

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

4 or we, Clara S. Blumberg, legal owner... of the property situated at 2301 Hammond Ferry Rd., Baltimore, Md.

hereby petition that the zoning status of the above described property be reclassified pursuant to the Zoning Law of Baltimore County, from an "R-2" zone to an "C-1" zone.

Reasons for Re-Classification: Proper Commercial Use

Size and height of building: front 20 feet; depth 12 feet; height 8 feet.  
Front and side set backs of building from street lines: front 40 feet; side 10 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.

Mr. Clyde G. Blumberg  
Legal Owner

Address 2301 Hammond Ferry Rd., Baltimore, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Rockford Building, in Towson, Baltimore County, on the 15th day of October, 1954, at 2:00 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...

It is Ordered by the Zoning Commissioner of Baltimore County this 10th day of October, 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 an "R-2" zone to an "C-1" zone.

subject, however, to the provision of at least two and one-half square feet of off-street parking area for each square foot of land to be covered by commercial buildings.

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 10th day of October, 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  
DEC 1 1954

County Commissioners of Baltimore County  
President

Petition No. 3239 District No. 13  
Processed by D. Stanton  
Hearing Scheduled Nov. 1

Attention: Mr. Adams

Subject of Petition: From an "R" Residence Zone to an "C" Commercial Zone.

Comments:

It is recommended that this petition be denied as "spot zoning".

The property is located in a residential area. It is not large enough to accommodate a commercial development which could provide the off street parking and service areas which are both to the north and the south of the property and the logical areas for further commercial use are at these established centers. To allow commercial development on this land might encourage further strip commercial use along this narrow and heavily travelled road.

It is considered that the appropriate use for this property is residential.

D. Stanton

October 6, 1954

\$20.00

RECEIVED OF Clyde G. Blumberg, petitioner, the sum of Twenty (\$20.00) Dollars, being cost of petition for Re-classification, advertising and posting property, Hammond Ferry Road, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County.

## NOTICE OF ZONING PETITION FOR RECLASSIFICATION

1. On Monday, November 1, 1954, at 2:00 p.m. in the Rockford Building, in Towson, Baltimore County, Maryland, there will be a public hearing on the petition of Clara S. Blumberg for reclassification of the property situated at 2301 Hammond Ferry Rd., Baltimore, Md. from an "R-2" zone to an "C-1" zone.

2. The purpose of this hearing is to determine whether or not the following petitioned and described property should be changed or reclassified as shown on the attached map and to hear the testimony of interested parties.

3. All that parcel of land in the Thirteenth District of Baltimore County, on the east side of Hammond Ferry Road, beginning 170 feet south of Ridge Avenue, thence southerly and easterly on the east side of Hammond Ferry Road 110 feet, thence south 79 degrees 44 minutes east 150 feet, thence south 5 degrees 44 minutes west 110 feet, thence north 79 degrees 44 minutes east, 50 feet, thence south 8 degrees 44 minutes west 110 feet, thence north 79 degrees 44 minutes west 150 feet to place of beginning, being property of Clara G. Blumberg and Clara Blumberg as shown on the plat plan filed with the Zoning Department.

4. The Zoning Commissioner of Baltimore County, in his discretion, may cause the property to be posted and may cause the petition to be advertised in a newspaper of general circulation throughout Baltimore County.

5. The Zoning Commissioner of Baltimore County, in his discretion, may cause the property to be posted and may cause the petition to be advertised in a newspaper of general circulation throughout Baltimore County.

## OFFICE OF THE BALTIMORE COUNTIAN

THE BALTIMORE COUNTIAN  
No. 1 Newburg Avenue  
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Clara S. Blumberg for reclassification of the property situated at 2301 Hammond Ferry Rd., Baltimore, Md. 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 23rd day of October, 1954, that is to say the same was inserted in the issues of October 15 and 22, 1954.

## THE BALTIMORE COUNTIAN

By Paul J. Morgan  
Editor and Manager

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13-26 Date of Posting 10-20-54  
Posted for Clara S. Blumberg  
Petitioner: Clara S. Blumberg  
Location of property: 65 ft. Hammond Ferry Rd., by 170 ft. S. of Ridge Avenue, and 110 ft. S. of Hammond Ferry Rd., 110 ft. S. of Ridge Avenue  
Location of sign: East side of Hammond Ferry Rd. 22 ft. South of Ridge Avenue  
Remarks: Sign posted  
Posted by George R. Hemmell Date of return 10-21-54

PAID  
OCT 11 1954  
COUNTY COMMISSIONERS OF BALTIMORE COUNTY  
TH

#3239  
MAP  
#13

170' To  
Ridge Dr

HAMMONDS FERRY ROAD

S 5° 13' 50" W  
67.98

S 0° 14' 30" E  
43.00

S 79° 44' 30" E  
207.28

(150)

N 79° 44' 30" W  
210.00

110.56  
N 4° 30' 30" E

Scale 1/4 inch = 10 Feet

