MAP Petition for Zoning Re-Classification #15-A

To The Zoning Commissioner of Baltimore County

I of w. Enstpei t, Incorporated ...

legal owner... of the property situate

(First Parcel: From "A" Residence to "E" Commercial)

(First Freed: Free "A" Sanddome to "S" Commercial)

All times that percel of and in the Fifteech Estrict of

Ballimers County, beginning for the same at a point, said point

bell 1980 of the true the base lime of the right-drowy of Kerth

1980 of the right lime of a percel of A and conveyed by 1981.

1980, 1987, said point being on and 1984h feet from the beginning

1981, 1982 of the right lime of a percel of Anni conveyed by 1991 E. Payette

1982, 1982 and recorded among the land Scords of "Said-died County

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1985, 1985 and 1985 19

(Second Parcel: From "D" Residence to "E" Commercial)

All that parcel of land in the Fifteenth District of All the percel of land in the Fifteenth District of Baltimore Courty, beginning for the mass at a point on the southeast right-devel line of the new Borth Point Nood as hald out 150 feet right-devel line for the center, but no land as laid out 150 feet right-devel line from the center, and the line of latest particles are there binding on a line parallel to and 150 feet from the center-right-devel lines 500 feet more or less to the morbinant side of 150 feet here 500 feet more or less to the morbinant side 30 feet mere or less to the eathermost right-end-way line of the languagement Franciscon (see 150 feet from the center-ty of the line of the section of the languagement of

(Third Parcel: From "D" Residence to "E" Commercial)

(Third Perceit From 40° Residence to 70° Commercial)

All that purcel of land in the Fifteenth District of
Baltimorphy, beginning for the same at a point on the northwest
right-of-way, beginning for the same at a point on the northwest
right-of-way, beginning from the same of the same right-of-way. In a point, therees not these safe pixeling
on the same right-of-way like of the Europeanna Transmission
on the same right-of-way like of the Europeanna Transmission
on the same right-of-way like of the Europeanna Transmission
on the same right-of-way like of the Europeanna Transmission
on the same right-of-way like of the same right-of-way like 30 feet horse or loss, that 35 feet here
of the through the 30 feet here now or loss, that 35 feet here
of the through the 30 feet here are on the same right-of-way plants of the same right-of-way like 30° feet here
of the through the 30° feet here are on loss,
and sixth 170 feet here are or one loss, first 50° feet here or less,
and sixth 170 feet here are or one of the feet here
of the feneral points in the same right of the conviction
of the foundy basis in the same right of the conviction
of Nafett here, remains there yet deed no manual of the found yet of the same right of the same or less,
see or less to the beginning. Containing 3.2 area zero eless,

Petition No. 2936 District No. 15 Processes by D. Stanton Hearing Scheduled Mon., April 5

Attention: Mr. Adams

Subject of Petition: 1st Parcel - A - E; 2nd Parcel - From D - E; 3rd - D - E North Point Road - Eastern Ave.

There is no objection from a Land Use point of view to the proposed change. but it is recommended that the detailed plans for the use of the land be made subject to the approval of the Planning Commission and the State Roads Commission.

Second and Third Parcels

Parts of both of these properties fall within the area to be acquired by the County for the temporary improvement of the intersection of North Point Road and Moffett avenue. A longer range plan for a separated grade intersection at this point would require the larger part of both sites. For these reasons it is felt that the petition is premature and that a decision should be withheld pending

In any case, it is not considered that the tract to the south of North Point Road is sutiable for commercial development. Land Use studies indicate that this property should be developed for residential use and it is felt that to zone it for connertial use would be "snot conings". The tract to the north of North Point Road is manadered suitable for commercial development from a land use point of view but it is felt that there should not be access to it from North Point Road since any Zoning Conmissioner grants thep part of the petition concerning this parcel it is mended that it be subject to ro vehicular access from North Point Road and that fd it exclude that portion which is needed for road improvements.

Reasons for Re-Classification: Approved commercial vso Size and height of building: front _____feet; depth_ Front and side set backs of building from street lines; front... feet side Property to be posted as prescribed by Zoning Regulations. J, 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, Address 10 East Payette Street ORDERED By The Zoning Commissioner of Baltimore County, this 1st ... 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 Commissioner of Baltimore County, in the Reckord Bidg., in Towson, Baltimore County, on the.... ----day of April 19.54 at 3100 o'clock P. M. Zoning Commissioner of Baltimore County

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110-5-45-02

MKTORD

RECEIVED of Eastpoint, Inc., the sum of Fifty Three (\$53.00) Dollars, being cost of petition for Reclassification. advertising and posting property, three parcels on new North Point Road, 15th District, Baltimore County, Md.

March 26, 199

Monday, April 5, 199



and it appearing that by reason of ... location, being an extension of an existing commercial zone, the safety and general unifare of the community not being detrimentally affected Olilais N. Colars Pursuant to the advertisement, posting of property and public hearing on the above petitio appearing that by reason of ...the above re-classification should NOT be had: It Is Ordered by the Zoning Commissioner of Baltimore County, this19, 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... Zoning Commissioner of Baltimore County County Commissioners of Baltimore County APR 22 1954 By luxure

FOR RELASSIFICATION

Monday, April 5, 1954

MAR 2 3 1954

Certificate Of Publication

THIS IS TO CERTIFY. That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of _____ successive weeks before the _5th appearing on the 18th., day of Eurob

ESSEX, MD., March 18

THE EASTERN ENTERPRISE, INC. A. We to Phager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#2936 District. 15 th Posted for A" to E" Carol D" to E" Tought Date of Posting 3- 24-54 Petitioner: Eastpoint Ime transport were By 1844 from the long the mather that that (do that) 5.00 des of the year open to be to the form the long the specific that a land) and the year of the year of the specific that the land of the speci Postri by Beorge B. Hummel Date of return 3-25-54

4-5-54 bb



