

Order 1204 Reg C 3363 MAR 21 1955

Certificate of Publication

ESSEX, MD., March 19, 1955

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md, once in each of 2 successive weeks before the 6th day of April, 1955, the first publication appearing on the 17th day of March, 1955.

THE EASTERN ENTERPRISE, INC.

Richard E. Schaefer, Manager

Petition for Zoning Re-Classification

To The Zoning Commissioners of Baltimore County, OFFICE

Edro Builders, Inc. legal owners of the property situated

At that place or parcel of land situate lying and being in the 14th Election District of Baltimore County State of Maryland and described as follows:

Beginning for the same on the west side of a right of way 80.00 feet wide at a point distant 374.34 feet measured northwesterly along said side of said right of way from a point on the northwest side of the Philadelphia Road distant 499.00 feet measured southwesterly along said side of the Philadelphia Road from the intersection of the centerline of Chesaco Avenue prolonged running thence binding on the division line between the land of Edro Builders Incorporated and Rosedale Gardens the three following courses and distances viz: northwesterly 336.46 feet and northwesterly 25.58 feet and northwesterly 83.00 feet more or less to intersect the southeast side proposed Gawnin Road thence binding on the southeast side of Gawnin Road easterly 438.00 feet to the southwest side of proposed Chesaco Avenue extended thence binding on the southwest side of said Chesaco Avenue extended southeasterly 180.00 feet to intersect the land of Mary E. Schaefer thence binding on said land the following four courses and distances viz: northwesterly 185.00 feet more or less and southwesterly 75.00 feet more or less and southeasterly 300.00 feet more or less and northwesterly 37.00 feet more or less to intersect the aforesaid southwest side of proposed Chesaco Avenue extended thence binding thence southeasterly 120.00 feet to a point in line with the division line between the land of Edro Builders Incorporated and the land of Richard M. Colborn thence southwesterly binding on said division line 362.00 feet to the place of beginning.

Containing 3.60 acres of land more or less.

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 Rebeck Building, in Towson, Baltimore County, on the 6th day of April, 1955 at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

hereby, petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RESIDENTIAL zone to an 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.

Edro Builders, Inc. Edgar C. Brown Pres.

Legal Owner

Address 41 Mary Ave. Baltimore, Md.

Phone 5-1116

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Rebeck Building, in Towson, Baltimore County, on the 6th day of April, 1955 at 10:30 o'clock A.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 it will not be detrimental to the health, safety, morals and general welfare of the community involved.

It is Ordered by the Zoning Commissioner of Baltimore County this 24th day of July, 1955, 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 RES. (Residence) zone to a C-1 (Business Local) zone.

Paul H. Thompson
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

the above re-classification should NOT be had. It is Ordered by the Zoning Commissioner of Baltimore County, this 14th day of March, 1955, 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 RES. (Residence) zone.

Michael J. Cunningham
Zoning Commissioner of Baltimore County
AUG 11 1955

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

March 23, 1955

May 2, 1955

\$8.00

RECEIVED of Edro Builders, Inc., the sum of Eight (\$8.00) Dollars, being balance due on petition for re-classification of property, on Philadelphia Road, 15th District, Baltimore County, Maryland.

Thank you.

Zoning Commissioner.



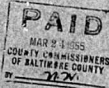
\$20.00

RECEIVED of Edro Builders, Inc., the sum of Twenty (\$20.00) Dollars, being cost of petition for re-classification, advertising and posting property, on Philadelphia Road, 15th District, Baltimore County, Maryland.

The cost of advertising has increased to \$25.00 instead of \$20.00. Also, it was necessary to post your property with two signs which brings the total advertising cost up to \$1.00. Therefore, there is a balance due on the petition for re-classification in the amount of \$8.00. May we please have your check for the same payable to the County Commissioners of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County



MAILING:
Wednesday, April 6, 1955
at 10:30 a.m.
Rebeck Building
Towson, Maryland

JOINT ZONING COMMITTEE REPORT ON PETITION FOR RECLASSIFICATION # 3479

Location - At end of Gurnsey Road, 374 feet north of Philadelphia Road

14th District

Owner - Edro Builders, Inc.

Present Zoning - R6

Proposed Zoning - M

Date of Reply - June 28, 1955

The property described in this petition is now vacant and consists of 3.6 acres. On the north and east side of this tract is the proposed residential zone of "C-1" which received tentative approval on January 13, 1955. Also on the east side and within the subject tract there is a seventy-five foot lot which appears to be in another ownership, that is, Mary E. Schaefer. This seventy-five foot lot now has frontage on a small dirt right-of-way known as Gurnsey Road which winds southerly to Philadelphia Road. Also directly on the east side of this tract is the proposed extension of Chesaco Avenue northward across Philadelphia Road. Immediately on the north side of this property are two existing dwellings fronting on Gurnsey Road and two dwellings fronting on Philadelphia Road. Directly on the west side of this tract is the existing residential development of "Rosedale Gardens" which backs on to the property in question.

This committee notes the following:

1. Plat fails to show right-of-way to provide the same access now provided by Gurnsey Road.
2. Right-of-way of 20 feet should be provided to Gawnin Road.
3. Road bed to be excluded from the rezoning.
4. If property of Mary E. Schaefer is not acquired by applicant then he must provide road access to this lot.
5. Applicant must enter into Public Works agreement to pave Chesaco Avenue and Gawnin Road westerly from Chesaco Avenue to Rosedale Avenue and acquire the necessary properties for this construction. Bridge at Chesaco Avenue and Rosedale Avenue will be constructed on the usual county policy of 50% of construction costs plus the plans.
6. That show on the plat the proposed use of the property and means of vehicular access.
7. Total costs of all storm drainage within the development to a suitable outfall and to furnish plans for approval to the Department of Public Works.
8. Responsible for furnishing plans for water and sewer to service this development and any portion of costs of construction not supported by front foot assessments.

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9. Status of all roads to be settled before the zoning is granted.
10. Any rights that property owners have must be satisfied by provision of adequate ingress and egress routes by the applicant.

James J. Denbeck, Executive Secretary
Joint Zoning Committee

JMD/sh
cc: Malcolm H. Dill
David W. Platter
John H. Pank
J. Fred Orloff

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District - 14 Date of Posting - 3-23-55
Posted for: Gen. A. Schaefer, Jr. to av. E. Commercial Zone
Petitioner: Edro Builders, Inc.
Location of property: on E.S. of 4th St. 374 feet north of Philadelphia Road, just over 35 ft. north of end of Philadelphia Rd. on the E.S. of Gurnsey Rd.
Remarks: None
Posted by: George A. Thompson Date of return: 3-24-55

#3479
map
H11414-A

Baltimore
PHILADELPHIA

RIGHT OF WAY 20' WIDE

RICHARD M. GOLDBORN

255.46

3.60± ACRES OF LAND ±

MARY E. SCHAEFER
0.5± ACRES ±

GAVAIN

LANCELOT DRIVE PROPOSED

CAMELOT

AVENUE PROPOSED

CHESACO

PROPOSED

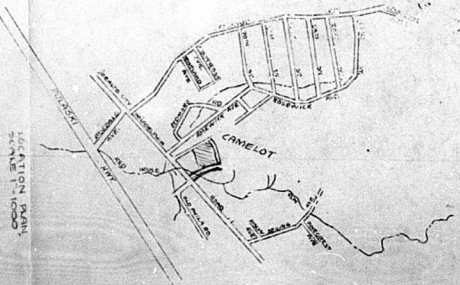
PASSENGER LINE

ROAD PROPOSED

CONTROL

ZONING PLAT -

NOTE: IS FOR THE PURPOSE OF ZONING ONLY



WM. H. HARRIS & SONS, INC.
COUNTY SURVEYORS
1000 E. BALTIMORE AVENUE
BALTIMORE, MD.
DATE: FEB. 12, 1955