

2610

AL 2507

PERKINS LAND COMPANY, INC.
Apparatus: 2 persons 8 S Eastern Ave.,
15th Dist. North Point boat.

#2610 ✓
MAP
#15-A
"E"

H. S. Campbell
Chairman

Carl F. Volz
Chair of Online Appeals of
Baltimore County

By [Signature]
Date: 10/1/71

2610 ✓
MAP
IS-A
E
5/29/53

Section A, Andrews Avenue, East Point, Ga., from north side of Eastern Ave., beginning 10 ft. south of intersection of North Point Boulevard to intersection of Eastern Ave. on the north side of Eastern Ave., 980 feet by a rectangular grid southerly of 215 ft. from North Point Boulevard to Eastern Ave., thence easterly on the north side of North Point Boulevard 600 feet to intersection of Eastern Ave., thence southerly 150 feet to the north side of North Point Boulevard, thence westerly, parallel to North Point Boulevard, 50 feet, thence northerly 150 feet; thence southerly 200 feet; thence northerly 100 feet to intersection of Eastern Ave.; thence southerly 100 feet to intersection of North Point Boulevard, thence southerly on north side of North Point Boulevard, 500 feet to intersection of Eastern Ave., thence southerly 1400 feet to intersection of Eastern Ave., thence southerly 600 feet to beginning of section B, at intersection of Eastern Ave. and North Point Boulevard, from North Point Boulevard to Eastern Ave., thence southerly, on the south side of Eastern Ave., 700 feet; thence southerly 700 feet; thence northerly 310 feet; thence southerly 510 feet.

M. P. Smith

6/10
10. m

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

It Is Ordered by the Zoning Commissioner of Baltimore County this 16th day of June 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 "W1" and "W2" Residential Zone to a "R2S" Commercial Zone, and from an "M1" Industrial Zone to an "M2" Commercial Zone.

.....the above re-classification should NOT be had
It is Ordered by the Zoning Commissioner of Baltimore County, this day of
.....19....., 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

Approved _____
County Commissioners of Baltimore County

Date _____ By _____

There was some objection by the protestants that the erection of this site 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.

Accordingly,
H. Emy Campbell
 Chairman
Carl F. Welden
 Board of Zoning Appeals of
 Baltimore County

#2610

[illegible]

PETITION FOR RECLASSIFICATION FROM A
"B" AND "D" RESIDENTIAL ZONE AND AN
"F" INDUSTRIAL ZONE TO AN "B"
COMMERCIAL ZONE, SOUTH SIDE EASTERN
AVENUE 800 FEET EAST OF 3RD LEAVING
FROM NORTH POINT BOULEVARD TO EASTERN
AVENUE - 15TH ELECTION DISTRICT -
FARMHOUSE LAND COMPANY INC.

FILED JUN 23 1953

BEFORE
CHARLES DOINO
ZONING COMMISSIONER OF BALTIMORE
COUNTY

Please note an appeal in the above captioned matter to the Board of Zoning Appeals for Baltimore County on behalf of 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.

William Saxon
Kenneth G. Proctor
Attorneys for Appellants

3-1030

Lee 9-2767

May 27, 1953

\$63.00

RECEIVED of Messrs. Smith & Smith, Attorneys for Pembroke Land Company, Inc., Petitioner, the sum of Sixty Three (\$63.00) Dollars, being cost of petition for reclassification, advertising and posting property, Eastern Avenue and North Point Boulevard, 15th District.

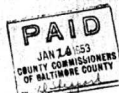
Zoning Commissioner

Hearing:

Wednesday, June 10, 1953

at 1:00 p.m.

Redford Bldg.,
Towson, Md.

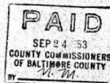


Sept. 24, 1953

\$18.00

RECEIVED of Kenneth C. Proctor, attorney for protestants in the matter of reclassification of property on the south side Eastern Avenue, Pembroke Land Company, petitioner, the sum of Eighteen (\$18.00) Dollars, being additional cost for stenographic services.

Zoning Commissioner

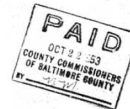


October 22, 1953

\$8.20

RECEIVED of Kenneth C. Proctor, Attorney for protestants, the sum of \$8.20 being cost of certified copies of petition and other papers filed in the matter of reclassification of property, south side of Eastern Avenue, Pembroke Land Company, petitioner.

Zoning Commissioner
of Baltimore County

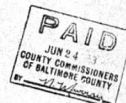


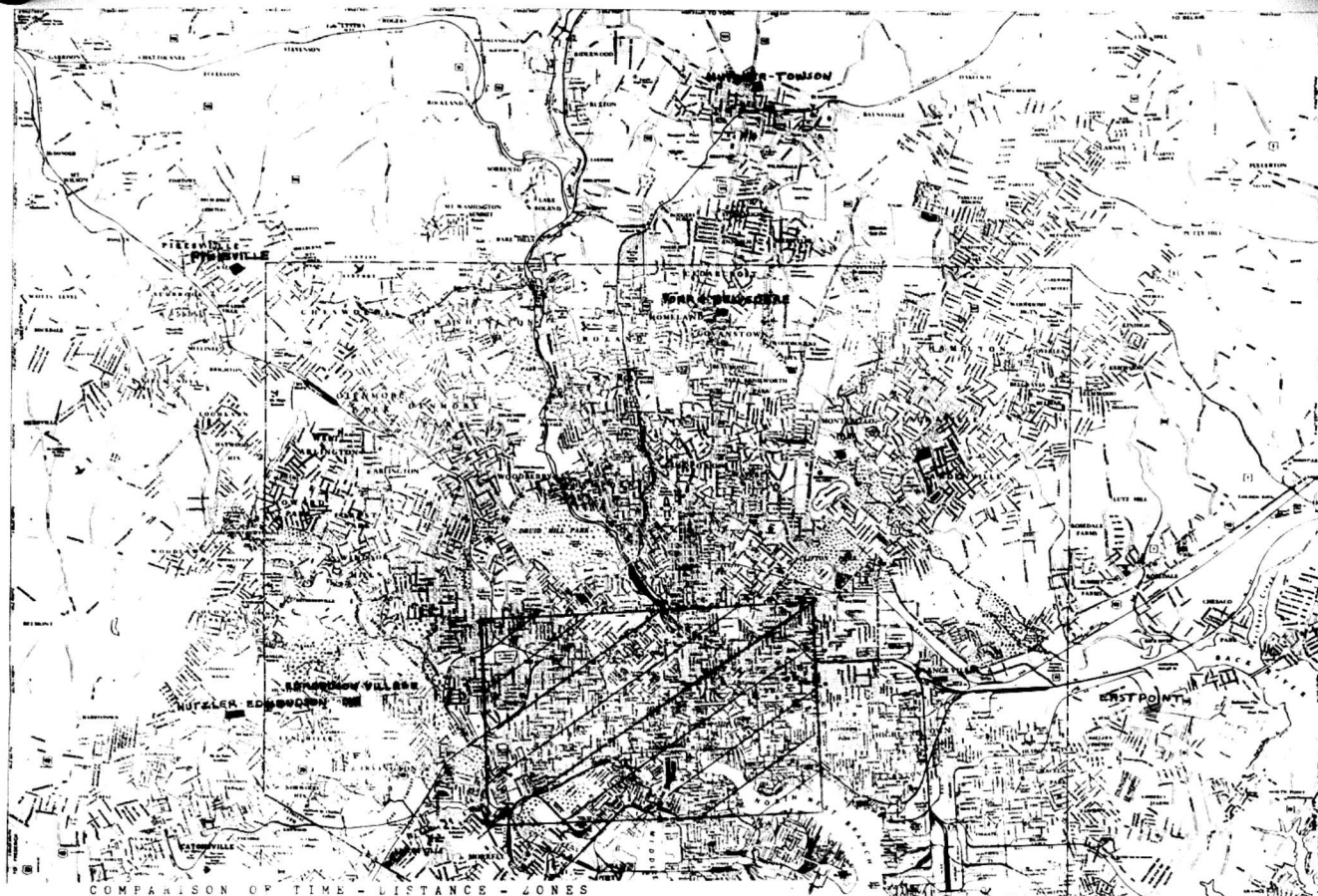
June 25, 1953

\$22.00

RECEIVED of Kenneth C. Proctor, Attorney for The National Shoe Stores Co., et al, appellants, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals from the decision of the Zoning Commissioner granting reclassification of property on south side of Eastern Avenue 500 feet east of open landing from North Point Boulevard to Eastern Avenue, 15th District of Baltimore County, Pembroke Land Company, Inc.

Zoning Commissioner





COMPARISON OF TIME - DISTANCE - ZONES

	NORTH POINT & EASTERN	HUTZLER- TOWSON	FITZLER- EDMONDSON	EDMONDSON VILLAGE	YORK AND BELVEDERE	PINEVILLE
<u>Population</u>						
10 Min.	185,074	85,738	105,231	112,768	170,010	64,404
20 Min.	490,105	340,175	421,790	343,769	466,263	260,072
<u>No. of Families & Unrelated Individuals</u>						
10 Min.	56,335	20,940	34,140	37,825	59,350	20,005
20 Min.	157,600	115,285	106,610	115,215	155,140	88,380
<u>Families with Incomes of More than \$5,000.</u>						
10 Min.	11,270	7,320	8,890	9,990	17,745	5,735
20 Min.	34,965	30,650	24,940	27,945	40,790	24,010
<u>Families with Incomes of \$3,500. - \$5,000.</u>						
10 Min.	13,520	4,165	7,800	8,435	11,060	3,885
20 Min.	33,180	21,940	20,815	22,120	30,810	15,510
<u>GAF Purchases*</u>						
10 Min.	\$ 39,501,000.	\$16,847,000.	\$24,732,000.	\$27,397,000.	\$ 43,544,000.	\$14,568,000.
20 Min.	\$108,193,000.	\$80,765,000.	\$46,246,000.	\$75,594,000.	\$110,214,000.	\$60,484,000.

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

Shaded-in downtown area excluded from all calculations.

U. S. Census of Population.