

Petition for Zoning Re-Classification #2763

To The Zoning Commission of Baltimore County:

I, or we, Walter F. and Theresa A. Lubinski, legal owner, of the property situate

All that parcel of land in the Fifteenth District of Baltimore County, on the south side of Grove Avenue, beginning 1275 feet west of Wise Avenue; thence easterly and northerly and lying on the south and east side of Grove Avenue 114.6 feet; thence north 56 degrees 52 minutes east 175 feet; thence south 55 degrees 55 minutes east 92 feet; thence north 29 degrees 41 minutes east 136 feet to the west side of North Point Boulevard; thence southerly and binding on the west side of North Point Boulevard 100 feet; thence south 58 degrees 57 minutes east 59.23 feet; thence south 58 degrees 59 minutes east 332.50 feet; thence north 31 degrees 02 minutes west 10 feet to place of beginning. Being property of Walter F. and Theresa A. Lubinski as shown on the plat filed with the Buildings and Zoning Department.

do hereby petition that the zoning status of the above described property be re-classified, pursuant to the

Zoning Law of Baltimore County, from Residential to Commercial.

Reasons for Re-Classification: APPROXIMATE COMM. 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 F. Lubinski

Theresa A. Lubinski

Legal Owner

Address: 742 Grove Ave.

ORDERED: By The Zoning Commission of Baltimore County, this.....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 Breckinridge Building, in Towson, Baltimore County, on the.....

10th.....day of.....November.....1953, at 2:30 o'clock P.M.

Walter F. Lubinski

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.....the above re-classification should be had.

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

November.....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 Residential to Commercial.
Providing, however, the setbacks for any building or structures to be erected shall be in accordance with the requirements of the State Roads Commission of Maryland, and it is further subject to the provision of at least three square feet of off-street parking area for each square foot of land to be covered by commercial buildings.

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

November.....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 contained as and to remain.....

Approved.....

Date.....

County Commissioners of Baltimore County

Walter F. Lubinski

President

PETITION FOR ZONING RECLASSIFICATION

#2763

Location - S. Grove Avenue, 1275' E. of Wise Ave., 15th Dist.

Owner - Walter F. & Theresa A. Lubinski

Present Zoning - "R" Residential Proposed Zoning - "C" Commercial

1. In my commercial reclassification case, the Planning Commission staff advises the petitioner's request in relation to both shopping (retail store) use and roadside or non-shopping commercialization since both general types are permitted under existing regulations.

2. Concerning retail shopping use, there are several reasons why this petitioner's land is not well adapted for such (it is considered here that even if only 1 or 2 stores are proposed, they should be as located now as to fit into an ultimate shopping center pattern).

a. The plot is only about 21 acres in size - too small for a neighborhood center with no opportunity to expand southward or westward to pick up additional acreage and if it would incorporate more acreage to the north, the center seems unrealistically closer to the proposed local shopping center at Battle Grove.

b. Such a shopping nucleation would be off center to its service area (see sketch).

c. There is poor access via Oakleigh Beach and Grove Avenues to the property from the residential area lying to the west. These streets have only 30-foot right-of-ways.

3. With regard to roadside commercialization, it seems apparent that there is abundant use of the New North Point Road for such purposes now. It is to be noted that much of the frontage in the vicinity of the plot in question having frontage on the North Point Road, which is now vacant, is actually developed with what can be considered as roadside commercialization. That there is need for more such development in the area, fronting on New North Point Road, including the petitioner's property, does not seem reasonable at this time. Further, roadside use of the petitioner's land would be incompatible in such close proximity to residential properties to the south and west.

4. The Planning Commission staff, in proposing the "R" plan for this neighborhood, will recommend that the balance of the land in the vicinity of the plot in question having frontage on the North Point Road, which is now vacant, be utilized for residential purposes only. The designable pattern of having dwellings backing on New North Point Road, on and should be incorporated in plans to utilize not only the petitioner's land but also other lands in a similar setting located nearby.

5. The Planning Commission staff, therefore, recommends that the property under discussion remain in Residential "R" classification - that this petition be denied.

O. K. 7/4/53

11-1-53

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#2763

District.....15th.....Date of Posting.....10-27-53

Posted for.....Walter F. Lubinski

Petitioner.....Walter F. Lubinski

Location of property.....1275' E. of Grove Ave. at 15th Dist.

Location of sign.....1275' E. of Grove Ave. at 15th Dist.

Remarks.....See sketch

Posted by.....George A. Hummel

Date of return.....10-28-53

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. on.....

23rd.....day of.....November.....1953, the first publication

appearing on the.....10th.....day of.....November.....

1953.

THE JEFFERSONIAN.

Walter F. Lubinski

Cost of Advertisement, \$.....

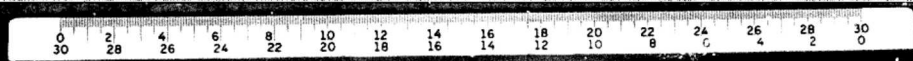
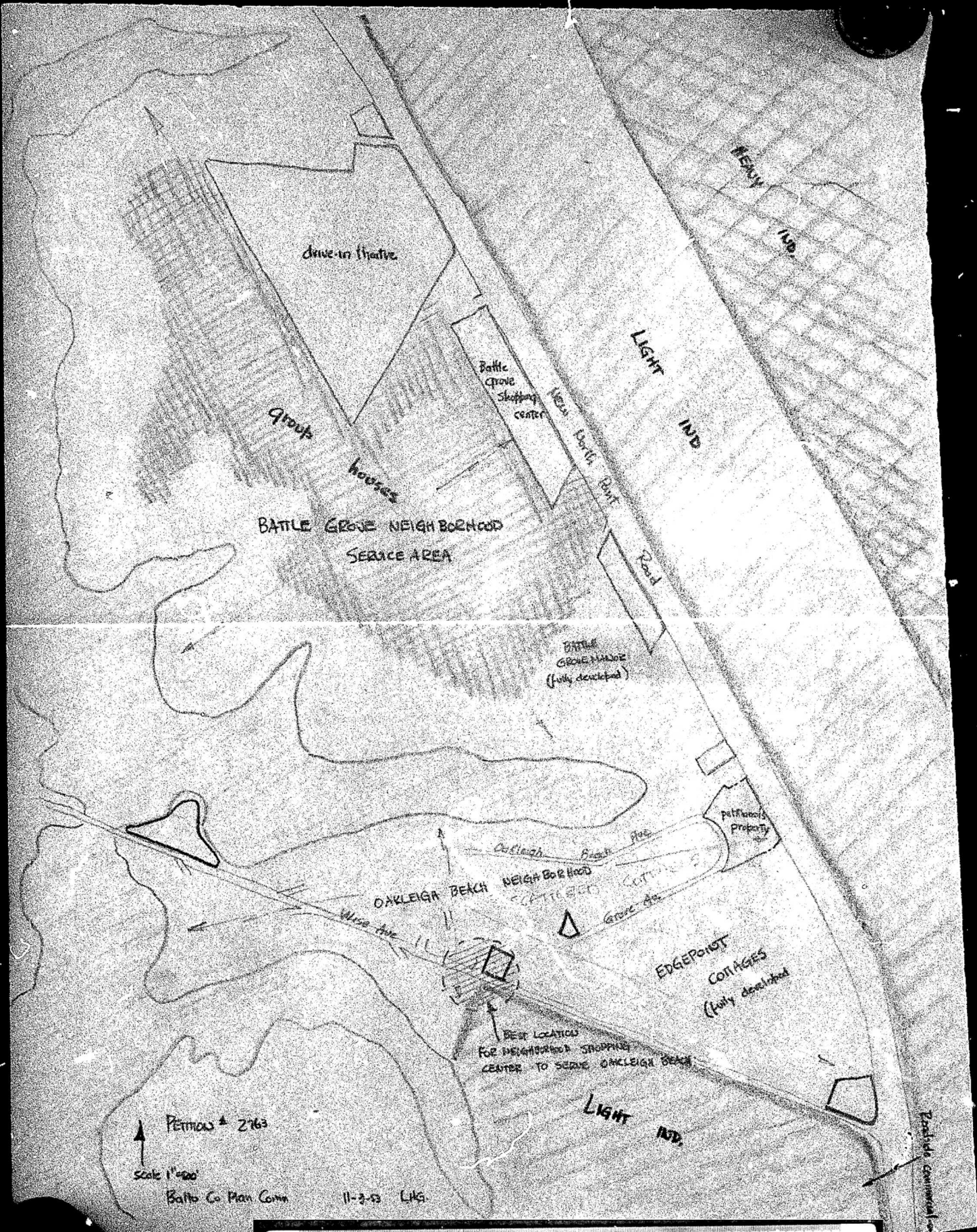
October 21, 1953

\$35.00

RECEIVED of Theresa A. Lubinski, the sum of Thirty Five (\$35.00) Dollars, being cost of petition for Reclassification, advertising and posting property south side of Grove Avenue, 1275' E. of Grove Ave., Baltimore County, Md.

Received by
Towson, Maryland
October 21, 1953
at 2:30 p.m.
Building
County, Md.

PAID
OCT 21 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY.....



OAKLEIGH BEACH ROAD

PLAT OF OAKLEIGH BEACH

GROVE AVENUE

1275' to WISE AVE

S 21° 02' E

N 68° 58' E 332.50

N 58° 57' E 89.25

N 55° 55' W 232

S 59° 41' W 136.1

S 26° 52' W 115

R 180° 4146

N 22° 08' W 400.1

ROAD

POINT
(150' x 146')

NORTH

ZONING PLAT
OF PROPERTY OF
WALTER F. LUBINSKI
942 GROVE AVENUE
15th Elec. Dist. Baltimore Co., Md

SCALE 1"=50'

414.75 to Kirkland St

