

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, CLAYTON B. JONES, JR., JAMES S. JONES, JR., and JAMES S. JONES, JR. legal owner... of the property situate

All that parcel of land in the Twelfth District of Baltimore County, on the north side of Wise Avenue, beginning 715 feet west of Lynch Road; thence westerly and binding on the north side of Wise Avenue 203 feet; thence north 19 degrees 00 minutes east 543.28 feet thence south 71 degrees 00 minutes east 127.13 feet; thence south 19 degrees 00 minutes west 520 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-1 zone to an E-1 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 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 of Baltimore County.

Clayton B. Jones, Jr.
James S. Jones, Jr.
James S. Jones, Jr.
Address 3700 Mount St. Suite 24

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of October, 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 Building, in Towson, Baltimore County, on the 11th day of October, 1954, at 3:00 o'clock, P.M.

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 location, being an extension of an existing commercial zone, the general welfare of the community not being detrimentally affected,

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 1st day of December, 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 "A" Residence zone to a "E" 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. It is further ORDERED that the setback for any commercial buildings from Mylnoch Drive shall be 150 feet.

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 zone, the general welfare of the community not being detrimentally affected,

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 1st day of December, 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 "A" Residence zone.

Approved _____
County Commissioners of Baltimore County
Date: JAN 3 1955
By: Robert H. Hamill
Deputy

Petition No. 3223 District No. 12
Comments by D. J. Stanton
Hearing Scheduled Wed., Oct. 20, 1954

Attention: Mr. Adams

Subject of Petition: From A to E - 715' W. of Lynch Road, N.E. of Wise Ave.

Comments:

It is recommended that the petition be denied on the basis of the extensive commercial zoning which exist in the immediate area.

Within a half mile of the site there are at present about 60 (sixty) acres of land zoned for commercial use. Most of this land is as yet undeveloped. Immediately to the east, a tract of about 10 acres has recently been zoned for commercial use. About 500 feet to the north of the 10 acre tract another 9 acres is zoned for the same use. Less than 2000 feet to the west, at the intersection of Merritt Boulevard, Wise Avenue and Trappe Road, 23 acres of land are zoned and have been planned as a major shopping center. Due to its relation to the local road pattern and the distribution of population this latter site is the most logical location for such a center. One of the smaller tracts could well serve as a local shopping center but it is hardly conceivable that the development of both tracts, within 500 feet of each other, could be economically sound.

Together with the considerable amount of existing commercial use and undeveloped commercial land in the neighborhood these three larger parcels are more than adequate for any future commercial development in the area. To grant further commercial zoning would contribute to over-zoning which would not be in the general interest of, and could become a detriment to the community.

At the present time Wise Avenue is being widened and improved. It is a major traffic artery in this part of the County. The efficiency of such a road is seriously impaired by continuous commercial use along it and for this reason it is desirable that further commercial zoning be restricted. Wise Avenue, in the vicinity of the property in question, is predominantly residential in character and it is considered that this is the logical and desirable use for the future.

10-14-54 bb

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th
Petition for: Change from A-1 to E-1 Commercial Zone
Petitioner: Clayton B. Jones, Jr. and James S. Jones, Jr.
Location of property: 715' W. of Lynch Rd. N.E. of Wise Ave.
Location of Signs: As above
Remarks: As above
Posted by: George D. Hamill
Date of Posting: 10-6-54
Date of return: 10-7-54

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
Twelfth District
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or re-classification, from an "A" Residence zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County will hold a public hearing in the Board Room, in the basement of the Record Building, Towson, Maryland, on Wednesday, Oct. 20, 1954, at 3:00 p.m. to determine whether or not the following described property or area should be changed or reclassified as requested for Approval Commercial Use, to wit:
All that parcel of land on the north side of Wise Avenue, 12th District of Baltimore County, beginning 715 feet west of Lynch Road, thence westerly on the north side of Wise Ave. 203 feet, thence N 19 degrees 00 minutes east 543.28 feet, thence south 71 degrees 00 minutes east 127.13 feet, thence south 19 degrees 00 minutes west 520 feet to place of beginning. Being property of Clayton B. Jones, Jr. and James S. Jones, Jr. Hereafter so designated filed with the Zoning Department.
By Order of _____
Zoning Commissioner of Baltimore County
Oct. 14

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

October 11, 1954

THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 11th day of October, 1954, that is to say the same was inserted in the issues of October 1 and 9, 1954.

THE BALTIMORE COUNTIAN

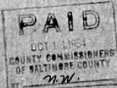
By: Paul J. Morgan
Editor and Manager

\$23.00

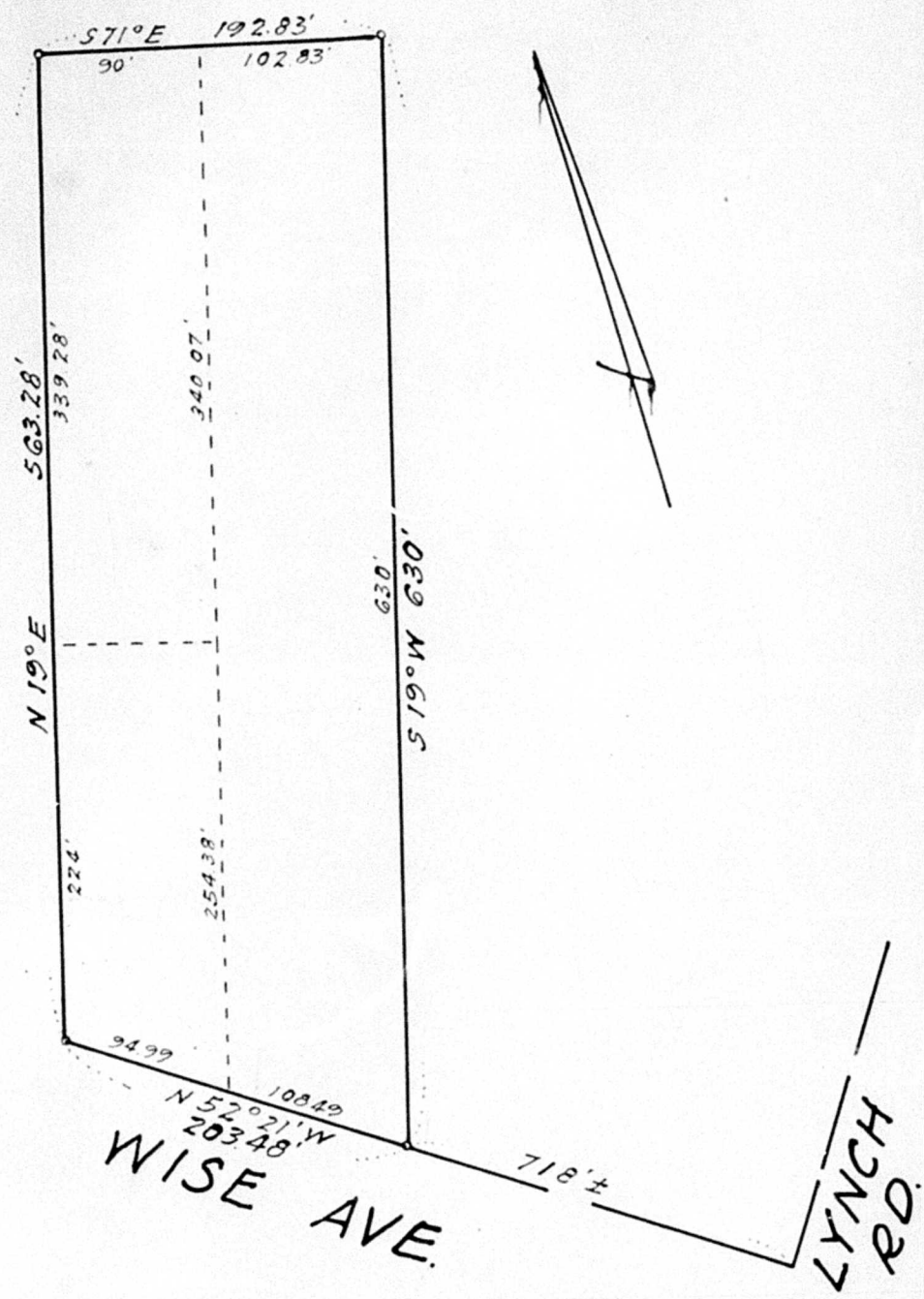
RECEIVED OF T. R. Pittell, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for re-classification, advertising and posting property, north side of Wise Avenue, beginning 715 feet west of Lynch Road, 12th District, Baltimore County, Md.

Zoning Commissioner of Baltimore County

Printed
Wednesday, October 20, 1954
at 3:00 p.m.
Record Building
Towson, Md.



#3223 ✓
 MAP
 #12 ✓



SCALE 1"=100'