

10/27-10 A

FILED SEP 29 1953

BALTIMORE OFFICE
400 BALTIMORE BUILDING
101 E. REDWOOD STREET
BALTIMORE 2, MD.
LEHIGH 3-1000

2670

RECEIVED ZONING COMMISSIONER
OF BALTIMORE COUNTY
SEP 29 1953

Mr. H. H. Davis
Zoning Commissioner
Towson 4, Maryland

Re: Petition for Reclassification from an
"A" Residence Zone to an "R" Commercial
Zone - 3.5 Pine Avenue, 550 ft. E.
Dundalk Avenue, 12th District, Baltimore
County, Baltimore, Maryland.

Dear Mr. Commissioner:

Please enter an appeal from your order dated
September 28, 1953 with respect to the above mentioned
property on behalf of the following protestants:

Mr. P. H. Davis Mr. Mrs. Fred Hollingsworth
5720 Pine Ave. 5720 Pine Ave.
Mr. Mrs. Norman Barrett
5723 Pine Ave.
Mr. Mrs. Virginia Valente
5720 Pine Ave. 5720 Pine Ave., Zone 22

I enclose my check for \$33.00 to cover costs
in this matter.

Very truly yours,

David H. Merrill
David H. Merrill

DBH:ls
encl.

Re: Petition for Reclassification from an
"A" Residence Zone to an "R" Commercial
Zone, property South side of Pine Ave.,
12th District, Baltimore County,
Baltimore Realty Co., Baltimore

The applicants claim to own lots numbered 721, 722,
723, 724, 725 and 726 as shown on the plat of the re-subdivision
of Block Number 16, Colgate Park, all of which lots are vacant
and unimproved.

The boundary line between Baltimore City and Baltimore
County, divides lot number 723 into two parts, leaving a part of
the applicant's property in Baltimore City and a part in Baltimore
County. That portion of the applicant's property which is in
Baltimore City is zoned Heavy Industrial and that portion of his
property in Baltimore County is zoned "A" Residential.

The applicant seeks to have that portion of its
property lying in Baltimore County reclassified from a Residential
to a Commercial Zone, which is two zoning classifications higher
than the classification of his property in Baltimore County.

It is very improbable that anyone would want to use
the applicant's property, a part of which is zoned Heavy Industrial,
for Residential purposes and to refuse its reclassification for
commercial use would not only be unjust and unreasonable but may be
confiscatory.

The site is low, wet and swampy and is hardly suitable
for residential use. Certainly a cellar would be sure to fill
up with water during rainy seasons at least, and for this reason
also, the property may be unsuitable for residential use.

Being immediately adjoining a Heavy Industrial area
in Baltimore City, I deem it a mistake to have zoned this property
residential at the time of the adoption of the comprehensive
plan for Baltimore County and in order to correct this error, I
consider that the property should be reclassified for commercial
use at least.

Therefore, it is Ordered by the Zoning Commissioner of
Baltimore County this 22nd day of September, 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
"A" Residential zone to an "R" Commercial zone.

David H. Merrill
Zoning Commissioner of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Baltimore Realty Company, legal owner... of the property situate

All that parcel of land in the Twelfth District of Baltimore County, be-
gining for the same on the south side of Pine Avenue at a point distant 550 feet measured
westerly along said side of said avenue from the west side of Dundalk Avenue thence binding
on the south side of Pine Avenue westerly 160 feet to the eastern boundary of Baltimore City
thence binding on said eastern boundary westerly 150 feet more or less to an alley three
feet wide thence easterly along said alley 150 feet more or less to the division line between
lots numbered 725 and 727 Block No. 16 as laid out on a plat of Colgate Park and thence bind-
ing on the said division line northerly 160 feet to the place of beginning. Being property
of Baltimore Realty Co., as shown on the plat plan filed with the Building and Zoning
Department of Baltimore County.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the
Zoning Law of Baltimore County, from A Residential zone to an R Commercial zone.

Reasons for Re-Classification

The applicant
desires to erect and conduct
a commercial or public building

Size and height of building: front... 85.0 feet; depth... 115.0 feet; height... 16.0 feet.

Front and side set backs of building from street lines: front... 20.0 feet; side... 7.0 on east, 10.0 on west.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

David H. Merrill
220 S. Highland Ave.
Baltimore, Md.
Address 220 S. Highland Ave.
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this... day of

... 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 Reisterstown Hotel, in Towson, Baltimore County, on the
... day of ... 1953, at 2:00 o'clock p.m.

Zoning Commissioner of Baltimore County

(over)

NOTICE OF
ZONING REVISION FOR
RECLASSIFICATION
The Baltimore
County Zoning Commission has
received the petition for reclassification
of property from the Baltimore
County Zoning Commission.
The Zoning Commission of Baltimore
County, Maryland, is hereby
notified of the petition for reclassification
of property from the Baltimore
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of property from the Baltimore
County Zoning Commission.

THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Davis, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 3 successive weeks, before
the 24th day of August, 1953, that is to say
the same was inserted in the issues of
August 17 and 24, 1953.
THE BALTIMORE COUNTEAN
By P. J. Morgan
Editor and Manager.

July 29, 1953

RECEIVED OF Baltimore Realty Co., the sum of Twenty (\$20.00)
Dollars, being cost of petition for reclassification, advertising
and posting property, south side of Pine Street, 12th District of
Baltimore County.

Zoning Commissioner

PAID
JUL 30 3
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

July 24, 1953

RECEIVED OF Francis T. Peach, attorney for
Edgar A. Baker, petitioner, the sum of Twenty Three (\$23.00)
Dollars, being cost of petition for reclassification,
advertising and posting property, southwest side of Liberty
Road, 2nd District, Baltimore County.

Zoning Commissioner

Received
Wednesday, September 2, 1953
at 10:00 a.m.
Bureau of Reisterstown Building
Towson, Md.

PAID
JUL 24 3
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

September 29, 1953

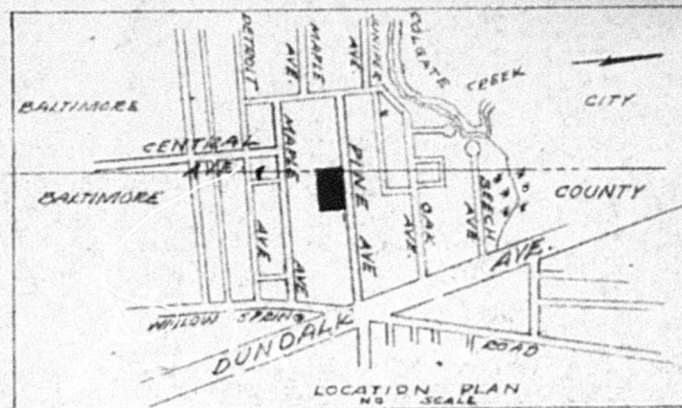
RECEIVED OF David H. Merrill, Attorney for Mr. P. H. Davis,
et al, protestants, the sum of Thirty (\$30.00) Dollars, being
cost of appeal to the Board of Zoning Appeals of Baltimore
County from the decision of the Zoning Commissioner granting
reclassification of property from an "A" Residence Zone to an
"R" Commercial Zone.

Zoning Commissioner

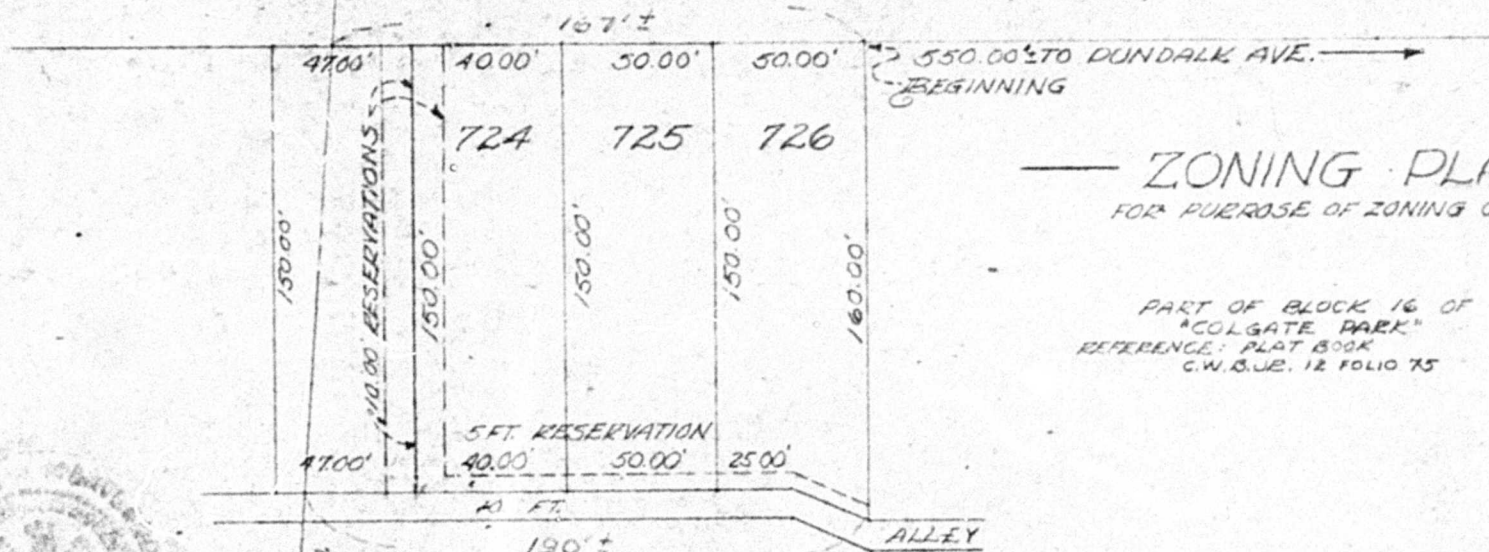
PAID
SEP 29 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

0762F

CITY
COUNTY



PINE AVENUE (40' WIDE)



ZONING PLAT
FOR PURPOSE OF ZONING ONLY

PART OF BLOCK 16 OF
"COLGATE PARK"
REFERENCE: PLAT BOOK
C.W.B.U.E. 12 FOLIO 75

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
COURTHOUSE - TOWSON 4 MD
SCALE: 1"=60' MAY 15, 1953.



William M. Maynadier