

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "C" RESIDENCE ZONE - S. E. 1/4 of Grace Road 100 ft. N. of North Point Road, 15th Dist., Edgemore Theatre Realty Co., Petitioner.

The appeal in the above entitled matter coming on for hearing on the 4th day of February, 1954, before the Board of Zoning Appeals of Baltimore County from an Order of the Deputy Zoning Commissioner of Baltimore County dated December 1, 1953, denying petition for reclassification from an "A" Residence Zone to a "C" Residence Zone in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the granting of this reclassification would be detrimental to the general welfare of the community and for reasons set forth in the opinion; therefore,

It is this 27th day of February, 1954, ordered by the Board of Zoning Appeals of Baltimore County that the reclassification from an "A" Residence Zone to a "C" Residence Zone of the said property be denied.

Spencer W. Bullock
Chairman
Carl F. Johnson
Board of Zoning Appeals of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by Edgemore Theatre Realty Company from an Order of the Deputy Zoning Commissioner of Baltimore County dated December 1, 1953, denying petition for reclassification from an "A" Residence Zone to a "C" Residence Zone in regard to the property described in the petition.

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

The property which is the subject of this petition is a tract of land lying partly on the Sparrows Point Road and partly on the Grace Road, having a frontage of 150 feet on the former road and 169.23 feet on the latter. The depth of each piece is 150 feet or a total of 300 feet which equals the distance between the two roads.

From the testimony in the case and from the actual viewing of the property by the Board, it is of the opinion that this property should not be reclassified as requested since the same would be spot zoning; that there is a substantial residential area across the street to the north, and it would be inconsistent with general planning, and, therefore, against the general welfare of the community. The Board will, therefore, pass its order denying the reclassification.

Spencer W. Bullock
Chairman
Carl F. Johnson
Board of Zoning Appeals of Baltimore County

December 11th, 1953

To -

Charles H. Dring, Zoning Commissioner
of Baltimore County.

RE: Petition for Reclassification from an "A" Residence Zone to a "C" Residence Zone - S. E. Side of Grace Road 100 feet northeast of North Point Road, 15th District, Edgemore Theatre Realty Company, Petitioner

Please enter an appeal to the Board of Zoning Appeals of Baltimore County, from the Order of Miles H. Adams, Deputy Zoning Commissioner of Baltimore County, dated December 1st, 1953 in the above entitled matter wherein said Deputy Zoning Commissioner denied a reclassification of the property described in said petition.

Edgemore Theatre Realty Co.
Stanley Jackson V.P.
Sug. d. 12-11-53

Filed 12/10/53
B.H.D.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

I, or we, EDGEMORE THEATRE REALTY CO.

Legal owner... of the property situated

on the South side of Grace Road 100 feet east of North Point Road and the property situated on the North side of Sparrows Point Road 191 1/2 feet east of North Point Road.

All that parcel of land on the southeast side of Grace Road, 15th District of Baltimore County, beginning 100 feet northeast of North Point Road, thence northwesterly, on the southeast side of Grace Road, 169.23 feet; thence South 52 degrees East 150 feet to the North 23 degrees East 75 feet; thence South 52 degrees East 150 feet to the North side of Sparrows Point Road, thence southeasterly, on the north side of Sparrows Point Road, 150 feet; thence North 52 degrees West 150 feet; thence South 38 degrees West 95 feet and thence North 52 degrees West 150 feet to beginning being property of Edgemore Theatre Realty Co., as shown on plot plan filed with the Zoning Dept.

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

Reasons for Re-Classification: To improve the Grace Road property and

the Sparrows Point Road property with three each two-story

apartment buildings. Each building to contain four

apartment units. See Plot Plan attached.

Size and height of building, front: feet; depth: feet; height: feet.

Front end side set backs of building from street line: 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.

Edgemore Theatre Realty Co.
Stanley Jackson V.P.
Legal Owner
Address: 2500 SPARROWS POINT RD.

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

November, 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 Beckett Bldg., in Towson, Baltimore County, on the

..... day of 1953, at 3:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 15th Date of Posting: 11-18-53
Posted for: Carl A. Johnson
Petitioner: Edgemore Theatre Realty Co.
Location of property: S. E. 1/4 of Grace Road, 100 ft. N. of North Point Road, 15th Dist., Baltimore County.
Location of signs: On Grace Road, 100 ft. N. of North Point Road, 15th Dist., Baltimore County.
Remarks: See Remarks on Petition.
Posted by: George A. Hummel Date of return: 11-18-53

FILED NOV 23 1953

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 20th 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 the 20th day of November, 1953, before the North day of November, 1953, the first publication appearing on the 13th day of November, 1953.

The Jeffersonian
Manager

Cost of Advertisement, \$.....

December 12, 1953

\$20.00

RECEIVED of the Edgemore Theatre Realty Co., the sum of Twenty (\$20.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying reclassification of property from an "A" Residence Zone to a "C" Residence Zone, southeast side of Grace Road, 100 feet northeast of North Point Road, 15th District.

Zoning Commissioner

PAID
DEC 14 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY: T. H. H.

November 30, 1953

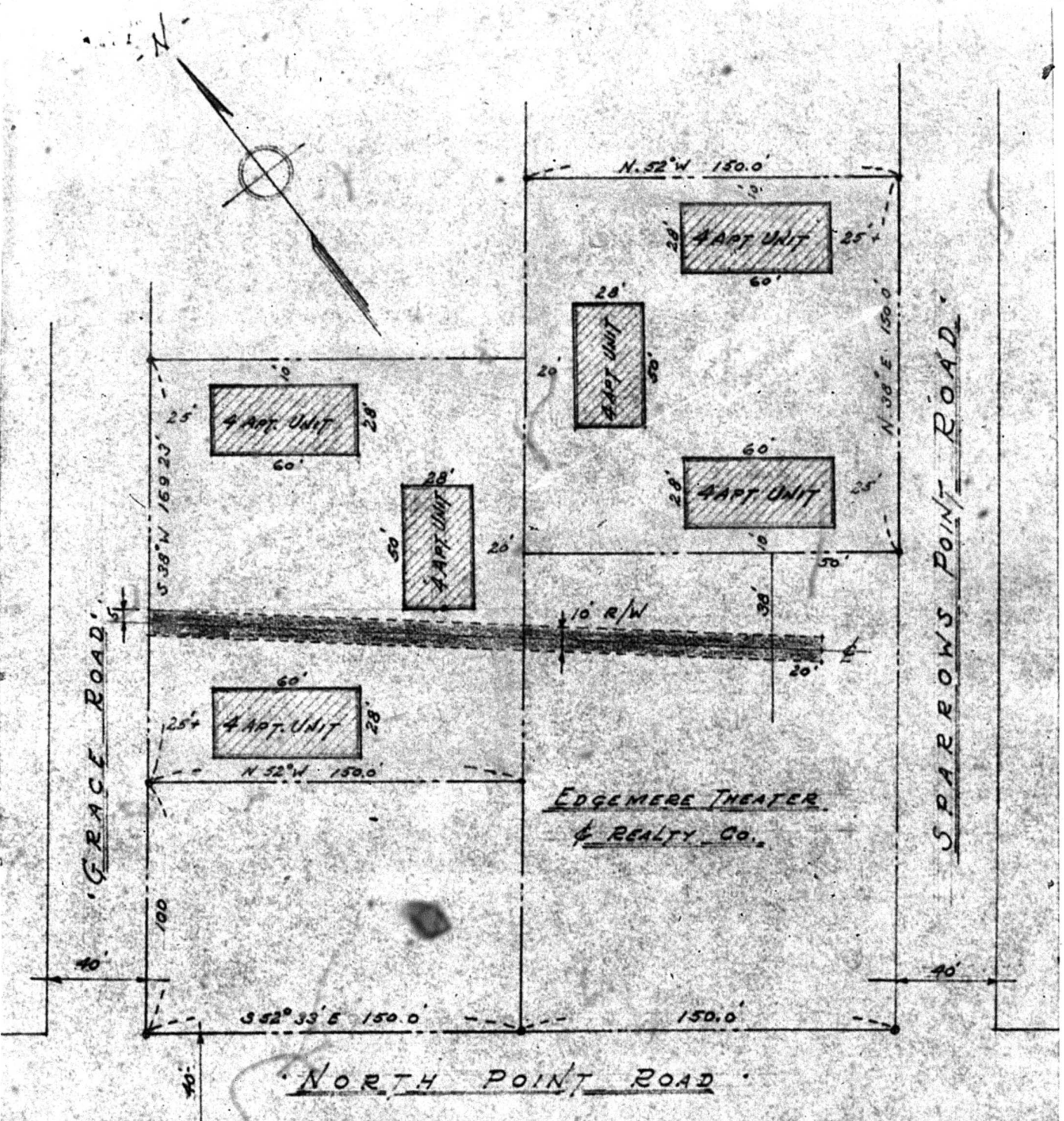
\$20.00

RECEIVED of Edgemore Theatre Realty Co., the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification of property southeast side of Grace Road, beginning 100 feet northeast side of Sparrows Point Road, 15th District, Baltimore County, Md.

Zoning Commissioner

Hearing:
Monday, November 30, 1953
at 3:00 P.M.
Beckett Building,
Towson, Md.

PAID
NOV 16 3
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY: T. H. H.



EDGEMERE THEATER
& REALTY CO.

NORTH POINT ROAD

PLOT PLAN
~ SCALE 1" = 50' ~

J. H. GAULE 9-15-53.

