MAP #15-B

RE: PATITION FOR REGILARSIPHICATION FROM AN "A" RESIDENCE ZONE TO AN "S" CONCERUTAL ZONE ... E. Cor. ZOSEATA BOLLEVART AND ALCOCK Rood, 25th Aleriot. Mabol L. Hill, et al., jettitioners.

The appeal in the above entitled matter coming on for hearing on the 14th day of January, 1954, before the Board of Joning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated Kovembor 25, 1953, denying the reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described in the potition; and it appearing from the facts and ovidence adduced at the appeal that the said reclassification would not be detrimental to the health, safety, and general welfare of the community; therefore,

It is this 2/ day of January, 1954, Ordered by the Board of Zoning Appeals of Baltimore County that this property be reclassified from an "A" Residence Zone to an uge Cormercial Zone.

APPROVED: COUNTY COMMISSIONER OF BALTIMORE COUNTY



## PETITION FOR ZONING RE-CLASSIFICATION

To The Zoning Commissioner of Baltimore County:

We, the following legal owners of the property situate on Barhart Road, hereby petition that the zoning status of the below described property ber-classified, pursuant to the Zoning Law of Baltimore County, from a Residential zone to a Commercial Zone;

Earhart Road Munber Signature-Legal Omer 1701 Colombas J. Hill and Mabel L. Hill matel L. Hill. 1703 Edward J. Schwarzhoff and Carrie F. Schwarzhoff Elmed J Schwarzlay Rose L. Jenimes 1705 Rose L. Jinnings 1707 Donald R. Braden 1709 Theodore R. Frost and make U. Frest 1711 James L. Wilkie and nes L. Willia 1713 Walter J. Chilcoat and Mrs Weeter ). Chilcon me Elmer Hower 1715 Elmer A. Hower and Viola K. Hower 1717 Oscar Gilsinger and Warmon Wales 1719 Vernon Hake and Hafe Super 1721 Ignatius W. Pitkiewicz and Margaret Pitkiewicz 1723 Charles A. HAMBROE
1725 Henry S. Sall and
Hattle Hall Charles a Hanks Hun S. Hall 1727 William E. Foster and 1729 Howard L. Blake and Katherine J. Blake 1731 Charles King and

733 Miwin B. Smith and

5 Goorge Philips to Mitschoth G. Phil FUNCHE D. SECRET

OPINION OF THE ROARD OF ZONING APPRAIS BALTIMORE COUNTY

This is an appeal by the Petitioners from an Order of the Zoning Commissioner of Esitimore County dated November 25, 1953, denying the reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described in the notition

The case came on for hearing before the Board, testimony was taken, and counsel heard.

There has been a recent reclassification from an "A" Residence Zone to an "E" Commercial Zone as to a piece of land in this block; and the Board is of the opinion that the granting of the petition for reclassifications of the various tracts of land involved in this group of petitions would not be detrimental to the health, safety, and general welfare of the community.

FILED DEC 8 1953

Petition for Reclassification from : Charles H. Boing, an 'A' Beidence Zone to an 'E' Cor. Eastern: Zoning Commissioner, Doublewich Jones W. E. Gor. Eastern: Zoning Commissioner, Boulevaid, Mabel L. Hill, et al., : Ealthore County Petitioners

Mr. Charles H. Doing, Zoning Commissioner for Beltimore County: Please enter an appeal in the above entitled matter to the Board of Zening Appeals of Baltimore County.

Magaire and Brenn

Res PETITION OF MARKEL L. HILL

The petition in the above entitled case is for a Reclassification of four seperate parcels of land, one parcel having a frontage of 388.35 feet on the north side of Eastern Boulevard with a depth of 47 feet and one parcel having a frontage of 200 feet on the north side of Eastern Boulevard with a depth of 47 feet and another parcel having a frontage of 200 feet on the north side of Eastern Boulevard with a depth of h7 feet and still another parcel having a frontage of 100 feet on the north side of Eastern Boulevard with a depth of 47 feet, the said four parcels of land lying between Alcock Road and Bennett Road.

Each of the four parcels of land have such shallow depth that off-street parking thereon is impractical and particularly so since the land is very much above the grade of the Road.

The only possible commercial use that could be made of these small parcels of lami would be some type of strip commercial use which would be almost certain to lead to congestion in this high speed dual highway, thereby creating a traffic hazard.

For the above reason plus the fact that a reclassification of any or all of said parcels would be "spot zoning", the petition is

It is Ordered by the Zoning Cormissioner of Baltimore County, this 25 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 continued as and to remain an "A" Residential

#2780 MAP Petition for Zoning Re-Classification

DEX we, .... SEE ATTACHED LIST.

SEE ATTACHED LIST

on the northeast corner of Eastern Boulevard and Alock Road; thence northeasterly and binding on the northeast toler of Eastern Boulevard and Alock Road; thence northeasterly and binding on the northeast stds of Eastern Boulevard 1000 feet with a rectangular depth northeasterly of # feet, known to 1715. 1719 to 1725, 1729 to 173 and 1761 Earthert Road 1715.

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

Reasons for Re-Classification: The applicants wish to have the rear portions of their property facing on Eastern Boulevard somed "Commercial" for future development. Depth: 75 feet from Earhart Road. From this point to Eastern Boulevard to be

Size and height of building front feet denth feet beight Front a id side set backs of building from street lines: front \_\_\_\_\_\_feet; side\_\_\_\_\_ 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.

See Attached list of signatures.

ORDERED By The Zoning Commissioner of Baltimore County, this ..... 21st ...19-53., that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning mioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the. .day of ... November . 1953., at 11:00 elock. 4. ... M.

18th 1,/18,0 VW 5-SIENS

1737 Kenneth Frock and Gladius G. Frock Engent O. Sweet

1741 Harold Best and Rlizabeth M. Bost weld 6. 12

1743 John W. Meunsinger and Carmege G. Meunsinger (Present address: 190 Tarawa Blvd., Tarawa, M. C. ) 1745 Arthur Lawson and Doris Lawson

102 Bennett Road-Mathan Swartz

2780 District No. 15 L. H. G. Processed by

Hearing Scheduled rednesday, November 18, 1953

Attention: Nr. Dill

Subject of Petitions Request for reclassification of come residential "A" properties to Connercial "1" zoning along Eastern Blwd.

This request by the publiflowers impoless it recorded shall lote presently increased in cottages in an urse used for (residential) cottages. For this way reason, there have, because of the control of cottage of one lead destruction of the control of the control of the tarre evidently is no owner for addition. A claims of the state of the there is no task in control of the control

2. One of these lots was recently requested for resoning from %1° to "E" and was turned down by the zoning commissioner. (See petition #2890).

The Planning Commission Staff vigorously recommends that this present petition also be denied.

11-17-5% bb

CERTIFICATE OF POSTING

Towson, Maryland

#2780

NECESSFICATION PREPRIOR POR

Physicant to welling field with the familiar Constitution of Milliam Constitut

District 15" Date of Posting 11-4-53
Posted For and Bendowl Genetic ton & Commission Gard
Postsioner:

Petitions of the love that on the first field of the first field of the first field of the first field of the field of the

Remarks: Posted by Glorge Re Human

Date of return: 11-5-53

FILED NOV 10 1953

1180

## CERTIFICATE OF PUBLICATION

TOWSON, MD...... November 5, 19.53

THIS IS TO CERTIFY. That the numered advertisement was published in THE JEFFERSONIAN, a weekly menopage printed and published in Torson, Beltimore County, Md., RENZINGENIA, DEC. 2. LIGHT STORM, DECEMBER 1884. 1884. A STORM STORM

THE JEFFERSONIAN,
M. Decules

Cost of Advertisement, \$....

October 28, 1953

832.00

HEGHIVED of John J. Brunnam, attorney for Mable L.
Hill, et d., petitioners, the sum of furty Two (232.00)
Bollars, being cost of petition for Reclassification, advertising
amplorating property morthwest corner of Eastern Bullevard and
Alcouk Road, 15th Districts, Baltimore County, Ma.

Zoning Commissions

Hearings Wednesday, November 18, 1953 at 10:00 a.m. Bekerd Building, Towson k, Mi.



December 14, 1

\$30.00

MEGINED of John S. Naguire, Attorney for Nabal L. Hill, et al., spellants, the sum of Butry (\$90,00) lollars toding cost of speal to the Scart of Zoning Appeals of Baltiance County from the Order of the Emming Commissioner countying the relassification of preparty at the morth-ant corner of Eastern Scaleward and Alcock Road, 15th Districts.

> Zoning Countstions of Baltimore Count



