recombined and of good would be the bot interesty one the presengeller white word were the plater was deaned by a farmen form Commone or whentered so still cutual in this case. a prisone Sendant college decision for the the former of the collect of the coll This area which is now gower or for Tututonte du Otherte Cette

Petition for Zoning Re-Classification

MAP

TEXE Be Daniel C. Joseph & Abren G. Josephlegal owner. A of the property situate BL BEHINDS for the same at a point on the northeast side of Liberty Road, said point being stunded 300 feets, zero or less, northwesterly from the corner found and side of Manhagan arouns, 50 feets wides of Liberty Road arouns, 50 feets 195 degrees 28 sizes of section the morth-seat side of said Liberty Road, North 59 degrees 28 sizes 60 seconds less 195 real being second sizes 195 feets 195 degrees 28 sizes 60 seconds less 195 real being seconds and 195 degrees 195 sizes 195 degrees 195 degrees

hereby petition that the zoning status of the above described property be re-classified, pursuant to the

sons for Re-Classification: 1, Location as center of area growth and its Size, 16 scres, it is well adapted to a regional center. 2. Has excellent transportation from neighboring developments. 3. One of the last tracts not affected by beltway on Liberty Road having all utilities. 4.Py the rapid growth of area, the need for a center offering regional shopping facilities.

Size and height of building: front 500 feet; depth 100 feet; height 14 feet Front and side set backs of building from street lines; front 400 feet; side 75 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 bout 4 by the zoning regulations and restrictions of

ORDERED By The Zoning Commissioner of Baltimore County, this 15th March, 19.55, that the subject matter of this petition be advertised, as required y the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be justed, 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 day of April. 19.55. at10:000'clock A. M.

Zoning Commissioner of Baltimore County

3-SIGNS

There persons gong

PETITION FOR MEDIASSIFICATION OF PROPERTY on the northeast side of Liberty Road 300 feet N.W. Washington a Avenue, 2nd District, DANIEL C. JOSEPH and ABRAM JOSEPH, I

Please enter an appeal to the Board of Zoning Appeals of Baltimore County from your Order of May 10, 1955 denying the reclassification

..........

mu 5-6747

RE: PERTITION FOR R CLASSIFICATION FROM AN "R-6"
ZONE TO A "B.L." ZONE - Northeast side of
Liberty Roud 300 Seet N.W. Washington Ave.,
2nd District - Daniel C. Joseph and Abram C.
C. Joseph, Petitionars

Parsuant to the advertisement, posting of property and public hearing on the above petition and from the facts presented at the hearing it was disclosed that the subject property, which is now zoned "R-6", has been developed residentially with cottages. There has been no change in the character of the neighborhood since the original moning except in the development of cottages. The school situation is still critical in that area.

A previous potition was filed for reclassification of the said property but was denied by a former Zening Commissioner on September 19, 1951.

It is the opinion of the Zening Commissioner that the original zoning of the property was correct and that there have been no changes since the original coming nor since the previous petition which would warrant the reclassification and if granted would be detrimental to the welfare of the community and contrary to the best interests of

It is this 10th day of May, 1955, OFDERED by the Zoning Commissions of Baltimore County, that the above petition be and the same is hereby denied and that the property, described in the petition, be and the same is hereby continued as and to

IN THE MATTER OF PETITION FOR RUCLASSIFICATION OF PROPERTY ON N.E. SIDE OF LIBERTY BOAD, 300 FEET N.W. MASHINGTON AVENUE - SECOND DISTRICT - DANIEL C. JOSEPH, ET AL, PETITIONERS

BEFORE THE

OPINION AND ORDER

This case comes before us on an Appeal from an Order of the Zoning Commissioner refusing to reclassify from "R-6" Residential to "Business Local."

The property in question contains approximately 16 Acres of land located on the northeast side of Liberty Road near the intersection of Washington Avenue. A substantial portion of the surrounding area is still undeveloped although there has been considerable construction of cottage type dwellings in the general vicinity within the past several years. The property itself is well adapted for residential development and the owner has confirmed this by laying

residential by the original Zoning Map of 1945. The only change in this neighborhood since that time is the growth of residential communities surrounding it

to the east of this property toward Baltimore City, and the other to the west thereof. Both locations are within easy reach of the proposed property and are, in our opinion, ample to provide for the needs of this obviously rapidly growing

This case presents a typical problem with which we are required to deal more and sore as the suburban residential development of the County continues. We are not unwindful of the fact that as residential areas continue to grow the need for shopping facilities must be met. However, we are of the opinion that where sufficient connercial areas are already in existence which appear to

ORDLE

is this 23 mdday of February, 1956, by the Circuit Court for Baltimore

the Board of Zoning Appeals of Baltimore County to review the decision and

1956, and that a return thereof must be made and served upon the relators

and concisely setting forth such other facts that may be portinent and material to show the grounds of the decision and order appealed from-

ettomorathin ten (10) days from the date of this orders and

order of said Board of Zoning Appeals of Baltimore County dated January 30,

UPON the aforegoing Petition, Appeal and Affidavit, it

ORDERED, that a Writ of Certiorari be issued directed to

IT IS PURTHER ORDERED, that the Board of Zoning Appeals of

said matter, exhibits or copies of the exhibits filed before it,

be sufficient to meet the needs of a community, we should not continue to multiply commercial zones simply because of the desire of the property owner to real-

This is the real situation in this case as we see it and we have concluded that the residential area of which the tract of land here in question is a part is entitled to be protected against commercialization with the atten dant noise, heavy traffic, lights and other annoyances which large shopping cer ters would inevitably bring to this now quiet residential community.

For these recease we will sign an Order refusing the requested reclassification.

ORDER

For the foregoing reasons, it is this 30thday of January, 1956, by the Board of Zoning Appeals of Baltimore County ORDERED that the Petition for reclassification from "R-6" Residential

to "Euripees Local" he and the same is hereby denied.

OARD OF ZONING APPRALS OF BALTIMORE COUNTY

East F. Johly

Auril 2, 1956

Duniel C. Jessph, et al, potitioners, the sun of Seven (87.00) Dollars being cost of certified copy of patition and other papers filed in the matter of reclassification of property, northeast side of Liberty Bond 300 feet my heast of Washing on Avenue, 2nd Dist.

Michael Paul Sith

IN THE CIRCUIT COURT

BALTIMORE COUNTY

True Copy Test

CHARLES DOING, DANIEL W. HUBERS, and GARL T. VORDEN, constituting the BOARD OF ZONING APPEALS OF BALTHORS

May 20, 1955

RECEIVED of John Grason Turnbull and James C. L. Anderson, Attorneys for Daniel C. and Abram Joseph, petitioners, tie sun of Fifty (950.00) follars, being cost of appeal to the Board of Zoning Appeals of Paltimore County from the decision of the Zoning Commissioner denying the reclassification of property, northeast side of Liberty Soad, 300 feet northwest of Washington Street, 2nd district.

Zoning Commissioner



THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reinterstown, Md. THE HERALD - ARGUS Catonsville, Md.

THE COMMUNITY PRESS Dundaik, Md.

CATONSVILLE, MD.

No. 1 Newburg Avenue

March 17 1955.

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie H. adams going Commissioner

for Bactimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published it: Baltimore County, Marysuccessive weeks before land, once a week for 1955, that is to say the 19th day of March. the same was inserted in the issue, of

March 11,1955.

THE BALTIMORE COUNTIAN

By Paul I morgan Editor and Mangary.

March 10, 1955

\$20.00

RECEIVED of Chas. H. Steffey, Inc., the sum of Twenty (\$20.00) Dollars, being cost of petition for Re-classification, advertising and posting property, northeast site of Liberty Road, 2nd District, Baltimore County, Maryland.

The cost of advertising has increased \$5.00 therefore our minimum fee for Special Permit and Reclassification of Zoning has increased to \$25.00 instead of \$20.00.

There is a balance due of \$5.00 on the above petition. May we please have your check, payable to the County Countsioners of Baltimore County, for the same.

Zoning Commissioner of Baltimore County

HEARTING.

Monday, March 28, 1995 at 2:00 p.m.

Reckord Building Towns, Maryland.

Sent to J.C.L. Anderson, Atty.

MADE IN USA Fridelity Ornon Skin

\$5.00

RECEIVED of James C. L. Anderson, the sum of Five (\$5.00) Dollars, boing balance due on petition for reclassification of property northeast side of Liberty Road, 2nd District, Baltimore County, Maryland.

Thank you.

Zoning Commissioner.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

3451

District 2 mel Posted for ast A bercherd June to an 6 6 monses force rocation at yours By for the saint of an MM. Is of files of Spanded hing setunded Saifle wife, M. Grans We lee formally Sobely Aft Michaele with helled rocation at signe and regardly facility. So fil facility of M. M. of histochayton and consider Michaele South South Michaele South And Consider Michaele South South Michaele South Posted by George R. Hummil Date of return: 4-7-55

NO PLAT IN THIS FOLDER