MAR 24 1963
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *W. W. [Signature]*



SCALE 1"=40' MARCH 16, 1953
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. - TOWSON, MD.

PLAN OF PROPERTY
LOCATED AT
PINESVILLE,
3RD DISTRICT, BALTO. CO., MD.

[illegible]