The appeal in the above ontitled matter coming on for hearing on the 8th day of October, 1953, before the Board of Coming Anneals of Seltimore County from an Order of the Yoning Commissioner of Baltimore County dated June 5, 1953, donying the reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described therein: and it appearing from the facts and evidence adduced at the appeal that the reclassification of this property from an "A" Residence Zone to an "E" Commercial Zone would not be detrimental to the health, safety, and general welfare of the community and for reasons set forth in said opinion: therefore.

It is this day of October, 1953, Ordered by the Board of Zoning Appeals of Saltimore County that the application for reclassification of the said property from an "A" Residence Cone to an "E" Commercial Zone be granted, except the westernmost 83.10 feet as shown on the plat.

> I Shallman law pell · Med4 Soard of Zoning Appeals of Baltimore County

The plan of the Ore

35 R

It Is Ordered by the Zoning Commissioner of Baltimore County this hereby reclassified, from and after the date of this Order, from a...

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of . location, being adjacent to an axisting commercial some and in an area sparcely developed, also there was no need shown for additional sercial facilities

the above re-classification should NOT be but It Is Ordered by the Zoning Commissioner of Baltimore County, this 541 day of1953 .. that the above petition be and the same is hereby denied and that the above described property or area to and the same is hereby continued as and to remain all "A"

OPTNION OF THE BOARD OF SONING APPEALS OF BALTIMORE COUNTY

This is an appeal by W. K. Simon and Walter L. Eyro from an Order of the Zoning Commissioner of Baltimore County dated June 5, 1953, denying reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described in the petition.

The case came on for hearing before the Board, testimony was taken, and counsel for the appellants heard (no protestants or counsel for protestants present).

The property which is the subject of this petition is located in the Eleventh District of Baltimore County on the Southeast side of Glan Arm Road, having a frontage of 608.67 feet on said road with an irregular depth. Most of the property extends from Glen Arm Road back to the Maryland-Pennsylvania Railroad tracks and is in a community with a limited number of commercial enterprises, being near a general merchandise store, berham show fruit store, and a light industrial manufacturing plant. It is also adjacent to a railroad station. Part of the property covered by this petition was used as a garage in

The Board is of the opinion that this is a proper location for a commercial zone, and that there is a need for the same in this area; and that the reclassification would not he detrimental to the health, safety, or general welfare of the community; and it will, therefore, pass its Order reclassifying the property accordingly, except the westernmost 83.10 feet

> Chairean Mules Delin & Board of Coning Appeals of

PETITION FOR ZONING RECLASSIFICATION #2601

TO: CHARLES H. DOING

Fron: Malcoln H. Dill

Coestion - southeast side of Glen Arm Road, 11th District Owner - W. R. Simmons, Donald E. Simmons and Henry J. Sadler Proposed Zoning - "E" Commercial

This property is located on the southeast side of Clemars Road, south-west of the point where that road makes an abrupt turn to cross the Maryland and Pompayiesta Estimate. The situ is between the and Themas Road Commercial in the southeast side of Clemars Road and for 11th thintury on the northeast side. The Property in question south establish commercial land and continues 606 feet farther down the road.

It is recommended that this petition for reclassification be <u>Genied</u> for the following reasons:

- a. The area petitioned for is sufficiently large so that the granting of this petition would tend to set up this site as the retail center for the area. The sparse population in the area oot only makes reclassification for retail uses pressure, but reises a question as to whether the in the area not only makes reclassization for retain uses presenture, but reises a question as to whether the site is the best location for such facilities. Reclass-fication for heavier commercial uses or readic uses would not be justified here on the basis of need.
- This valley is one of the few locations where full advantage can be taken of the service by the Baryland and Femmeyheads as Fewer and the service by the Baryland and Femmeyheads as Preserved for this was, if possible. This is especially evident when the quite thousands to toporably for industrial fewerloams, the possible for the possible of the pos mo Boice

cas W. W. MacVicar

6-2-53

FILED JUN 12 1953

Mr. Charles H. Boing Zoning Commissioner Townen 4, Maryland

2601

MAF

#11-B

He: Patition for Reclassification from an "A" Residence Zone to an "F" Comercial Zone, S. E. Gron Arc Road, 11th District -W. E. Sinone and Natter L. Eyre,

Dear Mr. Boines

You will please enter an appeal from your Order in the above case. dated June 5, 1953, to the Board of Zoning Appents of Bultimore County.

> OX Singer walter . Eye Halter I. Eyro

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #2601 Date of Postjing ... 5-20-53 Present our Light A" Springful you to an E Communical gone warmore of sadder warmore of fact.

Landing of yours Sile & Alexander by by affine the boundary of facts Styry the E.S.

of Balling of the Sile of the

omers sit is determinent topping approximation properties of the supplied of t

POIL BOUT, ASSISTED AT THE STREET Territori be participe filed with the foreign translationer of Hilliamson their freeze and on Wester, June 1, 1953

the order of Joning Converte on

2601 FILED MAY 19 195 CERTIFICATE OF PUBLICATION

TOWSON, MD, 2007 2 196 3 THIS IS TO CERITFY, That the annexed advertisement was published in THE UNION NEWS, a weekly presupport printed and published in Towson, Baltimore County, Md., once In earn of Arms, successive weeks before the appearing on the 15 day of May

> The UNION NEWS Manager /

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—
W. R. Sirmons, Donald E. Sirmons
tone ve. and Henry J. Sadler

on the southeast side of Clen Arm Road, 11th District of Balto. Co., beginning To find continues of disa Arm Road, there exclude study, or he combines to disability of the continues of disa Arm Road, there exclude study, or he combines to disability of the continues and 150 dispress by districts fast 150,41 feet to the northeast right-of-way of the first 150 dispress by districts fast 150,41 feet, thence binding on and right-of-way northeasterly \$0.75 feet, thence Borth 50 degrees in minutes west 51 feet, thence North 53 degrees do minutes East 95 feet, thence Sorth 50 degrees of minutes west 15 feet, thence Sorth 50 degrees of minutes west 15 feet, thence Sorth 50 degrees of minutes west 15 feet, thence Sorth 50 degrees of minutes East 150 feet, thence Sorth 50 degrees of minutes East 150 feet, thence Sorth 50 degrees of minutes East 150 feet, the continues East 150 feet, thence Sorth 50 degrees of minutes East 150 feet, the continues East 150 feet,

bereby petition that the rosing status of the above described property be re-classified, pursuant to the Zening law of 'laltimore County, from an A. B. 5.5. None to an E. Comert. 1998. Reasonstor Re Classification - 100000 res Comm Osa:

AUTO GHANGE)

Size and height of building: front feet depti-Front and side set backs of building from street lines: front Property to be posted as prescribed by Zoring Segulations.

shoer 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 soning regulations and res sictions of Baltimore County adopted pursuant to the Zoning Law for lightinger framty.

Water L. Ence

J. 9 Fr

Henry 1 deller

rain . "La dem Tud.

ORPERED by The Zoning Commissioner of Baltimore County, this 11th day of .19.53, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper 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 Haltimore County, in the Reckord Hildg, in Towner, Builti ere County, on the. June 1953 at 10100 clock A. M.

Zoning Commissioner of Baltimore County

1AM

May 11, 1953

MEGRIVED of Carroll 7. Sperry the sum of Twenty Six (\$26.00) Dollars, being cost of petition of W. K. Simon, Ponald E. Sermore and Henry J. Sadler, for rectaggification advertising and poeting property , southeast side of Glen Am Road, beginning 70 feet southwest of Gen Arm Road, 11th Pistrick.

Your ne Complete Comer

m et 10100 1-11- ED1

PAID MAY 1 1 1953

NOV 19 1953

June 12, 1953

\$22,00

A

HECETVED of Lawrence E. Enser, Attorney for W. R. Simmons, et al, petitioners, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Daltimore County from the decision of the Zoning Commissioner rendered in the matter of petition for reclassification of property on Glen Arm Road, 11th District.

Zoning Commissioner





