

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, the undersigned, legal owner(s) of the property situated in the Fourth Election District of Baltimore County Maryland described as follows: Beginning at a point on the Southwest side of Reisterstown Road, 1/2 mile from the intersection of the said road with the Baltimore County line, and running thence and binding on the Baltimore County line, 212 feet 6 inches, and Reisterstown Rd. 212 feet 6 inches, and thence South 53 degrees West 205 feet more or less to intersect the Fourth or North 32 degrees 08 minutes West 146 feet 3 inch line thereof at a point 51 feet from the end thereof, thence binding on said Fourth line North 32 degrees 08 minutes West 57 feet, thence North 31 degree 15 minutes West 52 feet 3 inches, North 37 degrees 45 minutes East 41 feet 15 inches, North 32 degrees East 43 feet 6 inches, and 1/2 mile, and North 52 degrees 45 minutes East 169 feet 2 inches to the place of beginning.

and the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.

Reasons for Re-Classification: Existing apartment building to be raised.

so that property can be used for approved commercial purposes.

Size and height of building: front 40 feet, depth 100 feet, height 3 floors max.

Front and side setbacks of building from street lines: front 20 feet, side 80 feet.

Property to be posted as provided by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Witness my hand and seal this 28th day of March, 1956, at Baltimore, Maryland.

Robert Horn, Attorney at Law, 806 Reisterstown Rd., Pikesville 8, Md.

Julia Horn, Legal Owner, 806 Reisterstown Rd., Pikesville 8, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 28th day of March, 1956, 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 28th day of March, 1956, at 11 o'clock A.M.

By _____, Zoning Commissioner of Baltimore County.

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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 fact that the proposed reclassification is for a commercial zone, the granting of which will not be detrimental to the health, safety and the general welfare of the community.

the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 28th day of March, 1956, 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" (Residential) zone to an "B-1" (Business Local) zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the fact that the proposed reclassification is for a commercial zone, the granting of which will not be detrimental to the health, safety and the general welfare of the community.

the above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 28th day of March, 1956, that the above petition be and the same is hereby denied and the above described property or area be and the same is hereby continued as and to remain a "B-1" zone.

Zoning Commissioner of Baltimore County

Approved: JUL 9 1956

Date: _____

County Commissioners of Baltimore County

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THE BALTIMORE COUNTIAN

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

March 17, 1956

THIS IS TO CERTIFY, that the annexed advertisement of _____ of Baltimore County was inserted in "THE BALTIMORE COUNTIAN", a group of three weekly newspapers published in Baltimore County, Maryland, once a week for a successive weeks before the 17th day of March, 1956, that is to say the same was inserted in the issues of _____

March 9 and 14, 1956

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

By Order of _____

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March 25, 1956

MEMORANDUM
TO: Mr. Wilkie Adams, Zoning Commissioner
FROM: O. M. Stirling, Office of Planning
SUBJECT: Petition #3770
Land on Southwest side of Reisterstown Road, beginning 998 feet South of Delight Road.

It is recommended that the Zoning Commissioner grant the reclassification to B-1 and that the reclassification be conditioned on the owners reserving a 60 foot right of way along the Northwest boundary of the parcel.

The property in question is part of an area that has been given particular attention by the Office of Planning in its current preparation of a master plan for the 3rd and 4th Districts. Studies show that it is desirable to allow for local business facilities considerably in excess of those that exist at present between Owings Mills and Cherry Hill - this neighborhood is newly developed and rapidly growing. The logical spot for expansion is the area adjacent to the Parcel treated in the petition (see tracing), since it is already established and situated roughly in the center of the growth. Accordingly, the Office of Planning is proposing a B-1 zone in this location and a specified degree area for future planned development.

As may be seen in the tracing, the planned area includes the Parcel, existing B-1 road frontage Southeast of the Parcel, and a large area to the rear. The planned local business area is much deeper than the existing B-1 frontage, following the principle of encouraging the development of shopping centers that insure deeply when they are located on heavily trafficked roads. Deep areas reduce competition on major roads by providing some facilities that do not front on these roads and also by providing off street parking.

It will only be possible to realize development in depth in the planned B-1 area, if entrances can be established near its Northwest and Southeast boundaries to permit free traffic flow to and from the rear - the middle frontage cannot be part of an integrated plan - it is already developed.

In as much as the Northwest boundary is included in the parcel to be reclassified, it is desirable to secure the Northwest right-of-way at this time, and if provided for the right-of-way is made in this manner, the reclassification itself will

be desirable, since it is considered that immediate reclassification will facilitate rather than retard a coordinated development of the entire proposed zone.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: _____ Date of Posting: 3-14-56
Posted for: _____
Petitioner: Robert J. Horn and Samuel L. Horn, Owners
Location of property: S.W. 1/4 of Reisterstown Rd. at a point 998 feet South of Delight Rd.
Location of signs: _____
Remarks: _____
Posted by: _____ Date of return: 3-15-56

March 6, 1956

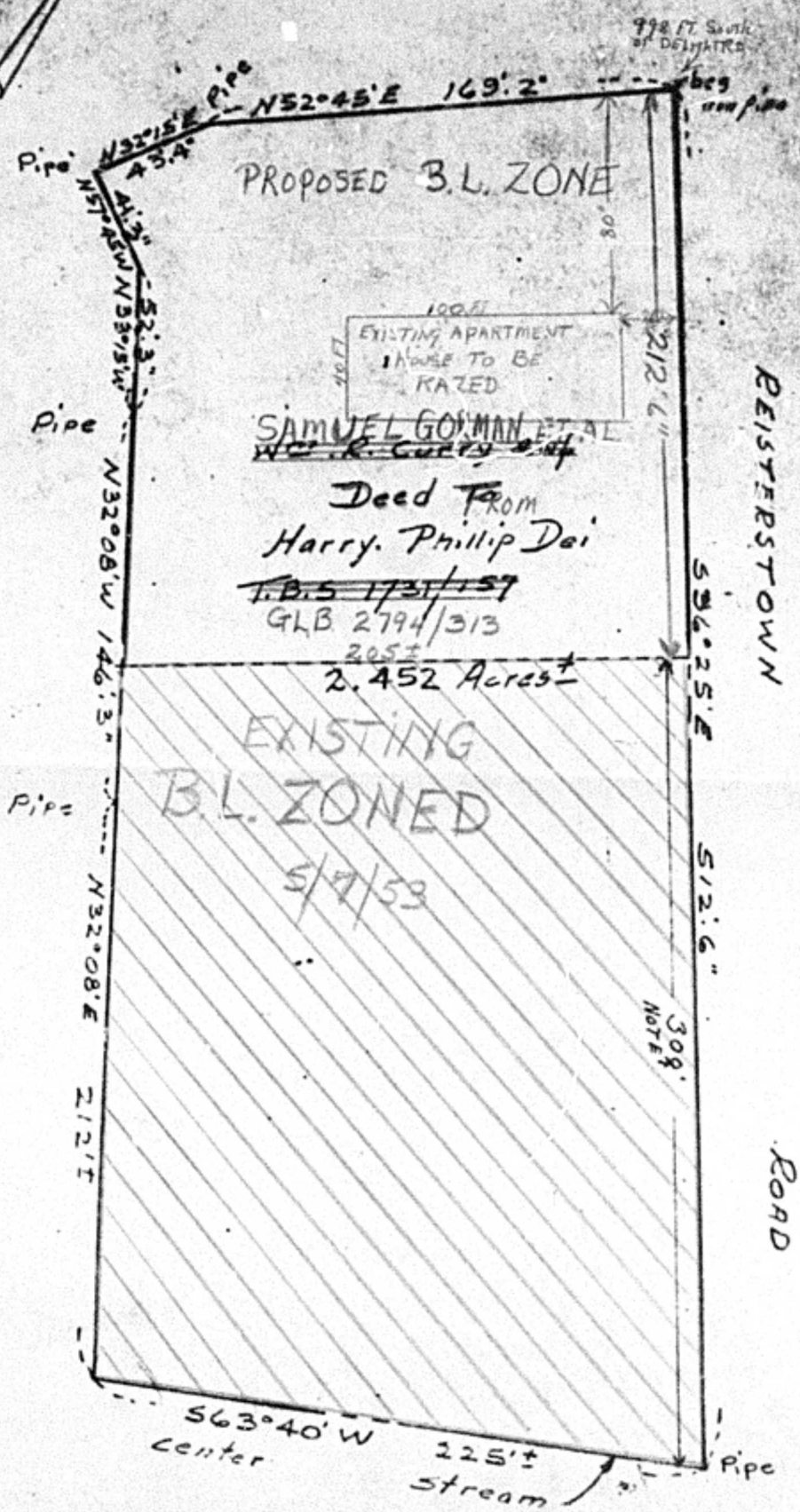
RECEIVED from William D. Wells, Attorney for
Petitioners Robert and Julia Horn and Samuel and Rose German, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Zoning Re-Classification, advertising and posting property, on the Southwest side of Reisterstown Road at a point 998 feet South of Delight Road, 4th District of Baltimore County.

Zoning Commissioner of Baltimore County

HEARING:
Wednesday, March 29, 1956
at 11:00 A. M.
County Office Building
111 N. Chesapeake Avenue
Towson 4, Maryland
Room 100

RECEIVED
MAR 7 1956
ZONING DEPT.
770

#2394



Scale 1" = 50'