To The Zoning Commissioner of Baltimore County:-

L or we. Robert F. and Mary E. Welsh

#3849

No of Chapman Rd

All that parcel of land in the Second Electrics of Bultimers County on the South-west side of Ilherty Rock, beginning 500 feet Borthwest of Chapman Rock; themes South-mentarly and binding on the Southest side of Ilherty Rock 50 feet, themes South 50 degrees 50 aims as max 500 feet; themes Borth 51 degrees 17 minutes Seat 507 feet, East 500.1 feet; themes South 52 degrees 10 aims East 520.25 feet; themes South 55 degrees 17 minutes Next 55.82 feet; themes Rorth 50 degrees 13 minutes East 50.05 feet; themes South 50 degrees 17 minutes Next 55.82 feet; themes Rorth 50 degrees 36 minutes East 50.05 feet;

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an
Reasons for Re Classification:
Size and height of building: frontfeet; depthfeet; heightfeet.
Front and side set backs of building from street lines: frontfeet; sidefeet.
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 end are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

> Mary E. Welsh Addres Liberty Rd Randalletown My

......1956., that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zening Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the. 1956., at 10..o'clock As ...M. day of July

Zoning Commissioner of Baltimore County

ME. I G TURNSOLL 3849

7/2/56

supervin of Dursbull & Browster, Attorneys, the see of Thirty Five (\$35.00) Bollars, being cost of patition of Robert F. Welsh for reclassification, sivertising and posting property on southwest side of Liberty Road, 500 feet northwest of Chapman Smad, 2nd District.

Zoning Commissioner

RS: PETITION FOR RECLASSIFICATION FROM AN'S-6" Zone to a "B.M." Zone - S.W. Side Liberty Road, 500 feet N.W. Chapman Road, 2nd Disty, Robert F. & Mary E. Welsh, Petitioners

Brenze DEPUTY ZONING COMMISSIONER

Petition No. 3845

...............

Upon hearing on the above petition for reclassification of property from an "B-6" Zone to a "B.M." Zone, after hearing the testimony and giving away consideration it is the entries of the Deputy Zoning Commissioner that the petition should be denied.

The reasons for the denial of said petition are set forth as follows:

- 1. Although there have been few changes with respect to soning in the neighborhood, none were of the magnitude of this request, nor did any of them have more than one hundred (150') feet of depth perpendicular to Liberty Road as compared to this moment natitioning for a perpendicular depth from Liberty Road, a distance of two seven hundred and eighty/(782') feet, more or less. The total area comprises some five and one-half (5%)
- 2. Since there were no plans submitted for the development of this large tract I can only feel that the potition was purely speculative and premature. The Planning Fourd is at present studying this area which is in an expanding residential neighborhood. I feel that the shove statement refers particularly to the recent Court of Appeals' decision in the case of Waitman Zinn ws the Board of Zoning Appeals of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

3849 Date of Posting 6-20-5% Detect 2 Project 2 Come to Con B. M. Jone of reason to the resistance of security of the second of t

#3849 OFFICE OF JUN 1 9 1956 THE BALTIMORE COUNTIAN THE COMMUNITY PRESS
Dandelk, Md.

THE COMMUNITY NEWS Reinterstown, Md. THE HERALD - ARGUS No. 1 Newburg Avenue

CATONSVILLE MD

June 23, 1956.

THIS IS TO CERTIFY, that the annexed advertisement of Welsie H. Adems Joney Commissioner of Bullimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for land, once a week for the 2300 day of the same was inserted in the issues of successive weeks before 1956, that is to say

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager R.

All those two lots of ground situate in the Second Election District of Balti-more County, in the State of Maryland, and described as follows, that is to

BEGINNING for the second thereof on the southwest side of Liberty Road, at a point distant south 51 degrees 17 1/2 minutes east 200 feet from a pipe set at the end of the first or north 51 degrees 17 1/2 minutes west 360 feet line of the parcel of land which, by deed dated October 13, 1948 and

For title see the following two deeds: Deed dated June 4, 1951, and For title see the following two deeds: Deed dated June 4, 1951, and accorded neither the Land Recorder of Battimore County in Liber G. L. B. No. 1975.

An example of the Land Recorder and Irens E. McLaren, his wife unto the said Earl Lane, Jr., and Laren and Irens E. McLaren, his wife unto the said Earl Lane, Jr., and Laren and Earl Lane, Recorder of Battimore County in Liber G. L. B. No. 1958, follo 339, from Earl Lane, Jr., and wife used hereaft of the McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and wife used hereaft in McLaren and Lane, Jr., and Wife used hereaft in McLaren and Lane, Jr., and McLare

July 11. 1956

Mr. Wilsie H. Adams, Zoning Commissioner

O. W. Stirling: Office of Planning

SUBJECT: Zoning Petition #3849. R-O to B-M. 2nd District. Land on Southwest side of Liberty Road, beginning 500 feet Northwest of Chapman Road. Bearing scheduled July 2, 2950

3. It is the opinion of the Deputy Zoning Commissioner

Willfsohn w. Rumian, 150 N.E. 120.

to promote public health, public, morals, public safety, or to the sup-

pression of what is offensive, disorderly, or insanitary, but extends to

so dealing with conditions which exist as to bring out of them the greatest

welfare of the people by promoting public convenience or general prosperity.

the conclusion that the protection of property values is an objective which

falls within the exercise of the police power to promote the general

grounded solely upon such objective or that such purposes is but one of

several legitimate objectives. Anything that tends to destroy property

the entire community will be adversely affected and that the original

changes in this community to warrant such a reclassification. I do hereby

County, this 3/ G day of August, 1956, that the above petition be and

the mame is hereby denied and that the above described property or area

be and the sa e is hereby continued as and to memain an "2-6" Zone.

zoning is correct and because I do not feel there were sufficient

values of the inhabitants of the village necessarily adversely affect the

welfare; and that it is impaterial whether the zoning ordinance is

prosperity, and therefore the general welfare."

deny this potition for reclassification.

that the Supreme Court in quoting from a leading zoning

case in Wisconsin, which established a broad basis for

That case is State vs Carter V. Harper, 196, N.W. 451.

It then cited with approval from a leading New York case

"The police power is not limited to regulations designed

The Court then said "We have no difficulty in arriving at

Because I feel therefore that the general welfare of

Deputy
It is QRDERED by the Zoning Commissioner of Baltimore

Deputy Impatrick

the utilization of the police power is correct and proper.

The truct is located in an expanding residential area for which we are new engaged in detailed land-use analysis. Because of the serious effects on residential properties that an operation of them kind proposed can have, it appears to us that it would be advisable to withhold reclassification until land-use and proposed soming plans are completed by this offices.

CNS/ont

SURVEYOR AND CIVIL ENGINEER

BALTIMORE 14, MARYLAND

--N490-36'E--549.84'---

Note: + denotes stakes 5' off house cors.

V472 W-- 300.30