

NO: PETITION FOR RECLASSIFICATION - FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE - The parcels, first: Long Green Pike 1350 feet N. of Mt. Vista Road, 11th District - Second: Long Green Pike 900 feet N. of Mt. Vista Road - Trustees of Bethany Lodge, Henry M. Baker, Mrs. C. Schneider and Henry J. Zemel, Petitioners

Pursuant to the advertisement, posting of property and public hearing on the above petition, and it appearing that by reason of location of the firstly described parcel in the petition, being adjacent to existing non-conforming uses, light industrial uses and the Railroad, the reclassification of said first parcel, should be granted from an "A" Residence Zone to an "M" Commercial Zone.

The reclassification of the secondly described parcel is hereby denied from an "A" Residence Zone to an "M" Commercial and the said second parcel is hereby continued as and to remain an "A" Residence Zone. However, in accordance with the power and authority in me vested as Zoning Commissioner of Baltimore County, I hereby grant, to the petitioners, a special permit to use said second parcel for the establishment of a Private Club (Lodge Hall).

The granting of the reclassification of the firstly described parcel is subject, however, 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.

Date, Dec. 25, 1953

Blanchard
Zoning Commissioner of Baltimore County

Approved: County Commissioners of Baltimore County

By President

Date

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

#2754

District, 11th Date of Posting, 12-21-53
Posted for, *Long Green Pike to an "M" Commercial Zone*
Petitioner, *Bethany Lodge No. 22, P.O.D.F.*
Location of property, *1350 ft. N. of Mt. Vista Road, 11th District, Long Green Pike*
Location of signs, *on Long Green Pike, 1350 ft. N. of Mt. Vista Road, 11th District, Long Green Pike*
Remarks, *George R. Hammond*
Posted by, *George R. Hammond* Date of return, 12-22-53

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, *Bethany Lodge No. 22, P.O.D.F.*, legal owner, of the property situate on the West side of the Long Green Pike in the 11th District of Baltimore County and described as follows: BEGINNING in the center of the Long Green Pike approximately 1350 feet north of the intersection of said pike with Mt. Vista Road and running thence North 87 degrees West 173.5 feet, North 63 degrees East 66 feet and South 87 degrees East 130 feet to the center of said Long Green Pike, thence binding in the center of said pike West 25 degrees East 64-1/3 feet to the beginning. Containing 35-1/2 square parcels of land, more or less. The said Bethany Lodge No. 22 having acquired title thereto by the land, more or less. From Andrew J. Shearman and wife dated July 28, 1921, and recorded among the Land Records of Baltimore County in Liber Lark, No. 195 folio 64, and S. From among the Land Records of Baltimore County in Liber W. P. C. No. 206 folio 178.

Also all that lot of ground situate on the East side of the Long Green Pike situate opposite the above lot and described as follows: BEGINNING in the center of the Long Green Pike approximately 1350 feet north of the intersection of said pike with Mt. Vista Road and running thence North 87 degrees East 173.5 feet, North 63 degrees East 66 feet and South 87 degrees East 130 feet to the center of said Long Green Pike, thence binding in the center of said pike West 25 degrees East 64-1/3 feet to the beginning. Containing 35-1/2 square parcels of land, more or less. The said Bethany Lodge No. 22 having acquired title thereto by the land, more or less. From Andrew J. Shearman and wife dated July 28, 1921, and recorded among the Land Records of Baltimore County in Liber Lark, No. 195 folio 64, and S. From among the Land Records of Baltimore County in Liber W. P. C. No. 206 folio 178.

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 of Baltimore County.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 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 Beckford Bldg. in Towson, Baltimore County, on the 2nd day of November, 1953 at 10:00 o'clock, A.M.

11/10 AM
Zoning Commissioner of Baltimore County
(over)

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. between October 22, 1953 and October 23, 1953, the first publication appearing on the 22nd day of October, 1953.

THE JEFFERSONIAN
Blanchard
Manager

Cost of Advertisement, \$.....

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

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herby 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 "M" Commercial zone. Reasons for Re-Classification: The property is situated to railroad facilities and is 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 setbacks 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 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 of Baltimore County.

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Zoning Commissioner of Baltimore County
(over)

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

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

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.....

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

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

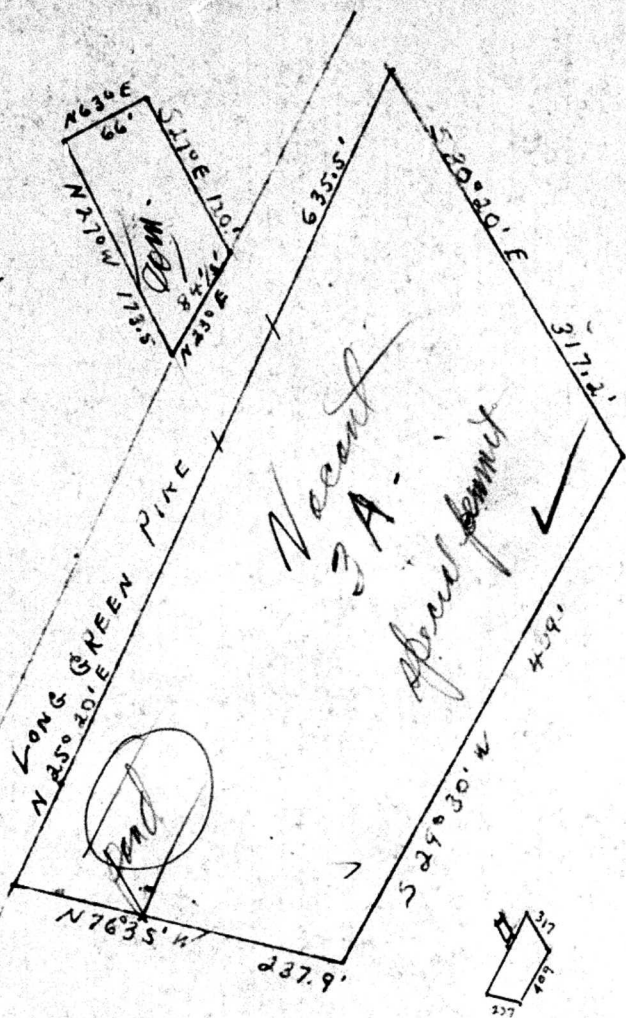
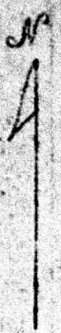
Blanchard
President

\$30.00

RECEIVED of Maurice V. Blodwin, Attorney for Bethany Lodge, et al, petitioners, the sum of Thirty Eight (\$38.00) Dollars, being cost of petition for reclassification advertising and posting property, Long Green Pike, 11th District

Zoning Commissioner

PAID
NOV 3 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
Blanchard



Property of
Bethaney Lodge No. 22 I.O.O.F.
11th District of Baltimore County

Scale 1" equals 100'

MT. VISTA ROAD

#2754 ✓

MAP
#11-B

