

RECEIVED
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COUNTY COMMISSIONER
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Re: Petition of Morris L. Uhler, et al for a reclassification from an "A" Residence Zone to an "A" Commercial Zone, property on the northeast side of Beltspring Road, beginning 200 feet northwest of Village Road, lot 501 x 225

The subject property is in an area which has and is predominantly becoming a commercial area. It is hardly suitable for residential purposes because of the heavy flow of traffic on the Beltspring Road and because of commercial encroachment.

The lot is improved by a two story and basement frame building known as Red Man Hall and has been used as a Lodge Room and public dance hall for many years and enjoys a non-conforming use.

For this purpose, to deprive the owner of a commercial use of this property would, we believe, amount to depriving him of a reasonable, appropriate and suitable use of his property.

Therefore, we believe that the reclassification should be granted and is hereby granted on condition that off-street parking be provided in the ratio of at least three (3) square feet of parking area for each one (1) square foot of area covered by the existing building or buildings to be erected thereon.

It is therefore this 26th day of May, 1955, ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner of Baltimore County denying the petition for reclassification be and the same is hereby reversed.

Charles H. Johns, Chairman
Daniel W. Johns
Carl F. Johnson

BOARD OF ZONING APPEALS.

Approved:
County Commissioners of Baltimore County
By *[Signature]*
Date: July 6, 1955

May 26, 1955

NOTICE OF PETITION FOR RECLASSIFICATION
The following is a copy of the petition for reclassification from an "A" Residence Zone to an "A" Commercial Zone, property on the northeast side of Beltspring Road, beginning 200 feet northwest of Village Road, lot 501 x 225, as filed with the County Commissioner of Baltimore County on May 26, 1955.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 4, 1955
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 two successive weeks before the 14th day of February, 1955, the first publication appearing on the 28th day of January 1955.

The UNION NEWS
Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 2-2-55
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: *[Signature]*
Remarks: *[Signature]*
Date of return: 2-7-55

IN THE MATTER OF:
PETITION FOR RECLASSIFICATION
FROM AN "A" RESIDENCE ZONE TO
AN "A" COMMERCIAL ZONE OF PROPERTY
NORTHEAST SIDE BELTSRING ROAD,
200 FEET NORTHWEST OF VILLAGE ROAD,
TOWSON, THIRD ELECTION DISTRICT
OF BALTIMORE COUNTY -
IMPROVED ORDER OF KEMER,
TRIBE NO. 43

BEFORE
WILSIE H. ADAMS
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Commissioner:

Please enter an Appeal to the Board of Zoning Appeals of Baltimore County in the matter of the Order of the Deputy Zoning Commissioner for Baltimore County passed in the above captioned cause on March 6, 1955, and transmit all papers and records incident thereto to said Board of Zoning Appeals.

Attorneys for Petitioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, *[Signature]* legal owners, of the property situate *[Signature]*

All that parcel of land in the Third District of Baltimore County, on the northeast side of Beltspring Road, beginning 200 feet northwest of Village Road, thence northwesterly and thence on the northeast side of Beltspring Road 20 feet; thence north 14 degrees east 225 feet; thence south 12 degrees 12 minutes east 50 feet; thence south 14 degrees west 225 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... to an "A" 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.

Improved Order of Kemer, Tribe No. 83

By *[Signature]*

[Signature]

[Signature]

Address: *[Signature]*

ORDERED by The Zoning Commissioner of Baltimore County, this 21st day of

February, 1955, 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 Rockwood Bldg., in Towson, Baltimore County, on the 14th day of February, 1955, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "A" COMMERCIAL ZONE -
N. & S. Side Beltspring Road, 200 feet northwest of Village Road, Third District -
Improved Order of Kemer, Tribe No. 83
Petitioner

Upon hearing the testimony and after viewing the subject property, it is the opinion of the writer that to grant this reclassification would be detrimental to the health, safety, morals and the general welfare of the community involved as well as those who may stand any functions in said building as planned by the petitioner.

Reasons:

- There is no area provided for off-street parking and all automobiles would be parked on the State Road right-of-way.
- This would be "spot zoning" the poorest type of zoning and frowned upon by zoning authorities as well as the Baltimore County Zoning Commission.
- It is felt that this neighborhood has not changed enough to warrant the reclassification; nor was there any need shown, nor will it arise under hardship on anyone and therefore it is the opinion of the Deputy Zoning Commissioner that the original zoning is still correct at this location and should remain as "A" Residence Zone.
- The building is unsafe. The following is an excerpt from report of Clarence C. Gaby, Chief Building Inspector:
"There is evidence of roof being bad, gutter and downspouts gone."

The exterior of building at still intimate stills are bad and in some instances gone. Corner posts rotten or eaten away or sagging, shingling and siding in very bad condition. Both exterior and interior of building have been neglected for quite some time. There is a small fire escape located on north side of building which serves the second and third floors. This fire escape is in very bad condition, unusable, should be replaced. One must pass through a window to gain access to fire escape. Instead of window door should be installed. Building is unsafe in the present condition and assemblies of any kind, whatever, should not be allowed.

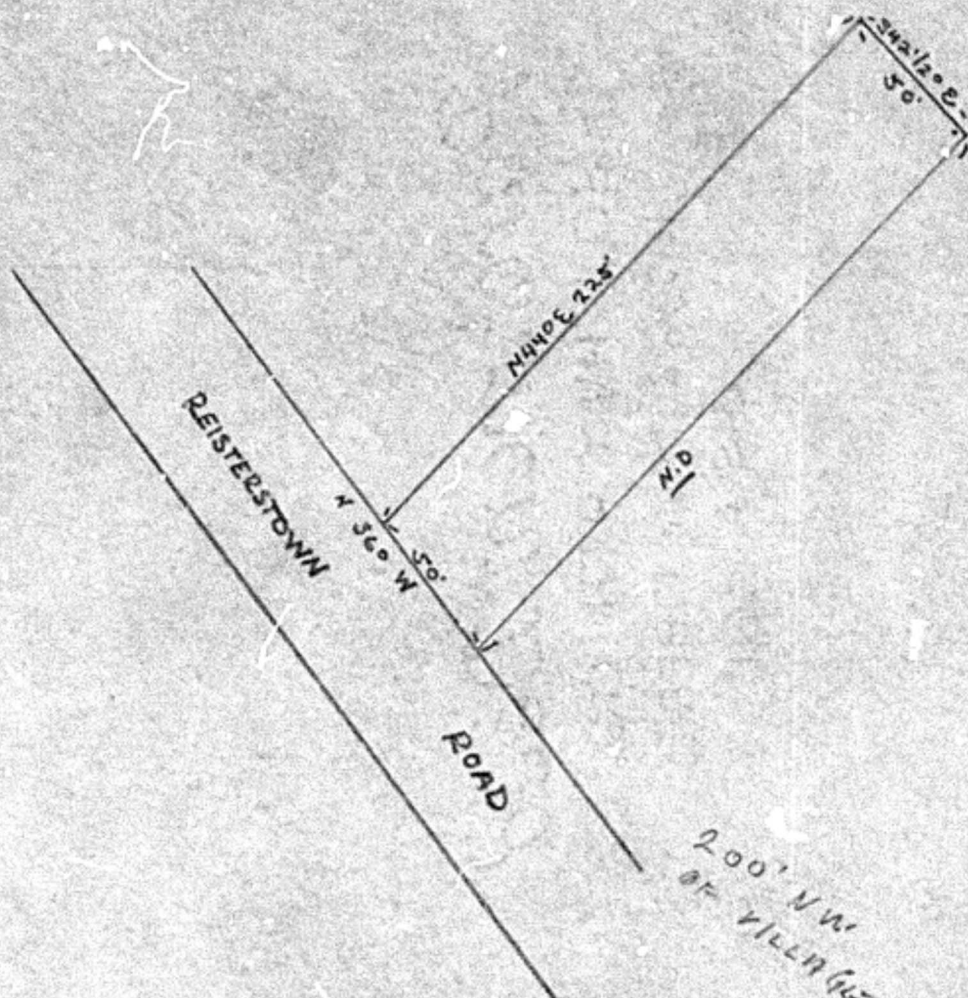
March 29, 1955

\$35.00

RECEIVED of Morris L. Uhler, Attorney for Improved Order of Kemer, petitioner, the sum of Thirty Five (\$35.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying the reclassification of property on Beltspring Road, north of Village Road, 3rd District of Baltimore County.

Zoning Commissioner

PAID
COUNTY OF BALTIMORE
MAR 30 1955



#3390
MAP
#243-A

