

Petition for Zoning Re-Classification #3269

To The Zoning Commissioner of Baltimore County:—

Marshall

I, or we, Richard S. Marshall, Sr. and Mrs. Edgell owners of the property situate
 All that parcel of land in the Ninth District of Baltimore County, on the northeast side
 of Harford Road, beginning 200 feet northwest of Robern Avenue thence northerly and
 west on the northeast side of Harford Road 50.46 feet; thence north 80 degrees 02 minutes
 57.04 seconds west 200 feet; thence south 85 degrees 06 minutes east 121.17 feet to place of beginning.

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" Residence zone to an "B" 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.

Richard S. Marshall
Mary K. Marshall
 Legal Owner
 Address 206 Harford Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of
 _____ 19____, 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 Beekock Bldg., in Towson, Baltimore County, on the _____
 _____ day of _____ 19____ at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County
 (over)

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ROBERT S. & MARY K. MARSHALL
 206 HARFORD ROAD, BALTIMORE, MARYLAND
 11/17/54

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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 _____ zone
 to _____ 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, falling within the right-of-way which will
 be required for the Baltimore County Beltway and its interchange with Harford
 Road _____

_____ the above re-classification should NOT be had:
 It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of
 _____ 19____, 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. "A" _____
 Residence _____ zone.

William S. ...
 Zoning Commissioner of Baltimore County

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

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th Date of Posting: 11-3-54
 Posted for: Genl. Residence Zone to "B" Commercial Zone
 Petitioner: Richard S. Marshall
 Location of property: N.W.S. of Harford Rd. by 200 ft. N.E. of Robern Avenue
 Location of Signs: Posted on property between 206 Harford Rd.
 Remarks: _____
 Posted by: George K. Hummel Date of return: 11-4-54

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CERTIFICATE OF PUBLICATION

TOWSON, MD., NOV. 5, 1954

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____ 195____, the first publication appearing on the _____ day of _____ 195____.

The UNION NEWS
W. T. ...
 Manager

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Petition No. 2204 District No. 9
 Comments by J. J. Stanton
 Hearing Scheduled Wed., Nov. 17, 1954

Attention: Mr. Adams
 Subject of Petition: From A to B - N.W.S. of Harford Rd. 200' N.E. of Robern Ave.
 Comments:

It is recommended that this petition be denied because it falls within the
 right-of-way which will be required for the Baltimore County Beltway and its
 interchange with Harford Road.
 The State Roads Commission have been notified of the petition and inform
 us that they will require practically the entire tract for the Beltway and inter-
 change.

11-16-54 bb

November 1, 1954

\$20.00

RECEIVED of Harry S. Smalkin, attorney for Roland S. Marshall and Mary K. Marshall, petitioners, the sum of Twenty (\$20.00) Dollars, being cost of petition of Re-Classification, advertising and posting property, northwest side of Harford Road, beginning 200 feet northwest of Robern Avenue, 9th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearings
 Wednesday, November 17, 1954
 at 10:30 a.m.
 Beekock Building
 Towson, Maryland

PAID
 NOV 3 - 1954
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
 BY _____

January 18, 1955

James O. Scriinger, Attorney
 Equitable Building
 Baltimore 2, Maryland

Dear Mr. Scriinger:

In reply to your letter of January 14, 1955, regarding petition for reclassification from "A" Residential to an "B" Commercial Zone, northwest side of Harford Road 200 feet northwest Robern Avenue, Ninth District, Baltimore County, the order denying the reclassification was passed by the Zoning Commissioner on the 29th of November 1954 to which there was no appeal taken.

Therefore, the following which is part of the Baltimore County Code, holds forth: "Upon a denial of an application for reclassification of any property, no subsequent application for reclassification of the same property shall be filed by any applicant, either the same person or persons, firm or corporation or another, until after eighteen months from the final order denying a prior application."

Very truly yours,

Zoning Commissioner of Baltimore County

Building and Zoning Department
 of Baltimore County
 300 Washington Avenue
 Towson 4, Md.

Walter H. Adams, Esq.
 Zoning Commissioner

Dear Mr Commissioner:

The Petitioners in the above matter have informed Wilder & Co., Inc., the contract purchaser of the above property, that they have arranged to have the above case reopened with assurances that the petition will be favorably acted upon.

I am not aware of any method whereby such a case can be reopened after time for appeal has elapsed and within such a short time after final action by the Zoning Commissioner.

Wilder & Co., Inc. is no longer interested in this property for the reason that it was not rezoned to an "B" Commercial Zone and this move on the part of the Marshalls is looked upon as a scheme to compel that company to take up its option.

If any petition be filed with your Department seeking to reopen this case I should like to be advised as an interested party.

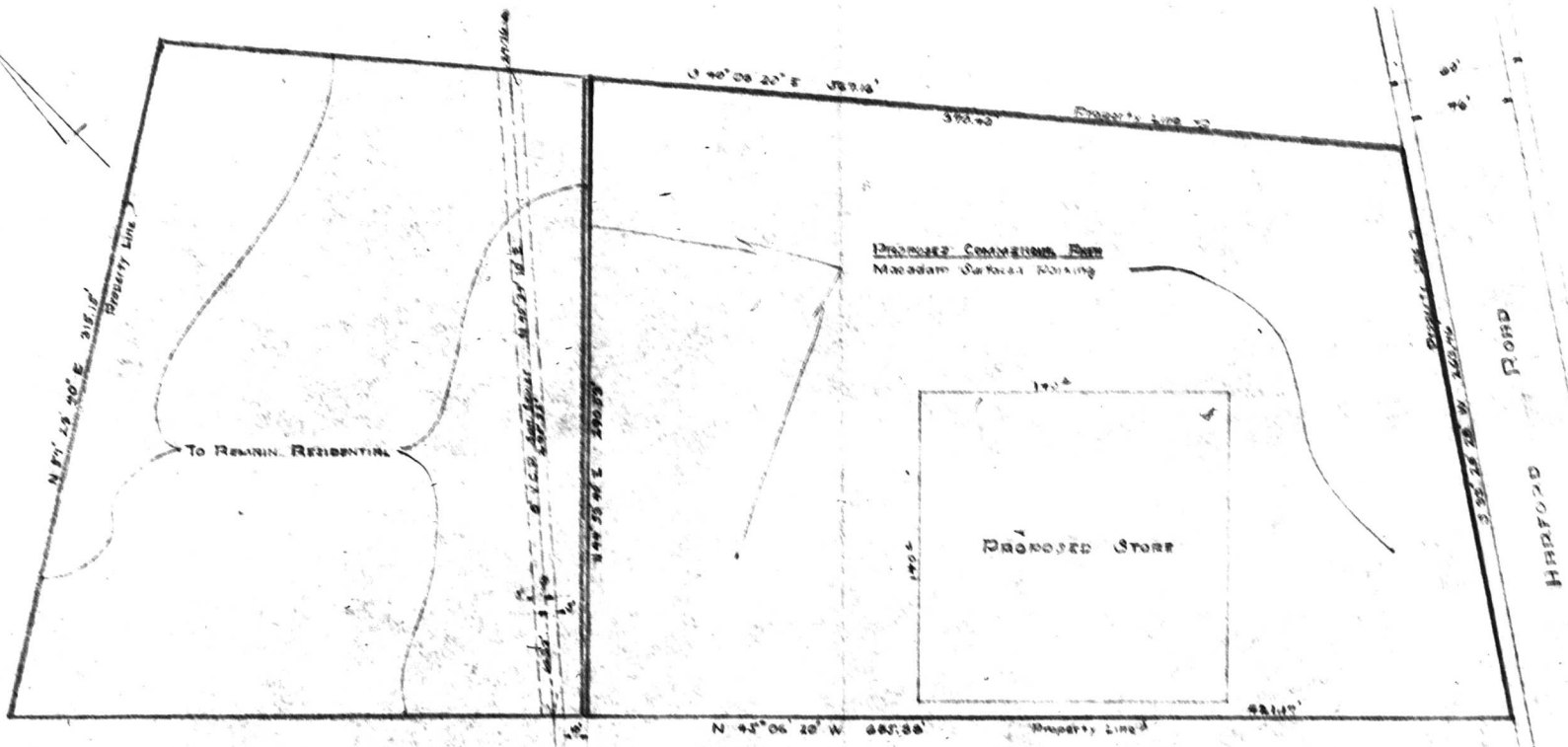
Very truly yours,

JJA/s

18 months waiting time from
 29th of Nov 1954

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VBA/116



Total Area (Commercial)	=	104,304
Store Area	=	12,400
Barking Area	=	22,304
Ratio of Barking to Store	=	4.2 to 1

Plot Plan
Scale 1" = 50'

9106 HERFORD ROAD
2ND ELEC. DIST. CHICO, CA

October 15, 1954

CHARLES R. SCHWENK

