Claude Hanly
Edward H. Burke } attys Petitioner

Walter F. Knox

4/22/55
4 Photos given to Mr Burke to be used temporarily

Jack Bowie Atty. Protestants

Dr. Melvin Crocker 2 yrs.
6711 Loch Raven Blvd.
600 to 700' from subject property.

Mr. George Seidel
6709 Loch Raven Blvd. 4 yrs.

Mrs. Augusta Lanahey
6713 Loch Raven Blvd. 3 yrs.

Mr. Jos. Meyerhoff
Hillendale Shopping Center

Orderly developed shopping center.

Denied. 3/9/55 - Notified J Bowie of appeal filed

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3405

WALTER F. AND ANNA KNOX
S.E.S. Loch Raven Blvd. 700' S.W. 9th Dist.
from Loch Raven Blvd & Taylor Ave. #3405

This case settled by adoption
of 9th District Land Use Map
1/26/56

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3405

MAP #9 "E" 2/23/55

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, or we, Walter F. Knox and Anna H. Knox legal owners of the property situate on the East side of Loch Raven Boulevard approximately 700 feet south of Taylor Avenue, and more particularly described as follows:

All that parcel of land in the Ninth Election District of Baltimore County, beginning for the same on the southeast side of Loch Raven Boulevard at a point distant 700 feet more or less southwesterly from the corner formed by the intersection of the southeast side of Loch Raven Boulevard with the southwest side of Taylor Avenue; thence binding on the southeast side of Loch Raven Boulevard, south 36 degrees 25 minutes west 198.74 feet and thence leaving said boulevard and running the three following courses and distances, viz: South 77 degrees 20 minutes East 196.32 feet, North 36 degrees 25 minutes East 119.69 feet and north 53 degrees 35 minutes West 179.70 feet to the 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 E Commercial zone.

Reasons for Re-Classification:

For any appropriate commercial use.

No further building is contemplated at this time.

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.

Send receipt to Edw H Burke Atty Merc. Tr. Bldg

Walter F Knox
Anna H. Knox
Legal Owner

Address Loch Raven Blvd. & Taylor Ave.
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 1st 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 Reckord Bldg., in Towson, Baltimore County, on the 28th day of February 1955, at 10:00 o'clock A. M.

2/28/55
10 AM

Owes $3.55

Zoning Commissioner of Baltimore County

(over)

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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 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 ~~xxxxxxxxxxx~~ for the following reasons, the above reclassification should NOT be had:

1. That the subject property is located in an "A" Residence Zone developed with very valuable homes.
2. That there is a residential strip of 150 feet between the above property and the Shopping Center.
3. That the property to the rear, although commercially zoned, is used for off-street parking, which is a permitted use in a residential area.
4. That the granting of the reclassification from an "A" Residence Zone to an "E" Commercial Zone would be detrimental to the welfare of the community and the adjoining owners would suffer great loss, and
5. That the Shopping Center is well planned with an "A" Residence Zone reservation of 150 feet which provides a buffer to prevent commercial property from spreading.

It is this 4th day of March, 1955, ORDERED by the Zoning Commissioner of Baltimore County, 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" Residence Zone.

Wilsie H. Adams
Zoning Commissioner
of Baltimore County

Date........ By........
President

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3405
FEB 19 1955

NOTICE OF ZONING PETITION FOR RECLASSIFICATION—9TH DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to an "E" Commercial Zone of the property hereinafter 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 Reckord building, Towson, Maryland,

On Monday, February 28, 1955
At 10:00 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 Ninth District of Baltimore County, beginning for the same at the southeast side of Loch Raven Boulevard at a point distant 700 feet more or less southwesterly from the corner formed by the intersection of the southeast side of Loch Raven Boulevard with the southwest side of Taylor Avenue; thence binding on the southeast side of Loch Raven Boulevard, south 36 degrees 25 minutes west 198.74 feet and thence leaving said Boulevard and running the three following courses and distances, viz: south 77 degrees 20 minutes east 196.32 feet, north 36 degrees 25 minutes east 119.69 feet and north 53 degrees 35 minutes west 179.70 feet to the place of beginning, being property of Walter and Anna H. Knox as shown on the plat plan filed with the Zoning Department.

By Order of
ZONING COMMISSIONER OF BALTIMORE COUNTY
Feb. 11-18.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 18, 1955.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of 2 times ~~successive weeks~~ before the 28th day of February 1955, the first publication appearing on the 11th day of February 1955.

THE JEFFERSONIAN,
[signature]
Manager.

Cost of Advertisement, $........

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

#3405

District 9th Date of Posting 2-16-55

Posted for: An "A" Residence Zone to an "E" Commercial Zone

Petitioner Walter F. and Anna H. Knox

Location of property S.E.S. of Loch Raven Blvd., 700 ft. m/l S.W. from the S.E. cor. of Loch Raven Blvd. and Taylor Ave. etc. See Plat

Location of Signs Southeast side of Loch Raven Blvd 750 ft. South of Taylor Avenue

Remarks:

Posted by George R. Hummel (Signature) Date of return: 2-17-55

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February 15, 1955

$22.00

RECEIVED of Claude A. Hanley, the sum of Twenty Two ($22.00) Dollars, being cost of petition for Re-classification, advertising and posting property, southeast side of Loch Raven Boulevard, 9th District, Baltimore County, Maryland.

The additional advertising cost amount to $3.00 above the minimum charge.

Please send us your check for the same, payable to the County Commissioners of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

Hearing:
Monday, February 28, 1955
at 10:00 a.m.
Reckord Building
Towson, Maryland.

cc: Claude A. Hanley

PAID
FEB 21 1955
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY N. W.

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February 28, 1955

$3.00

RECEIVED of Claude A. Hanley, attorney, for Walter F. and Anna H. Knox, petitioners, the sum of Three ($3.00) Dollars, being additional advertising costs in matter for petition for Re-classification of property, southeast side of Loch Raven Boulevard at a point distant 700 feet more or less southwesterly from the corner formed by the intersection of the southeast side of Loch Raven Boulevard and the southwest side of Taylor Avenue, 9th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

rlb

PAID
MAR 1 1955
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY N. W.

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March 8, 1955

$30.00

RECEIVED of Claude A. Hanley, attorney for Walter F. Knox and Anna H. Knox, petitioners, the sum of Thirth ($30.00) 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 east side of Loch Raven Boulevard 700 feet South of Taylor Avenue, 9th District.

Zoning Commissioner

RECEIVED
MAR 10 1955
COMPTROLLER'S OFFICE
J. F. P.

Feb. 11.

## NOTICE OF ZONING PETITION FOR RECLASSIFICATION—9TH DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to an "B" Commercial Zone of the property hereinafter 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 Rockord Building, Towson, Maryland.

**On Monday, February 28, 1955**

**At 10:00 A. M.**

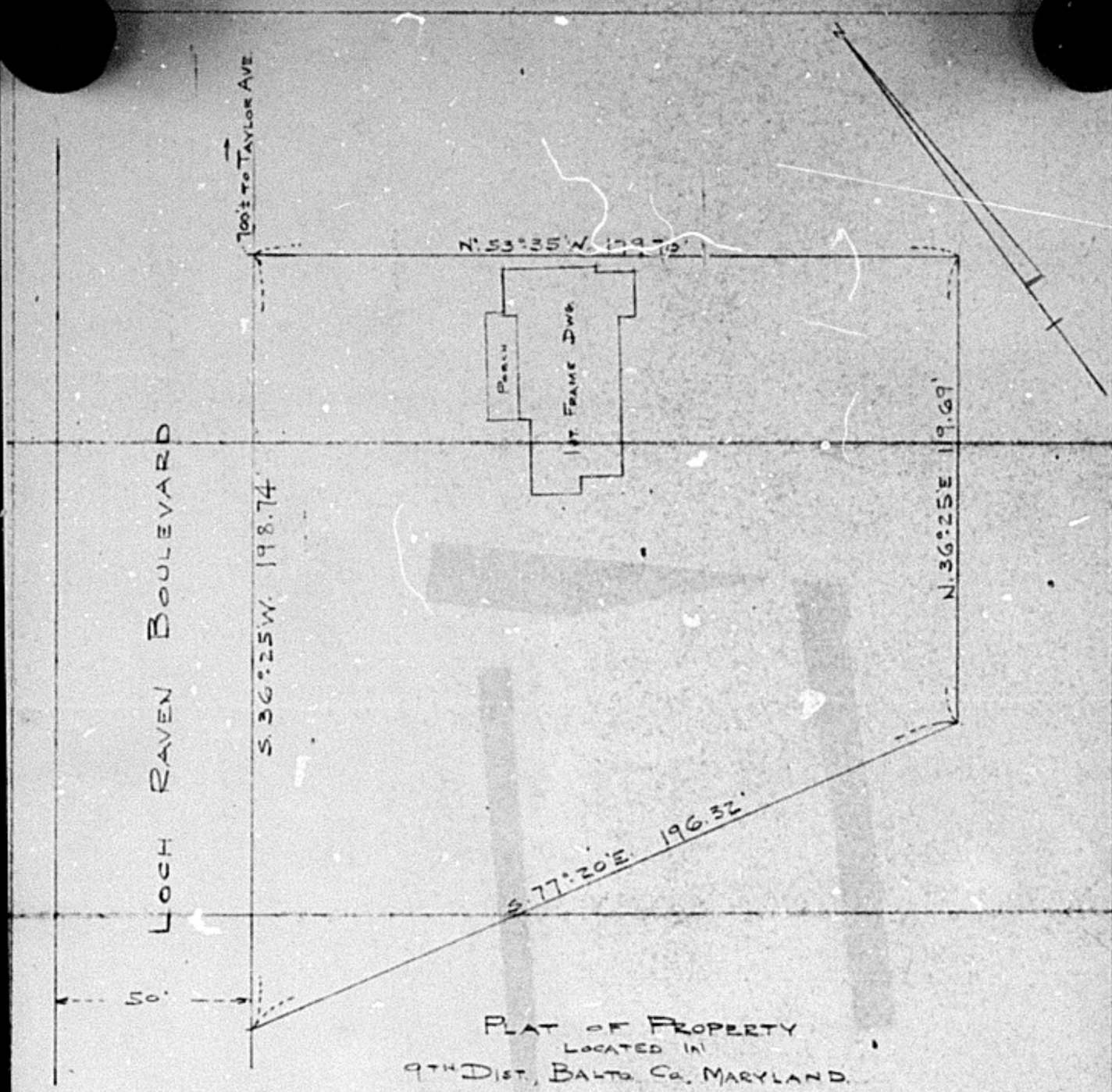
to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use, to wit:

All that parcel of land in the Ninth District of Baltimore County, beginning for the same at the southeast side of Loch Raven Boulevard at a point distant 700 feet more or less southwesterly from the corner formed by the intersection of the southeast side of Loch Raven Boulevard with the south west side of Taylor Avenue; thence binding on the southeast side of Loch Raven Boulevard south 34 degrees 23 minutes west 198.74 feet and thence leaving said Boulevard and running the three following courses and distances, viz: south 77 degrees 20 minutes east 197.22 feet, north 36 degrees 25 minutes east 119.69 feet and north 53 degrees 35 minutes west 175.70 feet to the place of beginning. Being property of Walter and Anna H. Knox as shown on the plat plan filed with the Zoning Department.

By Order of
ZONING COMMISSIONER OF
BALTIMORE COUNTY.

Feb. 11-18.

**A CLASSIFIED AD IN THE "JEFF" WILL BRING RESULTS**




PLAT OF PROPERTY
LOCATED IN
9TH DIST., BALTO. CO., MARYLAND.

SCALE: 1" = 30'  NOV. 17, 1954.
DOLLENBERG BROTHERS
SURVEYORS + CIVIL ENGRS
709 WASHINGTON AVE. TOWSON, MD.