

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

As we, Julius H. Reigard, Jr. owner, of the property situated
on N side Annapolis 1000' N of Virginia Ave
13th Dist.

All that parcel of land in the Thirteenth District of Baltimore County, on the west side of Annapolis Road, beginning 100 feet south of Oak Avenue thence southerly and ending on the west side of Annapolis Road 119.12 feet thence north 72 degrees 12 minutes west 330.92 feet to the east side of Oak Avenue thence northerly and ending on the east side of Oak Avenue 290 feet thence south 75 degrees 33 minutes east 309.38 feet to place of beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from to R-2 Residential zone to R-2 Commercial zone.
Reasons for Re-Classification: To provide better facilities.

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.

Legal Owner

Address 7617 Seeman Hill Rd
Dundalk 22 Md

ORDERED By The Zoning Commissioner of Baltimore County, this.....5th.....day of
February.....1954, 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 Boardwalk Bldg., at....., Baltimore County, on the.....
at.....day of.....March.....1954, at 1:00 o'clock.....P.M.

Zoning Commissioner of Baltimore County

(over)

2385

RECEIVED
FEB 10 1954
BALTIMORE COUNTY
ZONING DEPARTMENT
1100 N. E. ST.
(100)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of.....location, being an extension of an existing commercial area, the granting of which will not be detrimental to the safety and general welfare of the community and will not be "spot zoning"

the above re-classification should be had
It is Ordered by the Zoning Commissioner of Baltimore County, this.....5th.....day of
March.....1954, 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 R-2 Residential zone to a R-2 Commercial zone.

Julius H. Reigard, Jr.
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.....
MAR 24 1954
Date.....
County Commissioners of Baltimore County
Charles H. Williams
Commissioner

Petition No. 2888
Processed by L. Graef
Hearing Scheduled Monday, March 1, 1954

Attention: Dr. Weil
Subject of Petition: From D to E - W. of Annapolis Rd. 100' S. of Oak Ave.
Comments:

1. The Planning Commission Staff is of the studied opinion that only the portion of the petitioner's property which fronts on Annapolis Road might be granted for commercial rezoning. The balance of the property, which fronts on Oak Road, should remain in a residential zone classification.
2. The Annapolis Road frontage in the vicinity of the petitioner's land is already partially given over for commercial zoning and/or use. In the interest of consolidating these neighboring frontages into a continuous shopping complex and for the purpose of treating similarly situated properties equally (the frontage directly across the road from the petitioner's land is already zoned "R-2 commercial") it is recommended that approval be given for only 1.0 acre (approx.) - see sketch - of the total land requested for rezoning.
3. In connection with the above, since Oak Road is and will remain as a purely residential street, it would be undesirable to rezone any of its frontage for commercial purposes. It is therefore recommended that 0.8 acre (approx.) - see sketch - of the petitioner's property not be rezoned as requested.
4. It is further suggested that the Oak Road portion of the property might be utilized for off-street parking. If the petitioner so desires and if the Zoning Commissioner approves, a special permit might be granted for such parking.

D.K. Winfield 3-1-54

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWNSHIP, MARYLAND

District 13th Date of Posting 2-17-54
Posted for Julius H. Reigard, Jr.
Petitioner Julius H. Reigard, Jr.
Location of property W. S. of Annapolis Rd., 100' S. of Oak Ave., Dundalk, Md.
Location of sign on sign 150 ft. south of Oak Ave. on the W. S. of Annapolis Rd., and the sign 150 ft. south of Oak Ave. on the W. S. of Annapolis Rd.
Remarks.....
Posted by George R. Hummel Date of return.....2-18-54

OFFICE OF THE BALTIMORE COUNTY ZONING COMMISSIONER

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

February 20, 1954

THIS IS TO CERTIFY, that the annexed advertisement of Julius H. Reigard, Jr. Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 20th day of February, 1954, that is to say the same was inserted in the issue of

February 12 and 19, 1954.
THE BALTIMORE COUNTY

By Paul J. Morgan
Editor and Manager.

February 10, 1954

\$29.00

RECEIVED of Julius H. Reigard, the sum of Twenty Nine (\$29.00) Dollars, being dues of petition for Reclassification advertising and posting property, west side of Annapolis Road, beginning 150 feet south of Oak Avenue, 13th District, Baltimore County, Maryland.

Zoning Commissioner

Hearings
Monday, March 1, 1954
at 1:00 p.m.
Boardroom Building
Towson, Md.

PAID
FEB 10 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY Julius H. Reigard

NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION
13th District
Petitioner, a petition filed with the Zoning Department of Baltimore County for change to an existing zoning from "R-2 Residential" to "R-2 Commercial" Zone of the property described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act, has held a public hearing in the Board Room in the basement of the Boardwalk Building, Town, Maryland, on Monday, March 1, 1954, at 1:00 P.M. to determine whether or not the following petitioned and described property should be changed and reclassified as provided in the Zoning Ordinance (and to sell a proposed parcel of land in the Thirteenth District of Baltimore County on the west side of Annapolis Road, beginning 150 feet south of Oak Avenue thence southerly and ending on the west side of Annapolis Road 119.12 feet thence north 72 degrees 12 minutes west 330.92 feet to the east side of Oak Avenue thence northerly and ending on the east side of Oak Avenue 290 feet thence south 75 degrees 33 minutes east 309.38 feet to place of beginning. Being property of Julius H. Reigard, Jr. and is hereby posted with the Zoning Department of Baltimore County.
Feb. 12-19