

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Raven Realty Company, Inc. legal owner... of the property situate

All that parcel of land in the Ninth District of Baltimore County on the Southeast corner of Taylor and Chestnut Avenues, thence running Easterly and binding on the South side of Taylor Avenue 145 feet with a rectangular depth Southerly of 100 feet and binding on the East side of Chestnut Avenue.

RECEIVED
AUG 2 9 1956

COUNTY COMMISSIONERS
OFFICE

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-L 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 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.

RAVEN REALTY COMPANY, INC.

Address: c/o R. Richard Skalkin, Esquire,
Skalkin, Houston, Martin & Taylor
Campbell Building, Towson 4, Maryland

Legal Owner

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June, 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 Bldg., in Towson, Baltimore County, on the 11th day of July, 1956, at 1 o'clock, P.M.

Zoning Commissioner of Baltimore County
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~it is~~ appearing since the adoption of the Zoning Regulations the changes which have taken place in the character of the neighborhood warrant the change, therefore,

It is Ordered by the Zoning Commissioner of Baltimore County this 6th day of August, 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 a B-L (business local) zone.

Robert B. Hamill
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 19th day of August, 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 none zone.

Approved _____
County Commissioners of Baltimore County
Date 12-22-56
By Robert B. Hamill
President Geo. T. Ham

July 6, 1956

MEMORANDUM

TO: Mr. Wilkie H. Adams, Zoning Commissioner

FROM: G. M. Stirling, Jr., Office of Planning

SUBJECT: Zoning Petition #3856, R-6 to B-L, 9th District. Land on Southeast corner of Taylor and Chestnut Avenues. Hearing scheduled July 11, 1956

We do not recommend the reclassification of this tract to B-L.

- (1) The small Park just across Taylor Avenue from the parcel is entirely surrounded by Residential use. The proposed zoning would disturb the integrity of the area which the park defines, and might set a precedent for further commercial incursions.
- (2) Chestnut Avenue is now a quiet cul de sac, which would probably be downgraded if a commercial parking lot existed at its entrance.
- (3) The argument of encouraging deeper commercial use with adequate off-street parking along Harford Road, which applied to the recent reclassification to commercial on Taylor Avenue to the East of Harford Road, does not apply in this case. The Petition at hand concerns a smaller area which, if changed to commercial, would encourage ribbon commercial along Taylor Avenue rather than deep commercial along Harford Road.
- (4) This office is at present actively studying the Parkville area. We do not believe that the pressure of community commercial needs in this locality can be so great as to justify spot encroachment in a residential area prior to our presenting general land-use recommendations.

CMS/oms

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 22, 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 June 22, 1956, at 11:00 a.m., before the 11th day of July, 1956, the first publication appearing on the 22nd day of June, 1956.

THE JEFFERSONIAN

W. H. Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 6-27-56
Posted for: any R-6 zone to an B-L zone
Petitioner: Raven Realty Company, Inc.
Location of property: S.E. Corner of Taylor Ave. & Chestnut Ave. etc.
Location of Signs: Posted on property known as 2801 Taylor Avenue
Remarks: _____
Posted by: George R. Hamill Date of return: 6-28-56

NOTICE OF ZONING PETITION FOR RECLASSIFICATION-9th DIST.
Pursuant to petition filed with the Zoning Commissioner of Baltimore County, on June 12, 1956, for the reclassification of the property located on the Southeast corner of Taylor and Chestnut Avenues, from an R-6 zone to an B-L zone, a public hearing will be held in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 11th day of July, 1956, at 1 o'clock, P.M. The decision made at the hearing will be final and binding on the property. The property owner is advised that failure to appear at the hearing will constitute a waiver of the right to be heard. The Zoning Commissioner of Baltimore County is advised that the property owner has agreed to pay the expenses of the 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.

WILKIE H. ADAMS
Zoning Commissioner of Baltimore County

June 19, 1956

\$35.00

RECEIVED of R. Richard Skalkin, attorney for petitioner, Raven Realty Company, Inc., the sum of Thirty-five (\$35.00) dollars, being cost of petition for Reclassification, advertising and posting property on the Southeast corner of Taylor and Chestnut Avenues, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, July 11, 1956
at 1:00 P. M.

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

RECEIVED
JUL 9 1956
COUNTY CLERK'S OFFICE
111 N.

01652 \$10.00
11.653 \$25.00

9TH DIST.
BALTIMORE COUNTY
MARYLAND.

TAYLOR AVE.

CHESTNUT

AVE.

