

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "C" RESIDENCE ZONE - N. E. Cor. Frederick Ave. & Beechwood Ave., 1st District, Thos. J. & Mary E. Robe, Petitioners

Pursuant to the advertisement, posting of property and public hearing on the chance petition and it appearing that by reason of location, the reclassification sought should not be had, since it would amount to "spot zoning."

Therefore, it is ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of April, 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 is to remain an "A" Residence Zone. However, the property enjoyed a non-conforming use as a multi-family dwelling by reason of its use prior to the adoption of the Zoning Regulations and Restrictions for Baltimore County on January 2, 1945, and, therefore, is entitled to continue as such under said Regulations and Restrictions.

Clayton Denny
Zoning Commissioner
of Baltimore County

2046
Thos. J. & Mary E. Robe
N. E. Cor. Frederick & Beechwood
1st District

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -
I, or we, THOMAS J. ROBE legal owner... of the property situate

NORTHEAST CORNER OF FREDERICK AVE
AND BEECHWOOD RD.
CATONSVILLE 28

All that parcel of land in the 1st District of Baltimore County at the northeast corner Frederick Road and Beechwood Avenue, thence easterly and binding on the north side of Frederick Road 200 feet with an average rectangular depth northerly of 33 1/2 feet and binding on the east side of Beechwood Avenue

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 RES zone to an C RES zone.

Reasons for Re-Classification: TO USE EXISTING HOUSE FOR 5 APPTS.

Size and height of building: front 28 feet; depth 68 feet; height 31 feet.
Front and side set backs of building from street lines: front 133 feet; side 100 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.

Thomas J. Robe
Mary E. Robe
Legal Owner
Address 1310 FREDERICK ROAD

ORDERED By The Zoning Commissioner of Baltimore County, this 20 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 Bechord Bldg., in Towson, Baltimore County, on the 15th day of April, 1953, at 10:00 o'clock A. M.

4/15/53
10 AM
MAIL TO
301 NOTTINGHAM RD
BALTO TO 29, MD

Zoning Commissioner of Baltimore County

March 24, 1953

\$20.00

RECEIVED of Thomas J. Robe, the sum of twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property N. E. Corner Frederick Avenue and Beechwood Road, 1st District.

Zoning Commissioner

Hearing:
Wednesday, April 15, 1953
at 10:00 A. M.
Room 201 of the Bechord Building
Towson, Maryland

PAID
MAR 27 '53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY H. H. [Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

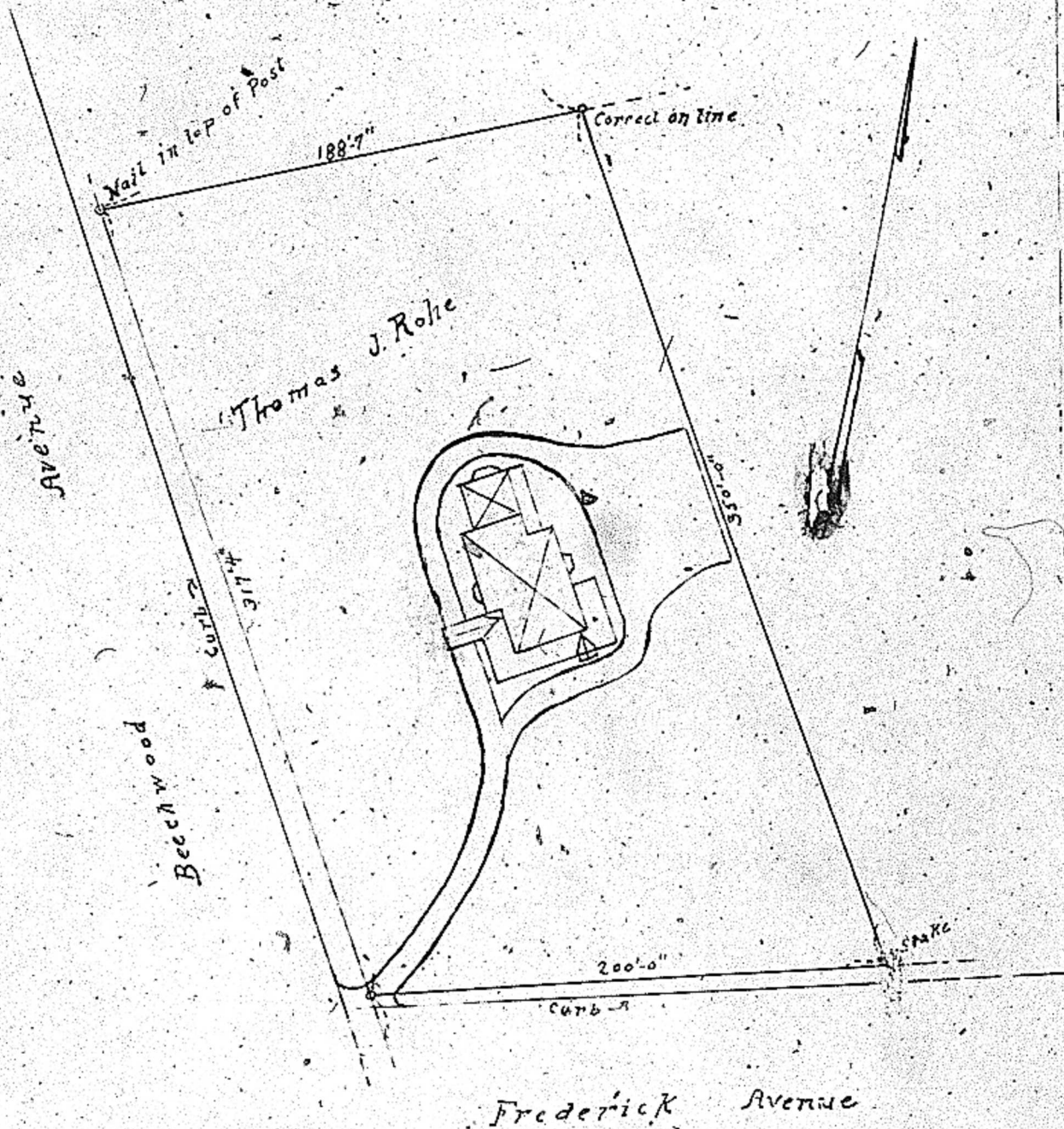
District: 1st #2546
Posted for: Gov. A. Beardsley Date of Posting: 4-1-53
Petitioner: Thos. J. & Mary E. Robe
Location of property: N. E. Cor. Frederick Ave. & Beechwood Ave., 1st District, Baltimore County
Location of Sign: Northwest corner of Frederick Ave. & Beechwood Ave.
Remarks: Thos. J. Robe
Posted by: Thos. J. Robe Date of return: 4-2-53

FILED APR 6 1953

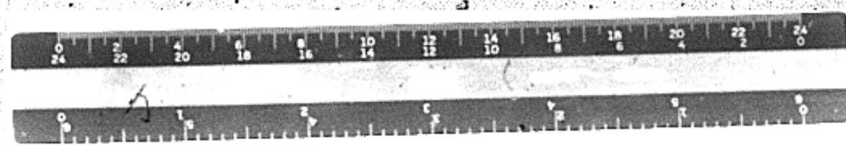
CERTIFICATE OF PUBLICATION

TOWSON, MD, Apr 3, 1953
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 15th day of April, 1953, the first publication appearing on the 27th day of March, 1953.
The UNION NEWS
M. P. [Signature]
Manager.

2546



Scale = 40 Feet to one inch



C. J. Roche - March 16, 1953