

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Caroline Tarsi and Caroline Tarsi legal owner(s) of the property situate

All that parcel of land in the Fourteenth District of Baltimore County, on the south side of Glen Avenue, beginning opposite Anton Road; thence westerly and lying on the south side of Glen Avenue 55 feet thence south 34 degrees east 165 feet; thence north 13 degrees 30 minutes east 100 feet; thence at right angles to Glen Avenue and running northerly 150 feet to place of beginning.

150 ft to opposite, thence S 43° 0' W 100 ft more or less to intersect the 4th line of Tarsi land, thence bounding on said 4th line N 89° 20' 165 ft more or less 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 an A-1 Res. zone to an C-1 Commercial zone.

Reasons for Re-Classification: Appeared Comm. Plan

We desire the reclassification for the purpose of erecting neighborhood stores, such as, confectionery, drug, grocery, etc. The zoning classification is appeared Comm. Plan.

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.

Carole Tarsi
Caroline Tarsi
Legal Owner
Address: 3600 Wiloughby Rd. Catonsville, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this.....33th..... day of.....August.....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 Record Bldg., in Towson, Baltimore County, on the.....15th.....day of.....September.....1954, at 11:00 o'clock.....a.m.

Zoning Commissioner of Baltimore County

(over)

Petition for Zoning Re-Classification

as follows:

Point of beginning being at the intersection corner of Tarsi Land (Cont'd. from same parcel) and the Record of Baltimore County (appears for 1954) and running thence bounding off first line of said Tarsi Land (and Glen Ave) N 89° 20' 165 ft, thence at right angles to Glen Avenue southerly 150 ft to opposite, thence S 43° 0' W 100 ft more or less to intersect the 4th line of Tarsi land, thence bounding on said 4th line N 89° 20' 165 ft more or less 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 an A-1 Res. zone to an C-1 Commercial zone.

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Caroline Tarsi
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Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of.....

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 strictly residential area, the granting of the reclassification would be detrimental to the general welfare of the community and be "spot zoning".

It is Ordered by the Zoning Commissioner of Baltimore County, this.....17th.....day of.....September.....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 an A-1 Res. zone.

William A. Neumann
Zoning Commissioner of Baltimore County

Approved.....
County Commissioners of Baltimore County
Date.....
By.....
President

September 17, 1954

Mr. J. E. Neumann,
2017 Wendover Avenue,
Baltimore 12, Maryland

Re: Petition for Reclassification of Property on S. E. Glen Avenue, opposite Anton Road, Baltimore 12, Maryland.

Dear Mr. Neumann: I have today passed my Order denying the reclassification petitioned in the above matter. Sincerely yours,
William A. Neumann

Zoning Commissioner

at the Greater Parkville Community Council, Inc.,
American Legion, Parkville Post #213
3313 Parkstone Road, Baltimore 12, Md.
Mr. Daniel A. Neumann, Pres.,
Lions Club of Parkville,
7708 Tilgham Ave.,
Baltimore 12, Md.
Old Maryland Community Ass'n.,
Marshall Road, Cockeysville

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District.....14th..... Date of Posting.....9-1-54.....
Posted for.....Carole Tarsi, Caroline Tarsi, an R-1 Commercial Zone.....
Petitioner: Carole Tarsi and Caroline Tarsi
Location of property S. E. Glen Ave. by E. Anton Rd. in the 14th District
Location of Sign South side of Glen Avenue opposite Anton Road
Remarks:.....
Posted by George R. Hummel Date of return.....9-2-54.....

CERTIFICATE OF PUBLICATION

TOWSON, MD., SEPTEMBER 2, 1954

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on.....September.....1954, the first publication appearing on the.....27th.....day of.....August.....1954.

THE JEFFERSONIAN
M. J. Smith
Manager

Cost of Advertisement, \$.....

LIONS CLUB OF PARKVILLE



DANIEL A. NEUMANN
PRESIDENT
7708 TILGHAM AVE.
BALTIMORE 12, MD.
PHONE BRADLEY 8-1110

HEMAN W. BRYNER
SECRETARY
2017 WENDOVER AVE.
BALTIMORE 12, MD.
PHONE BRADLEY 8-1110

September 16, 1954

Zoning Commissioner of Baltimore County,
Towson 4, Maryland.

Dear Sir:

This is to inform you that the Lions Club of Parkville voted unanimously on September 14, 1954 to oppose the re-zoning of the parcel of land adjacent to Double Rock Park on the north from "Cottage" to "Commercial R" classification.

Yours very truly,
Harold A. Neumann
President

The Greater Parkville Community Council, Inc.

A. WILLIAM WESTERMAN, PRESIDENT
604 GUNPOWDER AVE., PARKVILLE 12, MD.
BRADLEY 8-1110
ROBERT G. BOWDISH, VICE-PRESIDENT

GEO. W. CHAPMAN, SECRETARY
104 GUNPOWDER RD., BALTIMORE 12, MD.
BRADLEY 8-1110
MR. GEORGE A. WALSH, TREASURER

September 13, 1954

Zoning Commissioner
Baltimore County
Towson 4, Maryland

Dear Sir:

At the last regular meeting of the Greater Parkville Community Council we discussed the proposed rezoning of the property adjoining Double Rock Park, which property belongs to a Mr. Tarsi. We wish to go on record as opposing this rezoning and in this regard, in order to give our full aid and support to the affected people adjoining this property, we wish to introduce Mr. Neumann and Mr. Smith, President and Vice-President respectively of our Council so that they may speak in opposition to the proposed rezoning.

Very truly yours,

Edith Kirkpatrick
Edith Kirkpatrick
Secretary

Dear Mr. Tarsi:

I have today passed my Order denying the reclassification in the above matter as your property is located in a strictly residential area and the granting of the reclassification would be detrimental to the general welfare of the community and be "spot zoning".

You may take an appeal from this decision to the Board of Zoning Appeals of Baltimore County within ten days from the above date. The cost of appeal is \$30.00.

Sincerely yours,

Zoning Commissioner

OLD HARFORD COMMUNITY ASSN., INC.

BALTIMORE COUNTY, MARYLAND

Sept. 14, 1954

Mr. Malcolm Hill
Planning Commissioner
503 Washington Ave.
Towson 4, Maryland

Dear Mr. Hill:

The members of the Old Harford Community Assn. Inc. are deeply concerned with the commercializing of the lots known as the Voral property. We wholeheartedly oppose and follow along with the feeling of the Greater Parkville Council and the other Associations as we feel it would be injurious to the Parkville High School Students.

Old Harford Community Assn. Inc.

Sincerely yours

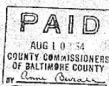
Marjorie A. Proff Secretary

August 9, 1954

\$20.00

RECEIVED of Clark Tarsi, petitioner, the sum of Twenty (\$20.00) Dollars, being cost of petition for Reclassification, advertising and posting property, south side of Glen Avenue opposite Acton Road, 11th District, Baltimore County, Md.

Zoning Commissioner of Baltimore County



NOTICE OF HEARING PETITION FOR RECLASSIFICATION - Math Bldg.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from an "A" Residence zone to an "R" Commercial zone, of the property herein-after described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Record Building, Towson, Maryland:

On Wednesday, September 15, 1954

at 11:00 a.m.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use, to wit:

All that parcel of land in the Fourteenth District of Baltimore County, on the south side of Glen Avenue, beginning opposite Acton Road; thence westerly and binding on the south side of Glen Avenue 35 feet; thence south 30 degrees east 165 feet; thence north 30 degrees east 100 feet; thence at right angle to Glen Avenue and running northerly 120 feet to place of beginning. Being property of Clark Tarsi and Caroline Tarsi as shown on the plat plan filed with the Zoning Department.

By Order of
Zoning Commissioner
of Baltimore County.

August 25, 1954

Mr. Clark Tarsi
3000 Willoughby Road
Parkville 14, Maryland

Dear Mr. Tarsi:

The date for the hearing on the Reclassification of property south side of Glen Avenue, beginning opposite Acton Road, 14th District, Baltimore County, Maryland, has been set for Wednesday, September 15, 1954, at 11:00 a.m. in the basement of the Record Building, Towson, Maryland.

Very truly yours,

Zoning Commissioner of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Clark Tarsi and Caroline Tarsi, legal owner, of the property situate

All that parcel of land in the Fourteenth District of Baltimore County, on the south side of Glen Avenue, beginning opposite Acton Road; thence westerly and binding on the south side of Glen Avenue 35 feet; thence south 30 degrees east 165 feet; thence north 30 degrees east 100 feet; thence at right angle to Glen Avenue and running northerly 120 feet to place of beginning.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "R" Commercial zone.

Reasons for Re-Classification: Approved Commercial Use.

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

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of

August, 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 Record Bldg., in Towson, Baltimore County, on the 15th day of September, 1954, at 11:00 o'clock A.M.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of.....

It Is Ordered by the Zoning Commissioner of Baltimore County this.....day of.....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.....zone to a.....zone.

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 strictly residential area, the granting of the reclassification would be detrimental to the general welfare of the community and be "spot zoning".

It Is Ordered by the Zoning Commissioner of Baltimore County, this.....day of.....September, 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 "B" Residential zone.

Approved.....County Commissioners of Baltimore County
Date.....By.....President

Juanita M. Pope
 19225 Acton Rd.
 Janet L. Smith
 3323 Acton Rd.
 Mary D. Clark
 3821 Acton Rd.
 Audrey M. Brown
 3315 Acton Rd.
 Catherine A. Bennett
 3317 Acton Rd.
 Evelyn T. Jones
 3313 Acton Rd.
 Bonnie Blair
 3311 Acton Rd.
 Shirley M. Selby
 3349 Acton Rd.
 Ricka L. Cunningham
 3347 Acton Rd.
 Audrey L. McElroy
 3368 Acton Road
 Mildred L. Miner
 3368 Acton Road
 Elvira A. Foster
 3361 Acton Road
 Gloria H. Lindholm
 3374 Acton Road
 Lillian O. Jager
 3388 Acton Road
 George L. Jager
 3275 Acton Rd.

3331 Willoughby
Mrs Mary Kander
3333 Willoughby

3317 Halloughly

6

[illegible]

Jay R. Lovick	3330 Woodside Rd.
William M. Proctor	3328 Woodside Rd.
John L. Oberhel	3342 Portland Rd.
Robert J. Morgan	3324 Woodside Rd.
Edward C. Reed	3344 Woodside Rd.
Ray T. Reate	3336 Woodside Rd.
J. C. Smith	3326 Woodside Ave.
J. H. Smith	3335 Woodside Ave.
John R. Smith	3337 Woodside Ave.
W. M. Smith	3322 Woodside Ave.
W. M. Smith	3334 Woodside Ave.
W. M. Smith	3338 Woodside Ave.

NAME	ADDRESS
David Cligney	3312 Willoughby Rd
Emma Cagen	3312 Willoughby Rd
Karl & Linda	3318 Willoughby Rd
Wendy L. Reed	3328 Willoughby Rd
William & Betty Field	3320 Willoughby Rd
Barbara Westphal	3320 Willoughby Rd
Imogene Rietke	3322 Willoughby Rd
Charles Rosta	3322 Willoughby Rd
Henry J. Gilson	3308 Willoughby Rd
Marjorie H. Hines	3308 Willoughby Rd
John S. Agnew	3300 Willoughby Rd
James P. Sumner	3302 Willoughby Rd
Carl N. Wilson	3310 Willoughby Rd

NAME ADDRESS

Wm A Robert 214 W. Michigan
E. Ward Secoy 3124 W. Michigan 48
Chas F. (C. C. Riser 323) Willoughby Rd
Charles B. Brown 3221 W. Michigan Rd
James Horst 3219 W. Michigan Rd
Mrs Lewis B. Wheeler 3226 W. Michigan Rd
Joseph E. Johnson 3218 W. Michigan Rd
Thomas R. Schaubert 3218 W. Michigan Rd
Wm E. Schmitt 3217 W. Michigan Rd
Henry M. Schmitt 3217 W. Michigan Rd
John B. Hansen 3217 W. Michigan Rd
Robert T. Thorsen 3219 W. Michigan Rd
James C. W. Butler 3219 W. Michigan Rd
James L. Miller 3232 W. Michigan Rd
Walter F. Woodcock 3215 W. Michigan Rd
Edward J. Williams 3232 W. Michigan Rd
Mrs F. X. McNamee 3210 W. Michigan Rd
Wm & Mrs J. J. Humphrey 3205 W. Michigan Rd
Mrs W. J. Caldwell Humphrey 3205 W. Michigan Rd
Wm & Mrs Robert S. Rogers 3206 W. Michigan Rd
Wm & Mrs. Edmund C. Humphrey 3212 W. Michigan Rd

PETITION

We, the undersigned property owners of Parkville, are opposed to the granting of a change in the Zoning on the Torsal property on Glen Rd. adjoining Double Rock Park, such change being from "Cottage Residential" to "E Commercial."

NAME

ADDRESS

Frederick G. Kelch, 3305 Willoughby Rd -14
 Doris G. Kelch, 3305 Willoughby Rd -14
 Charles A. Porter, 3302 Willoughby Rd. 14
 Nancy W. Porter, 3307 Willoughby Rd. 14
 Evelyn D. Mottin, 3309 Willoughby Rd #14
 Marshall W. Mottin, 3309 Willoughby Rd #14
 Augusta M. Dreifu, 3306 " "
 Edward B. Torenstein, 3311 Willoughby Rd
 Virginia B. Torenstein, 3311 Willoughby Rd
 Earl P. Kneubauer, 3303 Willoughby Rd. 14
 Alfred Kneubauer, 3303 Willoughby Rd. 14
 Dorella E. Feller, 3311A Willoughby Rd. 14
 Edward A. Lewis, 3331 Willoughby Rd
 Edward A. Lewis, 3331 Willoughby Rd 14
 James S. Drenthall, 3334 Willoughby Rd 14
 Henry W. Wurst, 3347 Willoughby Rd 14

PETITION

We, the undersigned property owners of Parkville, are opposed to the granting of a change in the Zoning on the Torsal property on Glen Rd., adjoining Double Rock Park, such change being from "Cottage Residential" to "E Commercial."

NAME

ADDRESS

Joseph D. Cross, 3346 Willoughby Rd.
 Charles J. Binnachi, Hiss Ave
 Mrs. W. Engle, 3310 Acton Rd.
 Salvatore J. Engle, 3210 Acton Rd.
 E. H. Hallowell, 3206 Acton Rd.
 Mrs. & Mrs. Fred H. Baur, 3206 Acton Rd.
 Mrs. & Mrs. John L. Linder, 3206 Acton Rd.

Petition No. 3153 District No. 14

Comments by D. J. Stanton

Hearing Scheduled Wed., Sept. 15, 1954

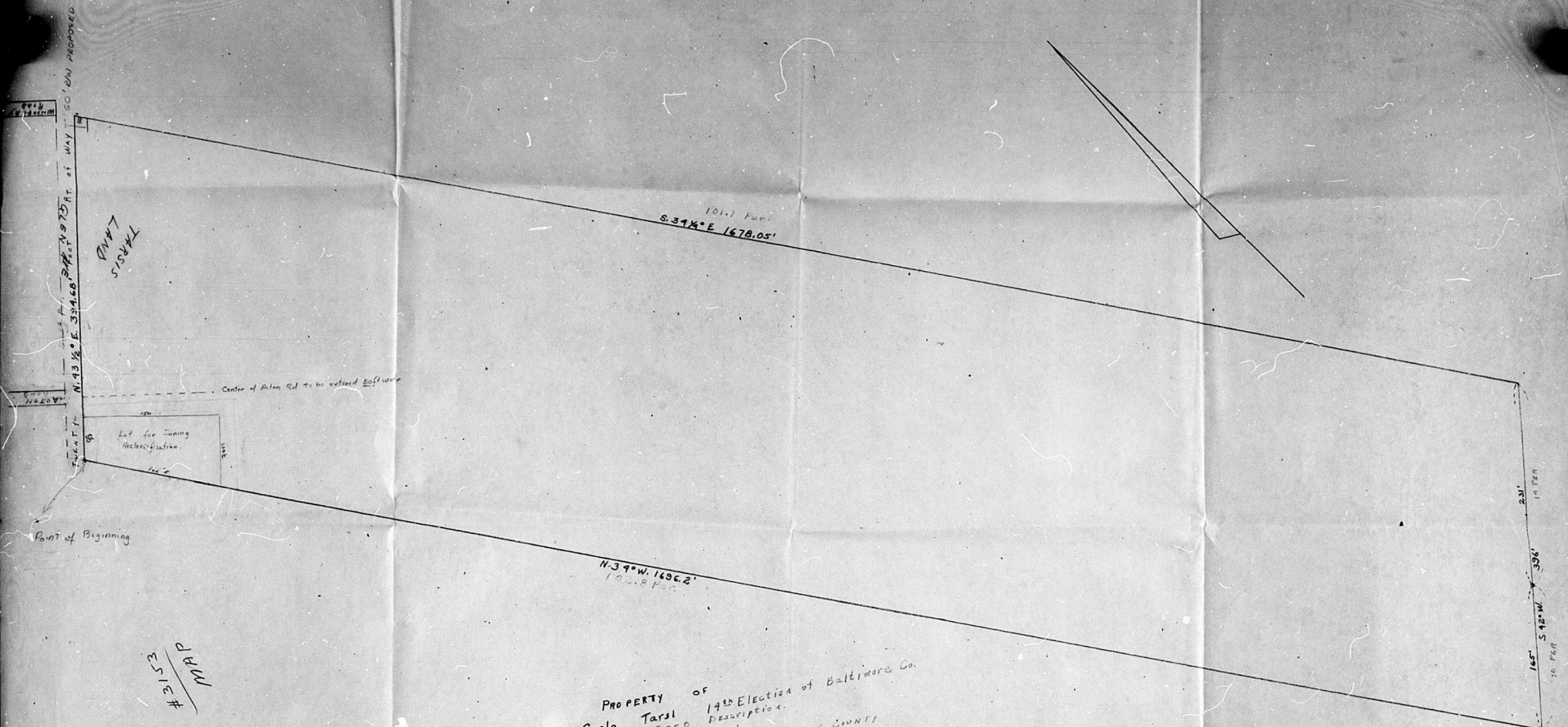
Attention: Mr. Adams

Subject of Petition: From "A" to "E" - S.E. of Glen Avenue opp. Acton Road
 Comments:

It is recommended that the petition be denied as "spot zoning" because the site is inadequate in size and shape for a satisfactory commercial development and because its relation to the local road pattern and land use would be inappropriate.

The property is located in an area of new residential development, at the intersection of Glen Avenue and the proposed extension of Acton Road. It is about 1/4 acre in extent with only a 53 foot frontage on Glen Avenue and 150 feet on the proposed extension of Acton Road. There is no indication of the proposed location of any building but the shape of the site would make it difficult to provide a building with off-street parking and service area which would not conflict with adjoining residential use. Immediately to the southwest of the tract is Double Rock Park - and beyond that - Parkwood Cemetery. These two land uses reduce the effective service area of any commercial use in the proposed location by about 1/4. The streets which abut the property in question have been planned as ordinary residential streets and the pavement widths provided are not adequate for the increased traffic which any substantial commercial development would generate.

It is recognized that there may well be need for local shopping facilities to serve the general neighborhood. Hiss Avenue, to the east of the site under consideration, has been planned as a major neighborhood street and a connection from it to Wendell Avenue is proposed. These roads will be of a design standard which could accommodate a local shopping center. A local shopping center at or near the intersection of these roads would be a logical site and would have a much more effective service area.



#3153
MAP

PROPERTY OF
Carlo Tarsi
PLATTEE from DEED Description.
DEED RECORDED in
THE LAND RECORDS of BALTIMORE COUNTY
LIBER 655 Folio 555
SCALE: 1" = 500'
AREA - 17 Acres 1 Rod 4 1/2 Squares Perches.