

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, Hyman L. Zebest, legal owner... of the property situated

Lots 4, 5 and 6 on the Plat of Rosewald Beach, which plat is recorded among the Land Records of Baltimore County in Plat Book L-Mk M-Na 10, folio 89.

All that parcel of land in the Twelfth District of Baltimore County on the northeast corner of Wise Avenue and Woodland Drive; thence easterly and binding on the north side of Wise Avenue 87 feet with a rectangular depth northwesterly of 132 feet and binding on the east side of Woodland Drive. Being lots 4, 5 and 6 plat of Rosewald Beach.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-2 zone.

Reasons for Re-Classification: BULKERY

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 of Baltimore County.

Hyman L. Zebest
Harry Van Buren
Legal Owner
Address 6 - CARLETON RD.
#22

ORDERED By The Zoning Commissioner of Baltimore County, this... day of April, 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 Record Building, in Towson, Baltimore County, on the... day of May, 1955, at 10:00 o'clock, P.M.

Zoning Commissioner of Baltimore County
(over)

MADE IN U.S.A.

May 4, 1955

\$30.00
RECEIVED of Lee Zebest, the sum of Thirty (\$30.00) Dollars, being cost of petition for Re-classification, advertising and posting property, northeast corner of Wise Avenue and Woodland Drive, 12th District, Baltimore County, Maryland.

Zoning Commissioner

RECEIVED
Monday, May 23, 1955
at 1:00 p.m.
Record Building
Towson, Maryland.

PAID
MAY 4 -
COUNTY COMMISSIONERS
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 and the changes which have taken place in the character of the neighborhood since the original zoning warrant the reclassification, the granting of which will not be detrimental to the safety and the general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County this... day of June, 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 an "R-6" (residence) zone to a "R-2" (business local) zone, subject to the removal of the house trailers, as agreed to by the petitioner, prior to the issuance of a building permit, and, further subject to the submission of a plan, to be approved by the Planning Board of Baltimore County, for any building or buildings to be erected and the provision for adequate off-street parking.

William N. Cohen
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...

It is Ordered by the Zoning Commissioner of Baltimore County, this... day of June, 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...

Approved...
County Commissioners of Baltimore County
Date July 6, 1955

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, Hyman L. Zebest, legal owner... of the property situated

All that parcel of land in the Twelfth District of Baltimore County on the northeast corner of Wise Avenue and Woodland Drive; thence easterly and binding on the north side of Wise Avenue 87 feet with a rectangular depth northwesterly of 132 feet and binding on the east side of Woodland Drive; Being lots 4, 5 and 6 plat of Rosewald Beach.

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

Reasons for Re-Classification: Bulkery

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 of Baltimore County.

Legal Owner

Address

ORDERED By The Zoning Commissioner of Baltimore County, this... day of April, 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 Record Building, in Towson, Baltimore County, on the... day of May, 1955, at 10:00 o'clock, P.M.

Zoning Commissioner of Baltimore County

(over)

REPORT OF JOINT ZONING COMMISSION ON PETITION FOR ZONING RECLASSIFICATION

3527

Location - Northeast corner of Wise Avenue and Woodland Drive
12th District

Owner - Hyman L. Zebest
Present Zoning - R6
Proposed Zoning - RL
Date Received - May 6, 1955
Date of Reply - May 19, 1955

The property described in this petition occupies the northeast corner of Wise Avenue and Woodland Drive, which has an existing thirty-foot right-of-way. It comprises lots 4, 5, and 6 of the "Rosewald Beach". The present status of the property is that of a non-conforming development. The remaining frontage lots in this block extending eastward 310 feet to Finewood Drive are vacant. The entire frontage on the south side of Wise Avenue opposite the subject property is developed with residences eastward to Evergreen Drive.

The County, at considerable expense, is about to widen Wise Avenue as an important traffic street, much of its effectiveness for traffic relief will be lost if it is allowed to be developed with ribbon commercial developments. It is only necessary to compare a heavy traffic street like Garden Street with the residential portions of York Road in Baltimore County, with the Street or the residential sections of the same street further south in Baltimore City, to verify the above statement.

There are extensive commercial areas in the Wise Avenue section, particularly at Harritt Avenue, Lynch Road and Inverness and the logical areas for further commercial use are at these established centers.

The Planning Commission's preliminary Land Use Plan proposes that the existing zoning of R6 be retained. From the standpoint of Land Use Planning granting of this petition would be "spot zoning".

James J. Danbeck, Executive Secretary
Joint Zoning Committee

Mr. Wilbur H. Jolly
Mr. John R. Jolly

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 14th day of May, 1955, that is to say the same was inserted in the issues of May 6 and 13, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

NOTICE OF POSTING PETITION FOR RECLASSIFICATION
12th Dist.
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification, from an R-6 zone to an R-2 zone, of the property hereinafter described, the Zoning Commissioner of Baltimore County, in conformity of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Record Building, Towson, Maryland, on Monday, May 23, 1955, at 10:00 p.m.
In accordance with said act and the foregoing described and referred property shall be changed or reclassified as above said for Baltimore County in 1955.
All that parcel of land in the Twelfth District of Baltimore County on the northeast corner of Wise Avenue and Woodland Drive; thence easterly and binding on the north side of Wise Avenue 87 feet with a rectangular depth northwesterly of 132 feet and binding on the east side of Woodland Drive. Being lots 4, 5 and 6 plat of Rosewald Beach. Being property of Hyman L. Zebest, as it is shown on the plat map filed with the Zoning Commissioner of Baltimore County.

FILED BY ADAMS
Zoning Commissioner of Baltimore County
May 12

District 12
Posted for Apr 26 to Apr 29, 1955
Petitioner: Hyman L. Zebest et al.
Location of property: NE corner of Wise Ave. & Woodland Drive, 12th Dist.
Location of signs: Marshall Avenue, Woodland Avenue

Remarks: None
Date of return: 5-12-55

N E Co. Wise Ave &
Woodland R. then Ely &
ending on the N S Wise
Ave 84' with a rectangular
depth ~~74~~ 132' & ending
on the E S of Woodland R.
being lots 4, 5 & 6 plat of
Rosewald Beach as etc.

(124)
1-514N

DEPARTMENT OF PUBLIC WORKS OF BALTIMORE COUNTY
DIVISION OF LAND ACQUISITION
Inter-Office Correspondence

From R. M. Wegner June 8, 1955
To Miss Adams
Subject

This is to advise that all rights-of-way required by
Baltimore County for the construction of Wise Avenue, 12th District,
affecting the property of Harry Von Bussard have been cleared by this
department.

Roland M. Wegner
Roland M. Wegner
Chief Rights-of-Way Agent

RMW:MY:mbg

June 17, 1955

Mr. Rymon L. Robert,
6 Regside Avenue,
Baltimore 22, Maryland

Re: Petition for Reclassification from
a "B-6" Zone to a "B-1" Zone -
N. E. Cor. 1300 Ave. & Woodland
Drive, 12th District, Harry Von Bussard,
George C. Selby and Harry Von
Bussard, Petitioners

Dear Mr. Robert:

I have today passed my Order granting the reclassification, in the above matter, from an "B-6" (Residence) Zone to a "B-1" (Business Local) Zone, subject to removal of the house trailers on the subject property, as agreed to by the petitioners, prior to the issuance of a building permit.

The Order further states that a plan must be submitted, to be approved by the Planning Board of Baltimore County, for the erection of any buildings and adequate provision for off-street parking.

Very truly yours,

Zoning Commissioner

cc: Mr. George C. Selby,
6 Regside Drive,
Baltimore 22, Md.

Mr. Harry Von Bussard,
6 Regside Drive, Baltimore 22

NOTICE OF ZONING PETITION FOR
RECLASSIFICATION - 12th Dist.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from an B-6 Zone to a B-1 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 Beckford Building, Towson, Maryland:

On Monday, May 23, 1955
at 1:00 p.m.

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

All that parcel of land in the Twelfth District of Baltimore County on the northeast corner of Wise Avenue and Woodland Drive; thence easterly and binding on the north side of Wise Avenue 87 feet with a rectangular depth northerly of 132 feet and binding on the east side of Woodland Drive. Being lots 4, 5 & 6 plat of Rosewald Beach. Being property of Rymon L. Robert, et al as shown on the plat plan filed with the Zoning Department.

By order of
Missie M. Adams,
Zoning Commissioner of Baltimore County

10/88
ROSEWALD BEACH
FORMERLY FRIEDENWALD ESTATE

HOLDING COMPANY OF BALTIMORE INC.

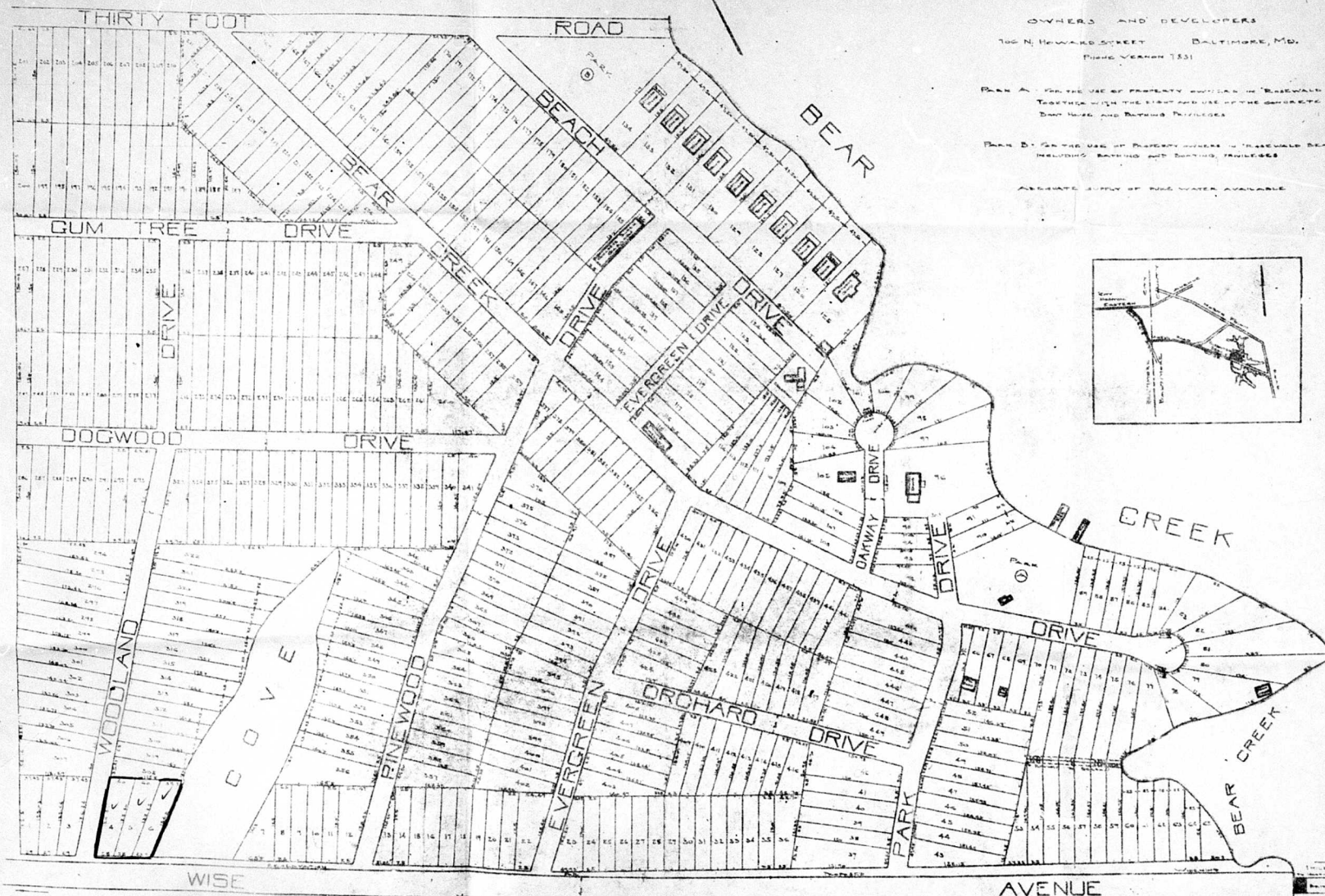
OWNERS AND DEVELOPERS

705 N. HOWARD STREET BALTIMORE, MD.
PHONE VERNON 7831

PLAN A: FOR THE USE OF PROPERTY OWNERS IN "ROSEWALD BEACH"
TOGETHER WITH THE RIGHT AND USE OF THE SUBJECTS FOR
DAILY HOME AND BATHING PURPOSES

PLAN B: FOR THE USE OF PROPERTY OWNERS IN "ROSEWALD BEACH"
INCLUDING BATHING AND BATHING PURPOSES

ADEQUATE SUPPLY OF PURE WATER AVAILABLE



NOTE
THE DIMENSIONS OF THIS PLAT ARE
WHERE PLACED AND SHOWN BY THE
INTERSECTION OF THE DRIVES

RECORDED IN THE
OFFICE OF THE
COUNTY CLERK OF BALTIMORE
JULY 21/03

1 2 3 4 5 6 7 8 9 10 11 12

30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1