

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, E. B. Halfrich Co. legal owner, of the property situate

All that parcel of land in the Thirteenth District of Baltimore County on the Northwest side of Leeds Avenue, beginning 50 feet Northeast of Maiden Choice Road, thence Northwesterly and binding on the North 10 feet of Leeds Avenue 225.36 feet; thence North 61 degrees 10 minutes West 100 feet; thence South 59 degrees 11 minutes East 120 feet to the place of beginning.



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 an R-1 zone.

Reasons for Re-Classification:

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 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.

E. B. Halfrich Co.
By: E. B. Halfrich, Jr.
Legal Owner
Address *6 Dutton Ave. Catonsville, Md.*

ORDERED By The Zoning Commissioner of Baltimore County, this 17th 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 hereon 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 3 o'clock P.M.

Edward J. Warren
4900 Leeds Ave. Catonsville, Md.
Zoning Commissioner of Baltimore County
(over)

beginning for the same at a point on the North Western side of Leeds Avenue, beginning 50 feet from the Northeast corner of the intersection of the said North side of Leeds Avenue and the NE side of Maiden Choice Lane thence continuing 130' 19" 1/2 the Flat of Addition to said side as recorded among the Plat Records of Baltimore County in Plat Book 8 Folio 90 thence along said outline 161' 40" W 262 feet more or less to its intersection with the Eastward outline of Section B Leeds recorded among the plat records of aforesaid Plat Book 8 Folio 75 thence along said line 80' 21" 1/2 200 feet more or less to its intersection with the second line of the property of Frederick H. Halfrich and wife 120' more or less to the point of beginning. The last lot being at a right angle to point of beginning on the North West side of Leeds Avenue.

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 an R-1 zone.

Reasons for Re-Classification:

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 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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Edward J. Warren
4900 Leeds Ave. Catonsville, Md.
Zoning Commissioner of Baltimore County
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above reclassification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this 27th day of July, 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 zone to an R-1 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the facts presented at the hearing

from an "R-6" Zone to a "R-1" Zone the above reclassification should NOT be had. It is Ordered by the Zoning Commissioner of Baltimore County, this 27th day of July, 1956, that the above petition be and the same is hereby denied. However, in accordance with the power and authority vested in me as Deputy Zoning Commissioner, I hereby grant the reclassification from an "R-6" Zone to an "R-1" Zone and a special exception to use said property for professional offices. It is the opinion of the Deputy Zoning Commissioner that the property is directly opposite commercial property and in an area of existing nonconforming uses, the granting of which will not be detrimental to the safety, health and the general welfare of the community involved.

Approved AUG 7 1956 County Commissioners of Baltimore County
Date AUG 7 1956 By *William J. Hinkle*
President

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13 Date of Posting 6-6-56
Posted for: By: E. B. Halfrich Co. on B-1 Zone
Petitioner: E. B. Halfrich Co.
Location of property: 165 ft. W. of Leeds Ave., by 50 ft. N.E. of Maiden Choice Road
Location of Signs: 165 ft. W. of Leeds Avenue 165 ft. N.E. of Maiden Choice Road
Remarks: George H. Halfrich
Posted by: George H. Halfrich Date of return: 6-7-56

MEMORANDUM
TO: Mr. Wilkie H. Adams, Zoning Commissioner
FROM: C. M. Stirling, Jr., Office of Planning
SUBJECT: R-6 to R-1, 13th District - Northwest side of Leeds Avenue, beginning 50 feet northeast of Maiden Choice Road.

In proposals for the 13th District recently approved by the Planning Board, residential zoning is recommended for the area in which the parcel is situated. Reviewing the matter with special reference to the petition at hand, it is recognized that commercial use is fairly extensive on the other side of Leeds Avenue, but it is felt that residential zoning should be maintained along this side to protect existing residences. In addition, it seems that the petitioner's use could be accommodated by reclassification to R-1, which would permit both the retail store office and parking.

CMS/gh

NOTICE OF ZONING PETITION FOR RECLASSIFICATION. 13th DISTRICT. Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an R-6 Zone to an R-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 on the County Office Building, in Towson, Maryland, on the 20th day of June, 1956, at 3:00 P.M. All that parcel of land in the Thirteenth District of Baltimore County on the Northwest side of Leeds Avenue, beginning 50 feet Northeast of Maiden Choice Road, thence Northwesterly and binding on the North 10 feet of Leeds Avenue 225.36 feet; thence North 61 degrees 10 minutes West 100 feet; thence South 59 degrees 11 minutes East 120 feet to the place of beginning, as shown on plat filed with the Zoning Department, being property of E. B. Halfrich Co.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARIST
Catonsville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of *Wilkie 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 days of June, 1956, that is to say the same was inserted in the issues of June 1 and 5, 1956.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

\$35.00
RECEIVED of Edward J. Warren, for the petition of E. B. Halfrich Co., the sum of Thirty-five (\$35.00) dollars, being cost of petition for Zoning Re-classification, advertising and posting property on the Northwest side of Leeds Avenue, beginning 50 feet Northeast of Maiden Choice Road, 13th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

REMARKS:
Wednesday, June 20, 1956
at 3:00 P. M.

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

01.633 - \$14.00
01.623 - \$25.00

RECEIVED
JUN 24 1956
COMMUNITY NEWS
BALTIMORE

MAIDENS CHOICE ROAD

$58^{\circ}48'W$
260'±

E.B. Helfrich Co

262'±

120'±

50'

225.36'

← To LINDEN AVE

To WILKENS AVE →

LEEDS :

AVE

Scale 1" = 50'

