

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, John F. Henry, Jr. and Mary, C.B. Beardsley owner... of the property situated at Stephen F. Beardsley and Mary Beardsley, his wife in Baltimore County, State of Maryland, First Election District and known as No. 6011 Baltimore National Pike containing 0.274 of an acre.

All that parcel of land in the First District of Baltimore County, on the south side of Baltimore National Pike, beginning 3696 feet west of Rolling Road; thence westerly and binding on the south side of Baltimore National Pike 230.16 feet; thence south 76 degrees 07 minutes west 120.23 feet; thence south 76 degrees 44 minutes east 730 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 Commercial zone to an Business zone.

Reasons for Re-Classification... to permit the use of the premises as a veterinary hospital with the doctor and family living on the premises.

Size and height of building: front... 42'... feet; depth... 35'... feet; height... 2.5... stories. Front and side set backs of building from street lines: front... 42'... feet; side... 20'... 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.

John F. Henry, Jr. Mary, C.B. Beardsley
Mary F. Henry Mary Beardsley
16 Marcell Ave. 6011 Baltimore National Pike
Address 6011 Baltimore National Pike

ORDERED By The Zoning Commissioner of Baltimore County, this... 13th... day of May... 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 Record Building, in Towson, Baltimore County, on the... 13th... day of... June... 1955, at 1:00 o'clock, P.M.

James J. Donbeck (over) MAY 19 1955

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... NO REASON OF LOGICAL, ECONOMIC AND SOCIAL WELFARE OF THE COMMUNITY WAS BEING SUBSTANTIALLY AFFECTED

the above re-classification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this... 17th... 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 Commercial zone to an Business zone, subject, however, to the submission of a plan, to be approved by the Planning Board of Baltimore County, for any buildings to be erected and provision for adequate off-street parking.

John F. Henry, Jr.
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... 17th... 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... Commercial zone.

Approved July 14, 1955
County Commissioner of Baltimore County

REPORT OF JOINT ZONING COMMITTEE ON PETITION FOR ZONING RECLASSIFICATION

Location - South side of Baltimore National Pike, beginning 3696-feet west of Rolling Road, 1st District.

Owner - Stephen A. and Mary Beardsley
Present Zoning - R6 Proposed Zoning - B1
Date Received - May 18, 1955 Date of Reply - June 9, 1955

The property described in this petition is a small triangular lot developed with a two-story brick dwelling. It is on the south side of the Baltimore National Pike approximately 1/4 of a mile east of the Howard County line and approximately 1/4 of a mile west of Rolling Road. Both sides of this high-way east and west of the lot in question are interspersed with commercial enterprises, some of which are non-conforming uses and some being in rather large commercial zones which are now only partially used. These commercial uses and zones are within a one mile strip extending westward from the intersection of Rolling Road.

This tract is thus in a strip which appears clearly committed to commercial zoning. It is not the type of location that is appropriate for local business area of the retail type but rather the type of uses which are characteristic of the B1 zone. We therefore believe that use requested rezoning is logical.

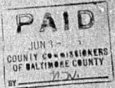
James J. Donbeck, Executive Secretary
Joint Zoning Committee

cc: Mr. Wilkie H. Adams
Mr. John B. Funk

RECEIVED of John G. Rose, Attorney for Stephen A. and Mary Beardsley, petitioner, the sum of Thirty (\$30.00) Dollars, being cost of petition for Re-classification, advertising and posting property, south side of Baltimore National Pike, 3696 feet west of Rolling Road, 1st District, Baltimore County, Maryland.

Zoning Commissioner

HEARINGS
Monday, June 13, 1955
at 1:00 p.m.
Record Building
Towson, Maryland.



NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of re-classification, from an R-6 zone to B-1 Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act of Baltimore County, will hold a public hearing in the Record Room in the Government of the Record Building, Towson, Maryland, on Monday, June 13, 1955 at 1:00 p.m. to determine whether or not the following conditions and restrictions are necessary to be changed or re-classified, as shown on the map.

All that parcel of land in the First District of Baltimore County, on the south side of Baltimore National Pike, beginning 3696 feet west of Rolling Road; thence westerly and binding on the south side of Baltimore National Pike 230.16 feet; thence south 76 degrees 07 minutes west 120.23 feet; thence south 76 degrees 44 minutes east 730 feet to place of beginning. Being property of Stephen A. and Mary Beardsley as shown on the plat plan filed with the Zoning Department.

BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY, May 22-23-24-25

OFFICE OF THE BALTIMORE COUNTMAN
THE COMMUNITY NEWS THE HERALD-ADVERTISER
Baltimore, Md. Catonsville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John F. Henry, Jr. and Mary, C.B. Beardsley of Baltimore County, was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County Maryland, once a week for 3 successive weeks before the 4th day of June, 1955, that is to say the same was inserted in the issues of May 27, June 3, 1955

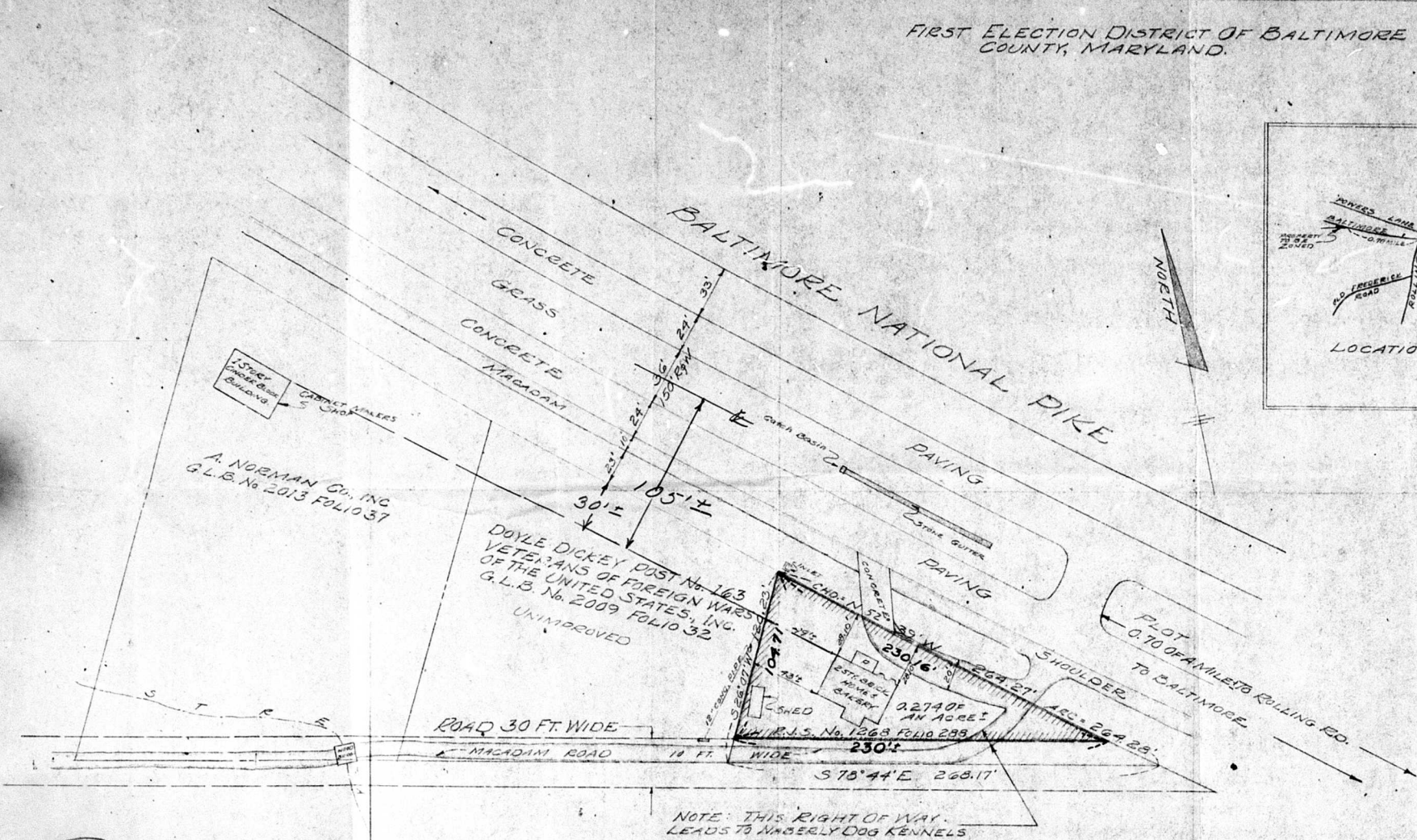
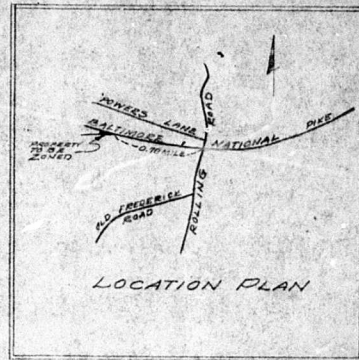
THE BALTIMORE COUNTMAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District - 1st Date of Posting - 6-1-55
Posted for 1st 1/2 zone to an B-1 zone
Petitioner: Stephen A. and Mary Beardsley
Location of property: On the S.S. of Baltimore National Pike, 3696 feet west of Rolling Road, known as 6011 Baltimore National Pike, Baltimore County, Md.
Location of Signs: 1st 1/2 zone property, known as 6011 Baltimore National Pike
Remarks:
Posted by George A. Hammond Date of return: 6-2-55

FIRST ELECTION DISTRICT OF BALTIMORE
COUNTY, MARYLAND.



THIS PLAT FOR THE PURPOSE
OF ZONING ONLY.



Wm. M. MAYNARD, COUNTY SURVEYOR
REGISTERED ENGINEER & LAND SURVEYOR
ROOM 4 DUNCAN BLDG. TOWSON 4, MD.
SCALE: 1"=50' DATE: MAY 12, 1955