

Petition for Zoning Re-Classification

1. The Zoning Commissioner of Baltimore County—

I, or we, WILLIAM A. and ADALADE CAPUANO local owners, of the property situate

All that parcel of land in the Fourteenth District of Baltimore County on the Northwest side of Belair Road, beginning 1100 feet Northeast of Putty Hill Avenue; thence North 10 degrees 15 minutes West 1072.5 feet; thence South 7 degrees 55 minutes East 110 feet; thence South 75 degrees 50 minutes West 122.93 feet; 00 minutes East 110.5 feet; thence South 35 degrees 50 minutes West 122.93 feet; thence South 53 degrees 15 minutes West 310.6 feet; thence South 40 degrees 15 minutes East 1072.5 feet to the place of beginning.

RECEIVED
JUN 20 1956
COUNTY COMMISSIONER'S
OFFICE

and playgrounds and picnic grove.

Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side set backs of building from street lines: front.....35.....feet; side.....feet.
Property to be posted as prescribed 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 for Baltimore County.

William A. Capuano
Adalade Capuano
Legal Owner

Address 8214 Belair Road #2

ORDERED By The Zoning Commissioner of Baltimore County, this.....16th.....day of.....May.....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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the.....20th.....day of.....June.....1956, at.....1.....o'clock.....P. M.

Zoning Commissioner of Baltimore County

(over)

WILLIAM A. CAPUANO
W/A of Belair Rd., sec. 1000
N.W. of Putty Hill Ave. 1100
N.E. of Putty Hill Ave. 1100

3840

beginning for the same as a point in or near the center of the Belair Road and to the end of 50 porches in the first line of the whole tract of land which by deed dated July 1, 1884, and recorded among the Land Records of Baltimore County in Book 7, folio 141, was conveyed by James Carroll, et al, to Isaac Nicholson, et al, and running thence binding on a part of said first line and on or near the center of said road as now surveyed south 43-3/4 degrees west 210 feet, thence north 44-1/4 degrees west 61-6 porches to the outline of the aforesaid land and to a point on the northwest side of White Marsh Run, thence binding on the northwest side of said run the three following courses and distances, north 53-1/4 degrees east 3.5 porches, north 35 degrees east 7-45 porches and north 7 degrees east 8-7 porches to the end of the first line of the lot of ground which by deed dated December 11, 1900, and recorded among the Land Records of Baltimore County in Book 10, folio 871, was conveyed by Grafton M. Bosley to Catherine Kunkel and running thence binding on said first line reversely of Kunkel's lot south 46-1/4 degrees east passing over a stone on the northwest side of the aforesaid road 45 porches to the place of beginning. Containing 4 acres 3 rods and 35 square perches, more or less.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an.....R-6.....zone to a Business Major.....zone.

Reasons for Re-Classification: Erection and operation of Milk and Sandwich Bar and playgrounds and picnic grove.

Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side set backs of building from street lines: front.....35.....feet; side.....feet.
Property to be posted as prescribed 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 for Baltimore County.

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Legal Owner

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Zoning Commissioner of Baltimore County

(over)

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the zoning status of the above described property, after having heard the testimony and having seen the property in question, the granting of the reclassification, IN PART, would not be detrimental to the health, safety, morals or the general welfare of the community, therefore,

It is Ordered by the Zoning Commissioner of Baltimore County, this.....16th.....day of.....May.....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 a.....R-6.....zone to a.....Business Major.....zone.

William A. Capuano
Adalade Capuano
Deputy 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.....16th.....day of.....May.....1956, 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.....R-6.....zone.

Zoning Commissioner of Baltimore County

Approved.....

Date.....JUN 20 1956

County Commissioners of Baltimore County

By Robert B. Hamill
President

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14th Date of Posting 6-5-56
Posted for: Wm. A. and Adalade Capuano
Petitioner: William A. and Adalade Capuano
Location of property: N.W. of Putty Hill Ave. by 1100 ft. N.E. of Putty Hill Ave.
Assessed as: 8214 Belair Road
Location of Signs: Posted on property known as 8214 Belair Road
Remarks: George R. Hamill
Posted by: George R. Hamill Date of return: 6-6-56

#3840

June 20, 1956

MEMORANDUM

TO: Mr. W. H. Adams, Zoning Commissioner
FROM: O. M. Stirling, Jr., Office of Planning
SUBJECT: Zoning Petition #3840, Land in the 14th District of the southeast side of Bel Air Road, beginning 1100 feet northeast of Ridge Road.
Zoning Petition #3840, Land in the 14th District on the northwest side of Bel Air Road, beginning 1100 feet northeast of Putty Hill Avenue. (Putty Hill Avenue becomes Ridge Road east of Bel Air Road.)

We are writing to bring to your attention the following points related to these two petitions.

- No widening of Bel Air Road in the vicinity of the two parcels is included in the "Twelve Year Plan" of the State Roads Commission. Bel Air Road, of course, has a 60 foot right-of-way at present which is not entirely taken up by existing paving.
- We feel that if a reclassification is granted in either case, it would be preferable to Bel or R-6. Bel Air Road is a major thoroughfare, on which maximum set-backs should be provided wherever possible for traffic safety - to insure visibility and ease movement between traffic lanes and roadways.
- In the case of Petition #3840, it is noted that the location of the parcel midway along a rather steep grade with adjacent traffic lanes going down-hillway constitute a traffic hazard even if the reclassification is Bel.
- In the case of Petition #3840, it is considered that commercial zoning beyond the depth needed for the recreational use would be undesirable.

OSJ/sh

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 12, 1956.

THIS IS TO CERTIFY: That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on.....
at.....
day of.....June.....1956, the first publication appearing on the.....16th.....day of.....June.....1956.

WILLIAM H. ADAMS
Zoning Commissioner
Manager

Cost of Advertisement, \$.....

NOTICE OF HEARING PETITION, IN RECLASSIFICATION, OF THE ZONING STATUS OF THE ABOVE DESCRIBED PROPERTY, TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, IN THE RECORD BUILDING, IN TOWSON, BALTIMORE COUNTY, ON JUNE 20, 1956, AT 1 O'CLOCK P. M.

\$35.00

RECEIVED of Adalade Capuano, petitioner, the sum of thirty-five (\$35.00) dollars, being cost of reclassification, advertising and posting property on the Northwest side of Belair Road, beginning 1100 feet Northeast of Putty Hill Avenue, 14th District of Baltimore County.

Thank you.

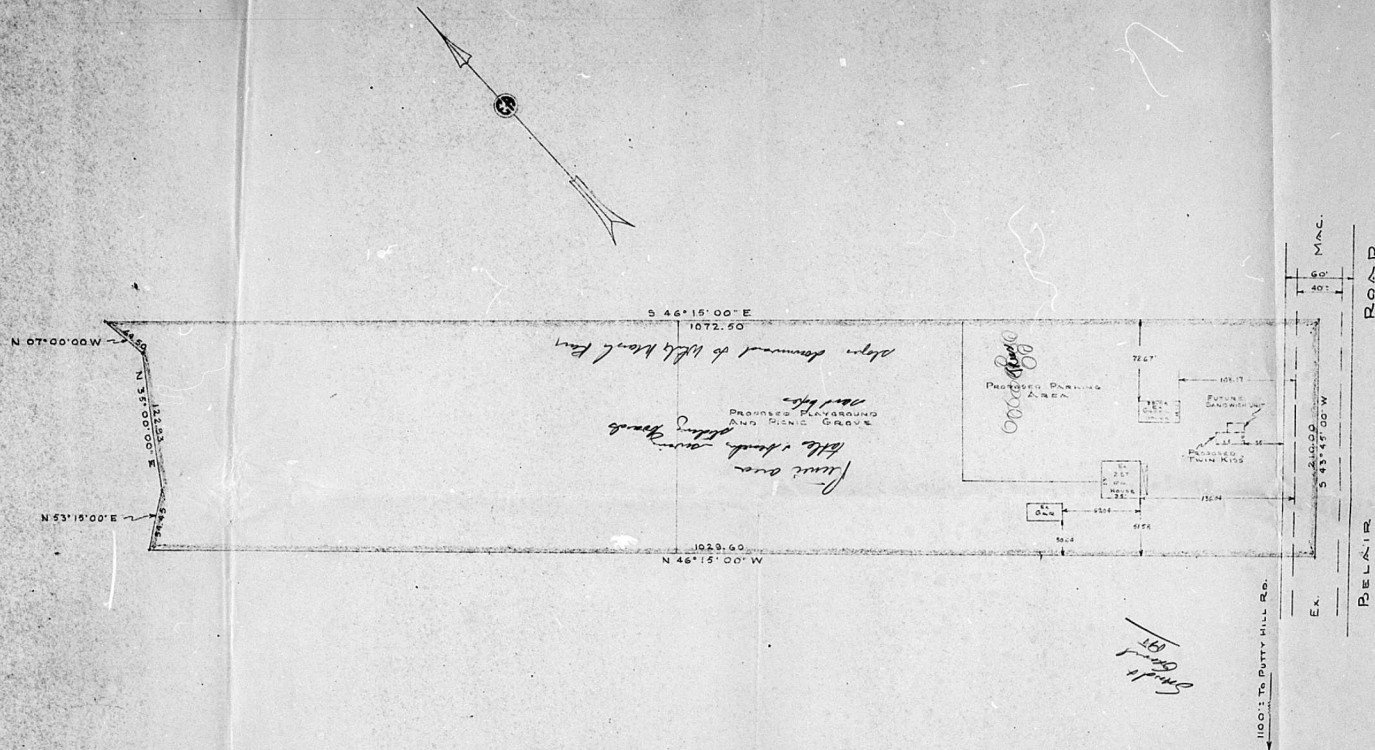
Zoning Commissioner of Baltimore County

REMARKS:

Wednesday, June 20, 1956 at 1:00 P. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

61622-810.00
61603-820.00



PLAN TO ACCOMPANY PETITION
FOR
ZONING RECLASSIFICATION TO
B-M

ELECT. DIST. N214 BALTO. COUNTY, MD.
SCALE 1"=50' DATE: MAY 11, 1956

OWNER
WILLIAM A. CAPEZUTO
8204 BELAIR ROAD
BALTO. MD.