Action of Zoning Board affirmed by Great Court 1/20/54

618

FILED JUN 23 1953

PETITION FOR RECLASSIFICATION FROM : "B" AND "D" RESIDENTIAL ZONE AND AN "F" INDUSTRIAL ZONE TO AN "E" COPPLEADIAL ZONE, SOUTH SIDE EASTERN AVENUE 600 FEET EAST OF SPUR LEADING FROM NORTH POINT BOULEVARD TO EASTERS AVENUE - 15TH ELECTION DISTRICT -PEMBETIKE LAND COMPANY INC.

........ APPELL

Please note an appeal in the above captioned matter to the Board of Zoning Appeals for Baltimore County on behalf of the Mational Shoe Stores Co., a body corporate, Malter M. Stein and Dorothy M. Stein, his wife, and Charles Stein and Borothy M. Stein, his wife.

CHARLES DOTTED

ZONING COMMISSIONER OF BALTIMORE

13-1030 Ley 9-7767

PETITION FOR REGLASSIFICATION FROM A "B" AND """
REGIDENCE ZONE AND AN "P" INDUSTRIAL ZONE CA.
R. of Spur leading from North Foint Blvd. to
Eastorn Ave., 15th District - Pembroke Land Co.,
Inc., Petitioner.

MAP

#15-A

The appeal in the above entitled matter coming on for hearing on the 6th day of August, 1953, before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated June 16, 1953, granting the reclassification as requested in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the granting of the natition would not be detrimental to the health, safety, and general welfare of the community and for reasons set forth

It is this 25 day of August, 1953, Ordered by the Board of Zoning /ppeals of Baltimore County that this property be reclassified as set forth in the Petition.

· · . Lee 2507

Petition for Zoning Re-Classification

phonous Pashiroka, Analty Co., 150cc.

in 15th Entertok of Ballon Co., 15th Co., 15th

hereby petition that the zoning status of the above described property be re-classified nursuant to the last parcel; from a "B" Residence 2000 to " Commercial Zoning Law of Baltimore County, from an "D" Residence Zone to "E" Common for Re-Classification; tied marcolt. from an "D" Residence Zone to "E" Common for Re-Classification; tied marcolt. from an "F" Industrial. Zone to an "E"

Approved Conservatel Van

Property to be posted as prescribed by Zening Regulations.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of this pelition, and further agree to and are to be bound by the soning regulations and restrictions of Baltimore County adopted pursuant to he Zoning Law for Baltimore County.

By The Zoning Commissioner of Baltimore County, this ... 19th ... 19 . 53, that the subject matter of this polition be advertised, as required nore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning intener of Baltimore County, in the Reckord Bldg., in Towser, Baltimore County, on the.... 19 53 , at 1 100 o'clock . Po M

Zoning Commissioner of Baltimore Count

OPTIMON OF THE BOARD OF ZOHING APPEALS BALTIMORE COUNTY

This is an appeal by the National Shoe Stores Co., a body corporate, Walter M. Stein and Dorothy M. Stein, his wife, and Charles Stein and Dorothy M. Stein, his wife, from an Order of the Zoning Commissioner of Baltimore County dated June 16, 1953, in regard to the property described in said

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The property which is the subject of this petition is a tract of land at the intersection of North Foint Road and Eastern Ave., in the Pifteenth District, being approximately 53 acres. This property had already been rezoned, but three tracts within the area bear a classification other than "E"

It is the intention of the Petitioners to develop and erect a modern regional shopping center of a size and concetty such in excess of a local community abouning center. It was brought out in the testimony that there is sufficient area already zoned to enable the Fetitioners to erect the stores, but the location and arrangement of the buildings would not be proper for the type of business planned, nor would it be the best arrangement and use of the property from the standpoint of safety due to the heavy traffic flow on these two boulevards.

It also ennears to the Board that the location of group houses, as presently shown on the zoning map of part of the land in question, is not as satisfactory a use of the tract

The testimony in this case indicated that considerable time and effort were expended in studying this particular site for a regional shopping center and that the experts obtained

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of ASSATION. bulne an extension of an existing corne rotal zone, the granting f which will not be detrimental to the eafety... and general wolfare of the cornunity,

.....the above re-classification abould be had. ress, and from an "F" Industrial Zone to an to a D SES Commercial

sonearing that by reason of

the share enclosed continue should NOT be had above described property or area be and the same is hereby continued as and to remain a.

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore Coun

were well qualified in their respective fields. It appears to the Board that the land is more suited for commercial than for residential since it lies between two main dual highways, and to the east there is a railroad and a large gas holder. To develop this property under its present soning would necessitate the building of stores immediately along the high speed highways with no provision for off-street parking; whereas the Petitioners propose to have the stores erected towards the middle of the area between the two highways, with parking area between the stores and the respective highways with an inner ring road which would provide perhaps one of the safest plans of handling a large number of cars that would be parked; further that the approaches on and off the highways are arranged perhaps in as safe a manner as possible for a major regional shopping center. The lay-out, as presented, proposes approximately 6 acres of parking for 2 acres of stores with an ultimate space

There was some objection by the protestants that the erection of this size and type of shopping center would be detrimental and injurious to their businesses; but the Board is of the opinion that the protestants are far removed from the site in question; and further, that such objection is not one within the usual realm of consideration from the standpoint of zoning. The Board is of the opinion that the reclassification of this property in accordance with the petition is right and proper, and that the same would not be detrimental to the health, safety, and general welfare of the community and will. therefore, pass its Order accordingly.

ZON	ING DEPARTMENT OF BALTIMORE CO	UNTY
	Towson, Maryland	
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District. 15	Date	of Passing 5-27-53
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Zoning Counterloner

Hearing: Wednesday, June 10, 1953 at 1:00 pens Restoord Hidg., Townought.



Sopt. 24, 1953

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Zoning Commissioner

PAID
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COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

October 22, 1953

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MODITIO of Earm. 1 G. Proviner, Attorney for protestants, the sum of 50.00 being cost of cartified copies of prities and other papers filed in the matter of reclassification of property, south side of Eastern Amone, Publishe Leed Coppuny, politicons.

Soning County of Baltimore County



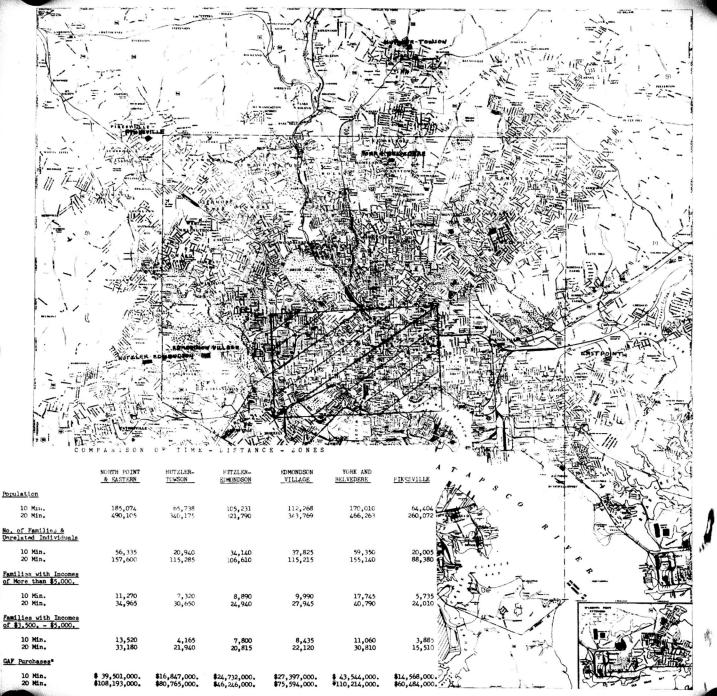
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Zoning Commissioner





represents "shopping goods" -- general merchandise, apparel, furniture, and furnishings.

B. S. Census of Population.