Petition for Zoning Re-Classification

3046

To The Zoning Commissioner of Baltimore County:—

I, we, CAROLINE M. ELLIOTT legal owner of the property situate in the 15th Election District of Baltimore County, located on the West side of Middle River Road beginning 1200 feet from the corner formed by the intersection of the West side of Middle River Road and the North side of Martin Blvd. thence continuing on the West side of Middle River Road 55 feet with a regular depth of 100 feet

Being part of Rec'd Cr Bk 988 fol 461

The improvements known as 216 Middle River Road

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 zone to an C zone.

Reasons for Re-Classification to construct auto repair garage

Size and height of building: front 40 feet; depth 30 feet; height 12 feet.

From, and side set backs of building from street lines: front 30 feet; side 30 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.

Caroline M. Elliott

Legal Owner

Address 216 Middle River Road

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of May 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 2nd day of June 1954, at 3:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

John H. Haynie
825 Eastern Avenue

CAROLINE M. ELLIOTT
216 Middle River Road, 15th Dist.
Ref: 4th Boulevard
(P356)

3046

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 19, 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 zone to a zone.

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 ~~location, being in a residential area and due to the proposed change in road conditions the petition is premature at this time; also the Baltimore County Planning Commission recommends that the future development of the area should be for residential use.~~

the above re-classification should NOT be had:

It Is Ordered by the Zoning Commissioner of Baltimore County, this day of June 1954, 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 ~~n~~ R-A Residence zone.

Zoning Commissioner of Baltimore County

Approved

County Commissioners of Baltimore County

Date

By

President

F. 2510 Bal # B-1764

JUN 24 1954

#3046

NOTICE OF ZONING PETITION
RECLASSIFICATION
15th DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of zoning classification from A Zone to C Zone for an Commercial Area of the property hereinafter described by the Board of County Commissioners of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, a public hearing will be held by said Board in the basement of the Reckord Building, Towson, Md.

on Wednesday, June 2, 1954
at 3:00 P.M.

All that parcel of land in the 15th District of Baltimore County on the west side of Middle River Road, beginning 1200 feet from the corner formed by the intersection of the west side of Middle River Road and the north side of Martin Boulevard, thence continuing on the west side of Middle River Road 55 feet, with a rectangular depth of 100 feet.

By Order of Zoning Commissioner of Baltimore County.

May 14, 1954

TRY ENTERPRISE CLASSIFIED ADS

Certificate Of Publication

ESSEX, MD., May 20th, 1954

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 2 successive weeks before the 2nd day of June 1954., the first publication appearing on the 13th day of May 1954.

THE EASTERN ENTERPRISE, INC.

Manager.

May 11, 1954

$20.00

RECEIVED of John J. Bowman, the sum of Twenty ($20.00) Dollars, being cost of petition for Reclassification, advertising and posting property, west side of Middle River Road, beginning 1200 feet from the corner formed by the intersection of the west side of Middle River Road and the north side of Martin Boulevard, 15th District, Baltimore County, Maryland.

Zoning Commissioner

Hearing:
Wednesday, June 2, 1954
at 3:00 P.M.
Reckord Building
Towson, Md.

PAID
MAY 10
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3046

District 15th Date of Posting 5-18-54

Posted for: Reclassification from A to C Commercial Zone

Petitioner: Caroline M. Elliott

Location of property: W.S. of Middle River Rd, 1200' North from the corner formed by the intersection of Martin's Blvd & Middle River Rd. Property known as 216 Middle River Rd.

Location of Signs: Posted on property known as 216 Middle River Rd.

Remarks:

Posted by George R. Hammel Date of return: 5-20-54

Petition No. 3046 District No. 15
Processed by D. Stanton
Hearing Scheduled for Wed., June 2

Attention: Mr. Adams

Subject of Petition: A to E - W.s. of Middle River Road 1200' from corner of intersection of W.s. of Middle River Rd. & N.s. of Martin Blvd.

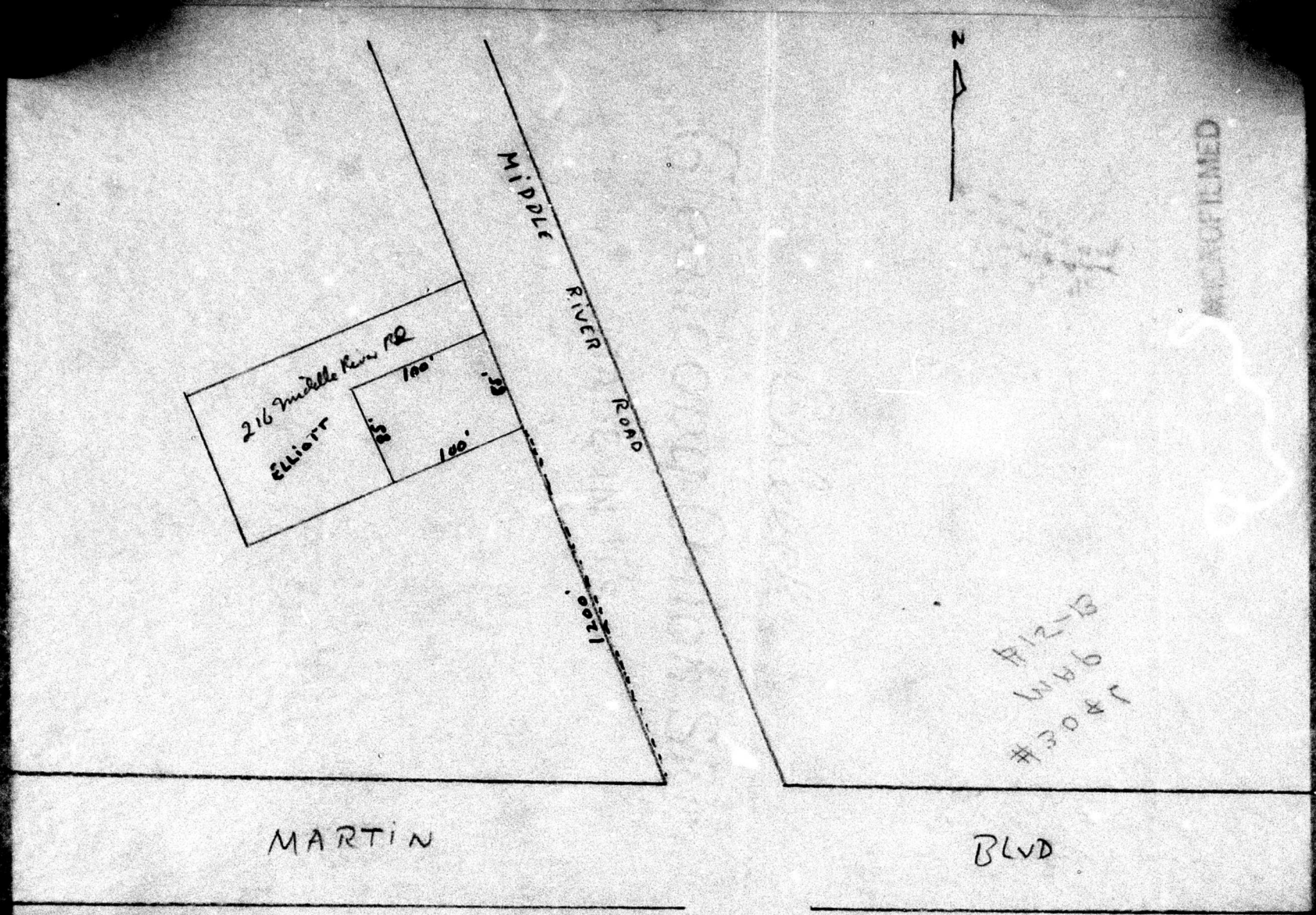
Comments:

This property is located on a road which is essentially residential in character at present. Land Use proposals for the area indicate that further residential development will take place in future and that the proposed auto repair garage is an unsuitable use for the area since it would attract additional traffic into a residential area.

There is considerable commercial zoning within a few hundred feet to the south of the property under consideration. Much of it is as yet undeveloped and it is felt that this is an indication of the need for further commercial zoning in the area.

It is recomended that the petition be denied as "spot zoning".

5-26-54 bb


N
MIDDLE RIVER ROAD
216 Middle River Rd
ELLIOTT
100'
55'
55'
100'
1200'
#12-13
W46
#30 RT
MARTIN
BLVD