

FILED OCT 5 1953

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Walter M. Roberts & Alice K. Roberts, legal owner, s. of the property situate on the West side of the Long Green Pike in the 11th Election District of Baltimore County, and described as follows:

BEING in the center of the Long Green Pike approximately 100 feet north of the intersection of said pike with Mt. Vista Road and running thence in said pike North 83 degrees East 1100.75 feet to the southeast corner of the property of Bethany Lodge No. 25 I.O.O.F., thence binding on said property the three following courses and distances, viz: North 87 degrees East 175.5 feet, North 65 degrees East 66 feet and South 87 degrees East 180 feet to the center of said Long Green Pike, thence binding thereon North 23 degrees East 80.08 feet, thence leaving said pike and running North 87 degrees East 264 feet, East 80.08 feet, thence leaving said pike and running North 87 degrees East 264 feet, South 80.08 degrees East 1000.75 feet and South 87 degrees East 267 feet to the beginning, containing approximately 14 acres of land.

Being the land conveyed to Walter M. Roberts and Alice K. Roberts by the following deeds: 1. from H. Courtenay Jemifer, Esq., dated November 27, 1923, and recorded among the Land Records of Baltimore County in Liber L.M.M. No. 617 folio 62B, 2. from J. Louis Jones et al dated July 1, 1948, and recorded as aforesaid in Liber C.M.K. No. 1830 folio 465, 3. from Annis Amrita dated May 8, 1949, and recorded in Liber T.H.S. No. 1743 folio 265.

Containing approximately 14 acres of land.

Being the land conveyed to Walter M. Roberts and Alice K. Roberts by the following deeds: 1. from H. Courtenay Jemifer, Esq., dated November 27, 1923, and recorded among the Land Records of Baltimore County in Liber L.M.M. No. 617 folio 62B, 2. from J. Louis Jones et al dated July 1, 1948, and recorded as aforesaid in Liber C.M.K. No. 1830 folio 465, 3. from Annis Amrita dated May 8, 1949, and recorded in Liber T.H.S. No. 1743 folio 265.

Whereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "E" Commercial zone.

Reasons for Re-Classification: Property is adjacent to railroad facilities and in an area of heavy industry, also the character of the neighborhood has changed in recent years to such an extent as to render said property undesirable for residential use.

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, or 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 for Baltimore County.

Walter M. Roberts
Alice K. Roberts
Legal Owner
Address: Glenview Rd.

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

October.....1953, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new paper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Hickory Bldg., in Towson, Baltimore County, on the.....day of.....November.....1953, at 10 o'clock A.M.

11/2/53
10 AM
3-51608

Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District.....11th Date of Posting.....10-21-53

Posted for: Ans. A. Randolph Jones to Ans. B. Commercial Zone

Petitioner: Walter M. Roberts & Alice K. Roberts

Location of property: W. of Long Green Pike approx. 150 ft. N. of intersection of said pike with Mt. Vista Rd. etc. See Plat

Location of Signs: on W. of Long Green Pike approx. 150 ft. N. of intersection of said pike with Mt. Vista Rd. etc. See Plat

Remarks: Ans. B. on the W. of Long Green Pike

Posted by: George R. Hammett Date of return: 10-22-53

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 existing commercial nonconforming uses, light industrial uses and the railroad, the granting of which would not be detrimental to the safety and general welfare of the community,

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this.....15th.....day of

December.....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 an "A" Residence zone to an "E" Commercial zone, subject to the provision of at least three square feet of off-street parking for each square foot of land to be covered by commercial buildings.

Blair H. Doring
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

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.

Zoning Commissioner of Baltimore County

Approved

County Commissioners of Baltimore County

Date: JAN 4 1954

Richard H. Doring
President

Zoning Petition Re-classification #2753 & 2754

Location - Long Green Pike, 150' N. of Mt. Vista Rd., 11th Dist.

Owner - Walter and Alice Roberts

Present Zoning - "A" Residence

Proposed Zoning - "E" Commercial

1. While the Planning Commission has not yet had a chance to prepare the Master and Use Plan for this section of the County, some statements need be made in regard to these petitions.

2. If the proposed use of these properties is for shopping purposes, the Planning Commission staff believes that such rezoning would be premature since there is but very scattered housing in the vicinity of the petitioners' land. Shopping services for these few homes can be accommodated by the existing stores or by building on land already zoned for commercial purposes (on clearance areas from the Homer Machinery Co.). In any case, there appears to be no reason to remove these 14 acres of land as requested. Further, the property in question is not located sufficiently close to an intersection of traffic importance to be considered most suitable for a shopping center.

3. If the proposed use of these properties is for other than shopping purposes, the Planning Commission staff recommends that only that land next to the Maryland and Pennsylvania Railroad be rezoned leaving the balance of the land for residential purposes; i.e., the frontage on the west side of Long Green Pike and the whole property on the east side of Long Green Pike. The Planning Commission staff recognizes land which has railroad access for warehousing or light manufacturing (and this use was allowed under "E" zoning), but the staff feels that such properties need to be carefully studied for possible frictional relationships between industrial uses and juxtaposing residential land uses.

L.D.
Asst. Sec. of
Baltimore Co. Planning Comm.

10-30-53

FILED OCT 27 1953

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 23, 1953

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. XXXXXXXXXXXX

XX 9 times XXXXXXXXXXXX before the.....2nd.....day of.....November.....1953, the first publication appearing on the.....10th.....day of.....October.....1953.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

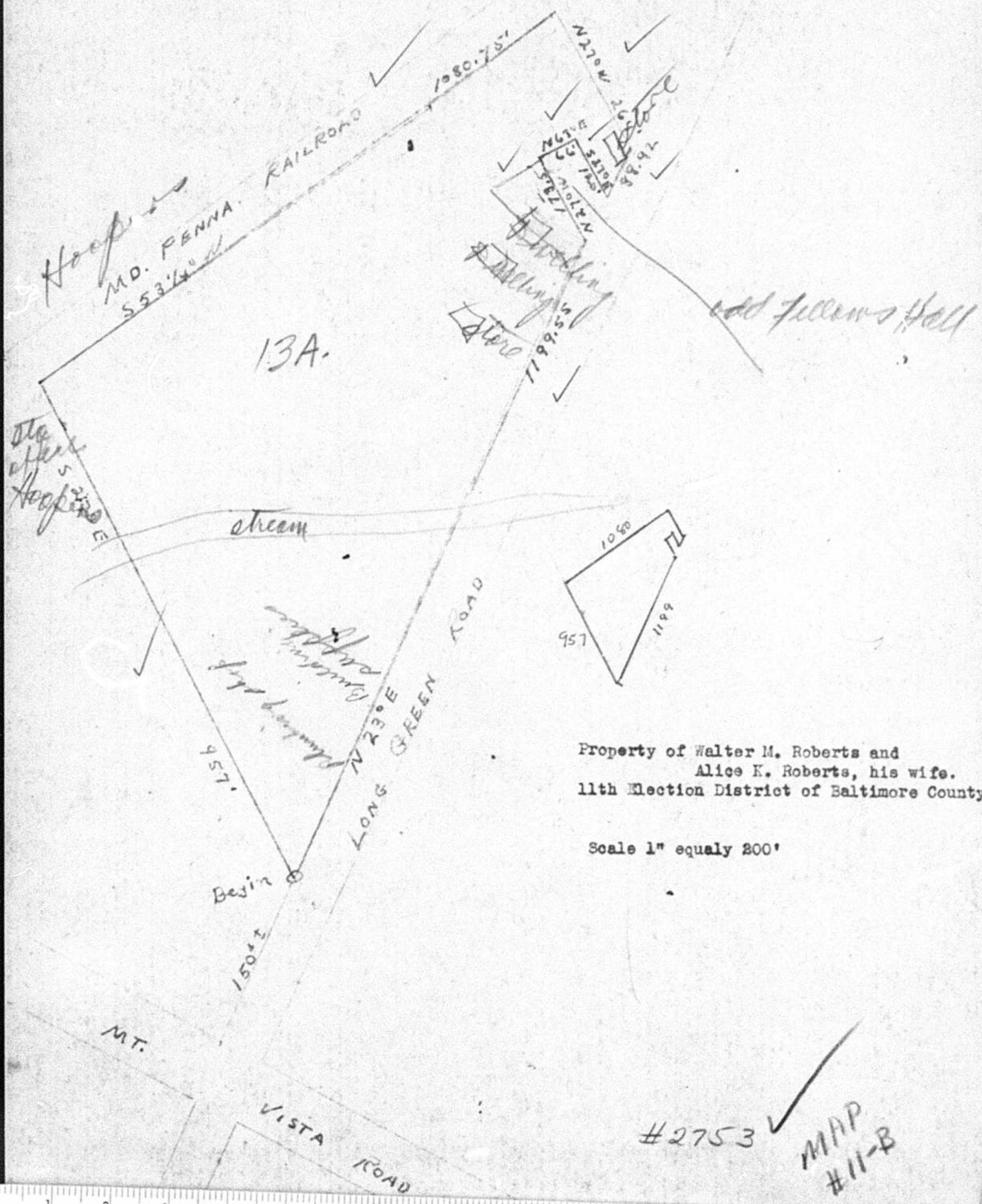
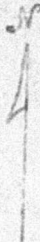
November 19, 1953

833.00

RECEIVED OF Maurice W. Baldwin, Attorney for Walter M. Roberts, petitioner, the sum of Thirty Three (\$33.00) Dollars, being cost of petition for reclassification of property on Long Green Pike, 150 feet north of Mt. Vista Road, 11th District.

Zoning Commissioner

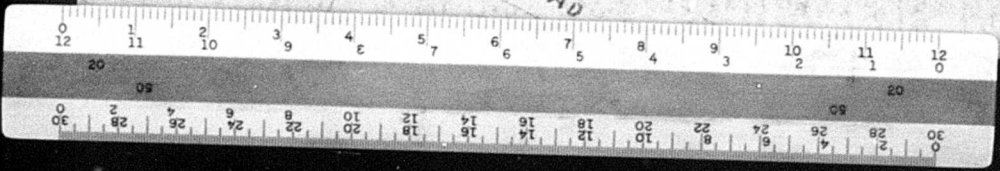
PAID
NOV 5 - 3
BY COMMISSIONERS
OF BALTIMORE COUNTY
J. Lee



Property of Walter M. Roberts and
Alice K. Roberts, his wife.
11th Election District of Baltimore County

Scale 1" equals 200'

#2753 ✓
MAP
#11-B



1ST LINE JWB. N 1559 FOL 207

PART OF 2ND LINE JWB. N 1559 FOL 207

PART OF 4TH LINE JWB. N 1559 FOL 207
PARALLEL 3 JWB. N 1559 FOL 207

STONE
S 11026.63
E 44298.35

N 30° 45' W 427.35

Not Included

ROAD

LYNHURST

ROAD

CONCRETE MONUMENT
S 11917.31
E 43568.36

CONCRETE MONUMENT
S 12156.71
E 49263.40

N 30° 25' 10" E 1030.41' LINE
JWB. 1547 FOL 169



SCALE 1"=50'. DATE AUG 20 1923
 COLUMBIA COUNTY SURVEYOR
 WILLIAM W. HARRIS

TOPOGRAPHIC MAP
 MICHAEL PROPERTY
 BALTIMORE COUNTY, MD.

STATIONS USED:
 NO. 1122 21540.48 E4323.30
 NO. 1124 21540.48 E4323.30
 COORDINATES ON THIS MAP ARE
 BASED ON THE TRUE HORIZON AS ESTABLISHED
 BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT

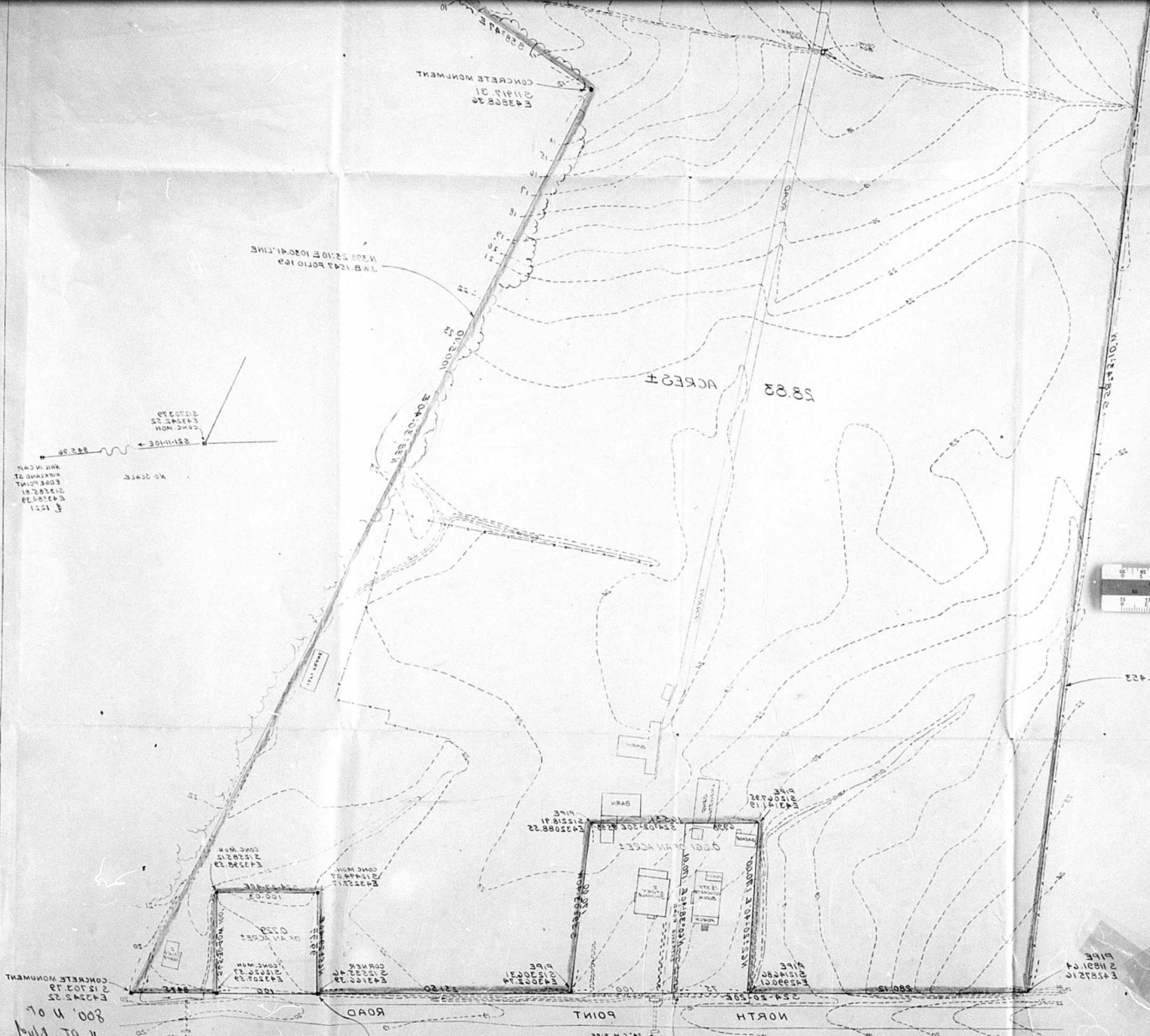
8" W. 50' CUT ON NW CORNER OF INLET COVER
 E. 18.20

800' N. OF
 N. PT. BLVD.

CONCRETE MONUMENT
 21540.48
 E4323.30

CONCRETE MONUMENT
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NO SCALE
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