

ROBERT M. PURKAS
Petitioner
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY

UPON the foregoing Petition, Appeal and Affidavit it is this 1st day of February 1954, by the Circuit Court for Baltimore County, ORDERED that a Writ of Certiorari be issued, directed to the Board of Zoning Appeals of Baltimore County, to review the decision and Order of said Board of Zoning Appeals dated December 31, 1953, and that a return thereof must be made and served upon petitioner's attorney within ten (10) days from the date of this Order and it is further

ORDERED that the Board of Zoning Appeals of Baltimore County be and it is hereby required to return to this Court the original papers noted upon by it, or certified or sworn copies thereof, together with a transcript of testimony taken at the hearing before the said Board, exhibits filed before it, and completely setting forth such other facts as may be pertinent and material to show the grounds of the decision and Order appealed from.

John B. Hartman
JUDGE

True Copy Test
George L. Reynolds

IN THE MATTER OF THE
PETITION FOR RECLASSIFICATION
FROM AN "A" RESIDENCE ZONE
TO AN "E" COMMERCIAL ZONE,
S.W. side Bel Air Road, 11th
District, Robert M. Purkas,
Petitioner.

FILED JUL 23 1953

BEFORE THE ZONING
COMMISSIONER FOR
BALTIMORE COUNTY

Please enter an appeal on behalf of the Petitioner in the above entitled matter, from the decision of the Zoning Commissioner of Baltimore County, dated July 17th, 1953, and transmit all records to the Board of Zoning Appeals for Baltimore County.

John W. Carroll
24 W. Penna. Avenue
Towson 4, Md.
Attorney for Petitioner

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - S. W. side Bel Air Road, 11th District, Robert M. Purkas, Petitioner

The appeal in the above entitled matter coming on for hearing on the 3rd day of December, 1953, before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated July 17, 1953, denying 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 granting of said reclassification would be detrimental to the general welfare of the community and for reasons set forth in said opinion: therefore,

It is this 1st day of December, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that the application for reclassification from an "A" Residence Zone to an "E" Commercial Zone be denied.

H. Roy Campbell
D. J. J. J.

Carl F. J. J.

Board of Zoning Appeals of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:
I, as Robert M. Purkas legal owner of the property situate

All that parcel of land on the southeast side of Bel Air Road southeasterly, on the southeast side of Bel Air Road, 200 feet, thence S1 degrees east 100 feet, thence North 11 degrees 30 minutes East 200 feet and S1 degrees east 100 feet, thence North 11 degrees 30 minutes East 200 feet and S1 degrees east 100 feet, thence North 11 degrees 30 minutes East 200 feet, et al, as shown on plot plan filed with the Zoning Department.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an A zone to an E zone.
Reasons for Re-Classification: as per above

Size and height of building, front: _____ feet, depth _____ feet, height _____ feet.
Front and side set backs of building from street lines: front _____ feet, side _____ feet.
Property to be posted as prescribed by Zoning Regulations.

I, as 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 of Baltimore County.

Robert M. Purkas

Legal Owner
Address 8847 Bel Air Road
Fulleton, Md.

ORDERED By The Zoning Commissioner of Baltimore County this 25 day of July 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beekton Bldg., in Towson, Baltimore County, on the 31st day of August 1953, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Robert W. Purkas from an Order of the Zoning Commissioner of Baltimore County dated July 17, 1953, denying the 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 heard.

The property which is the subject of the petition is located on the Southeast side of Belair Road in the Eleventh Election District of Baltimore County at a distance of 579 feet Southwest of Joppa Road, having a frontage of 200 feet on the Southeast side of Belair Road by a depth of 105 feet.

The property is located in a residential area with a commercial zone of approximately 350 feet to the North and another commercial zone 450 feet, more or less to the South. The purpose of zoning, among other things, is to establish definite areas for particular uses and to prevent a haphazard development and intermingling of unrelated uses, such as commercial and residential.

The reclassifying of the subject property, as requested in the petition, would make a checker board effect in the various reclassifications within a small confined area and would amount to spot zoning, and, therefore, cannot be permitted. It was also noted that there are other commercial tracts of land which have not as yet been used for such purposes.

Since the reclassifying of this property from an "A" Residence Zone to an "E" Commercial Zone would be detrimental to the general welfare of the community the Board will pass its order denying the same.

inasmuch as the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

_____ the above reclassification should be had.
_____ 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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of accession, being in a residential zone, the granting of which would be "spot zoning" and be detrimental to the general welfare of the community

It is Ordered by the Zoning Commissioner of Baltimore County, this 29 day of July 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 an A Residence zone.

Carl F. J. J.
Zoning Commissioner of Baltimore County

Approved _____
Chairman, Commissioners of Baltimore County
Date _____ By _____ President

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Filed for: Carl F. J. J. Date of Posting: 7-1-53
Petitioner: Robert M. Purkas
Location of property: 8847 Bel Air Road, Fulleton, Md.
Location of Sign: Southwest corner of Bel Air Rd. 637 ft. S.W. of Joppa Rd.

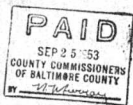
Remarks: _____
Filed by: George B. Wammal Date of return: 7-2-53

September 25, 1953

\$22.00

RECEIVED of Howard S. Furnkas the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying reclassification of property on the southeast side of Bel Air Road, 579 feet southwest of Joppa Road, 11th District.

Zoning Commissioner

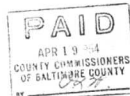


April 19, 1954

\$20.00

RECEIVED of Robert Furnkas the sum of Twenty (\$20.00) Dollars being cost of certified copies of petition and papers filed in the matter of reclassification of property, southeast side of Bel Air Road, southwest of Joppa Road, 11th District.

Zoning Commissioner
of Baltimore County



June 25, 1953

\$25.00

RECEIVED of John Orason Turnbull, attorney for Robert J. Furnkas, petitioner, the sum of Twenty Five (\$25.00) Dollars, being cost of petition for reclassification, advertising and posting property, southeast side of Bel Air Road, Eleventh District of Baltimore County.

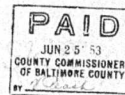
Zoning Commissioner

Hearing:

Monday, July 13, 1953

at 10:00 a.m.

Basement of Backbord Building
Towson 1, Maryland.



NO PLAT
IN
THIS FOLDER