

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County
 CHARLES O. HARTUNG
 I, or we, of the County of Baltimore, Maryland, of the property located

County, on the southeast corner of Baltimore and Fifth Avenues, thence southerly and westerly to the west side of Baltimore Avenue 515.15 feet; thence easterly and southerly to the southeast corner of Baltimore and Fifth Avenues; thence southerly and westerly to the east side of Baltimore Avenue 100 feet to the north side of Winifred Avenue; thence easterly and southerly to the north side of Winifred Avenue 270 feet; thence northerly 130 feet thence easterly 30 feet; thence northerly 250 feet; thence westerly 100 feet; thence northerly 100 feet to the south side of Fifth Avenue; thence westerly and southerly to the south side of Fifth Avenue 100 feet to place of beginning. Being lots 147 to 150 inclusive on plat of Landonville and lots 2, 3 and 4 plat of Hillside.

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

Reasons for Re-Classification: _____

Size and height of building: front _____ feet; depth _____ feet; height _____ feet.
 Front and 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.

Witness my hand and seal this _____ day of _____, 1954.
 Charles O. Hartung
 Legal Owner
 Address: 1212 Hammond Drive, Baltimore 27, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 Hickory Hills, in Towson, Maryland, on the _____ day of _____, 1954, at 1:00 P.M."

Zoning Commissioner of Baltimore County

Petition No. 3078 District No. 13
 Processed by: D.S.
 Hearing Scheduled: Mon., June 21, 1954

Attention: Mr. Hill
 Subject of Petition: Re-classification from an "A" Residence Zone to an "B" Commercial Zone, for Approved Commercial Use.

Comments:

A study of the present land use in the Landonville area and proposals for future development indicates that the property under consideration is not a suitable location for commercial development.

Landonville is a clearly defined neighborhood and is effectively cut off from adjoining areas by Harmons Ferry Road and the A. & C. railroad on the west, by the Potomac River on the south, and the Washington Expressway on the east. At present there are three commercial zones within the area, as shown on the attached sketch map. The use of the north and east areas is yet undeveloped but the larger area, around the intersection of Harmons Ferry Road and Third Avenue, is an established center. With the construction of the large development of group houses in the south-western part of the area the center of population will be shifted in that direction and there will be demand for commercial zoning to serve the increased population. It is felt that further commercial zoning should be located in the general areas shown by symbols on the sketch map. They have been located with reference to future population distribution and the main system of local roads so that the anticipated residential areas will be served effectively and on that traffic going to and from these centers will be carried on the main system of local roads.

The property which is the subject of the petition is not a logical location for commercial zoning. It is now and yet isolated by residential development from the existing center on Harmons Ferry Road so that it cannot be considered as an extension of that center. Its location with respect to the main road pattern is such that traffic entering and leaving the area from any direction would have to pass over residential streets which are inadequate in width to accommodate the traffic which the proposed commercial use would generate.

For these reasons, concerned with traffic and roads, and the relation of this property to existing nonresidential use and future population distribution, it is considered that the proposed reclassification would constitute "spot zoning" and it is recommended that the petition be denied.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the granting of which will not be detrimental to the general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1954, that the above described property or area shall be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "B" Commercial Zone, subject to the provision of at least two and one-half square feet of off-street parking for each square foot of land to be covered by commercial buildings.

Witness my hand and seal this _____ day of _____, 1954.
 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 reclassification should NOT be had: _____
 It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ zone.

Zoning Commissioner of Baltimore County

Approved _____
 AUG 9 1954
 County Commissioners of Baltimore County

\$10.00

RECEIVED of Hartung Supply Co., the son of Percy
 \$100.00 Dollars, being cost of petition for Re-classification,
 advertising and posting property southeast corner of Baltimore
 and Fifth Avenues and Southeast corner of Baltimore and Fifth
 Avenues, 13th District, Baltimore County, Maryland.

June 2, 1954

Hearings:
 Monday, June 21, 1954
 at 1:00 P.M.
 Hickory Building
 Towson, Md.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: 6-2-54
 Posted for: Charles O. Hartung
 Petitioner: Charles O. Hartung
 Location of property: Southeast corner of Baltimore and Fifth Avenues, 13th District, Baltimore County, Maryland.
 Location of Signs: Signs placed on S. E. of Baltimore and Fifth Avenues, and on S. E. of Baltimore and Fifth Avenues, 13th District, Baltimore County, Maryland.
 Posted by: George P. H. [Signature]
 Date of return: 6-10-54

NOTICE OF ZONING PETITION FOR RECLASSIFICATION 13th DISTRICT

Petitioner: On petition filed with the Zoning Commissioner of Baltimore County, for change or repeal, effective from and after the date of the hearing hereon, of the zoning ordinance of Baltimore County, as amended, which is now in effect, and which is hereby being changed, amended, or repealed, to read as follows: _____

All that parcel of land in the Thirteenth District of Baltimore County, on the southeast corner of Baltimore and Fifth Avenues, thence southerly and westerly to the west side of Baltimore Avenue 515.15 feet; thence easterly and southerly to the southeast corner of Baltimore and Fifth Avenues; thence southerly and westerly to the east side of Baltimore Avenue 100 feet to the north side of Winifred Avenue; thence easterly and southerly to the north side of Winifred Avenue 270 feet; thence northerly 130 feet; thence easterly 30 feet; thence northerly 250 feet; thence westerly 100 feet; thence northerly 100 feet to the south side of Fifth Avenue; thence westerly and southerly to the south side of Fifth Avenue 100 feet to place of beginning. Being lots 147 to 150 inclusive on plat of Landonville and lots 2, 3 and 4 plat of Hillside.

Second Parcel:
 All that parcel of land in the Thirteenth District of Baltimore County, on the southeast corner of Baltimore and Fifth Avenues, thence southerly and westerly to the west side of Baltimore Avenue 515.15 feet; thence easterly and southerly to the southeast corner of Baltimore and Fifth Avenues; thence southerly and westerly to the east side of Baltimore Avenue 100 feet to the north side of Winifred Avenue; thence easterly and southerly to the north side of Winifred Avenue 270 feet; thence northerly 130 feet; thence easterly 30 feet; thence northerly 250 feet; thence westerly 100 feet; thence northerly 100 feet to the south side of Fifth Avenue; thence westerly and southerly to the south side of Fifth Avenue 100 feet to place of beginning. Being lots 147 to 150 inclusive on plat of Landonville and lots 2, 3 and 4 plat of Hillside.

OFFICE OF THE BALTIMORE COUNTEAN

THIS "COMMUNITY NEWS" THE "COMMUNITY PRESS"
 Baltimore, Md. Catonsville, Md.
 No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of _____ of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week _____ successive weeks before the _____ day of _____, 1954; that is to say the same was inserted in the issues of _____

THE BALTIMORE COUNTEAN

By _____
 Editor and Manager.

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Hand-drawn map of a property divided into three sections labeled LOT 1, 2, and 3. The map includes dimensions for each section and the surrounding area.

LOT 1

- Top boundary: 25, 417, 417, 420, 102
- Right boundary: 200
- Bottom boundary: 300

LOT 2

- Left boundary: 490
- Right boundary: 300
- Bottom boundary: 300

LOT 3

- Left boundary: 270
- Right boundary: 300

HILLSIDE SECTION B

Other labels and dimensions include:

- Top left corner: 25
- Top left boundary: 417, 417, 420, 102
- Top right boundary: 200
- Right boundary of LOT 1: 300
- Right boundary of LOT 2: 300
- Right boundary of LOT 3: 300
- Bottom left corner: 270
- Bottom right corner: 300

330 FEET TO WASHINGTON
AVENUE →

WINIFRED AVENUE

50 BALTIMORE AVENUE

$\frac{V''}{2} = 50'$

REF FILMED



