MAP Petition for Zoning Re-Classification

The Academy Shopping Center, Inc., legal owner of the property in the First Nutrition of Nutrition Section 1875, and the property singu-ian the First Nutrition of Nutrition County, beginning at the south side of Inhitian theorem 1876, Nutrition 1811 feet west from the outer line of its Apres Land-thness unstarty, on the south side of Inhitmen Section 1876, Apres Land-thness South Independent of the County of Nutrition 1875, and the throad South Independent to the Section 1875, and the Section 18

the state of the s
hereby petition that the zoning status of the above described property be re-classified, purusant to the
Zone I was Baltimore County from an "3-6" zone to an "3-1c" zone.
Reasons for Re-Classification: retail food stores
Size and height of building: frontfeet; depthfeet; heightfeet.
Front and side set backs of building from street lines: frontfeet; sidefeet.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing f 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.



#3857

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ORDERED By The Zoning Commissioner of Baltimore County, this ... 8th day of 19.55, 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 Baltimor County, that property be posted, and that the public hearing hereon be had in the office of the Zoning doner of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the 11th day of July 19 56, at . 2 ... o'clock . P. .. M.

Zoning Commissioner of Baltimore County

July 27, 1956

SECRIVED of The Academy Shopping Center, Inc., the sum of Fifty (\$50.00) Dollars, being cost of appeal to the Board of Zoming Arceals of Baltimore County from the decision of the Zoning Commissioner desping reclassification of property, couth side of Beltimore National Pikr, b31 fost west of St. Agnes Lame, lat

Zoming Commissioner

01.623 soming service charges

BECEIVED JUL 23 1956 COMPTROLLER'S CITICE BY B 3

RE: PETITION MR RECLASSIFICATION FROM AN "R-6" ZONE TO A "B. L." ZONE - S. S. Baltimore National Pike, h31 feet west of St. Agnas Lane - lat District - The Academy Shopping Center, Inc., Petitioner

Pursuant to the advertisement, posting of property and public hearing on the above petition, from the evidence and facts presented at the hearing, it appears that the portion of the subject property fronting on the Baltimore National Pike should be zoned for some type of business but there is some question as to the portion

The very narrow 16 foot paved portion of Old Frederick Road with no sidewalks is very definitely a hazard and any additional traffic caused by the erection of a large super-market and the use of Old Frederick Road by the large trucks servicing the super-market. would be detrimental to the safety of those residents on Old Frederick Road and especially the children going to and from school.

For these reasons and also referring to the Zinn case recently heard by the Maryland Court of Appeals, the Planning Board and the Office of Planning are at the present time making a study for their proposals in this area, the petition for reclassification is bereby demied.

It is this 13th. day of July, 1956, by the Zoning Commissioner of Baltimore County ORDERED that the above petition be and the same is hereby denied and that the above described property

June 19, 1956

RECEIVED of The Academy Shopping Center, Inc., petitioner

the sum of Forty-four (\$64.00) dollars, being cost of petition

for Zoning Reclassification, advertising and posting property

foot West from the center line of St. Agres Lane, First

District of Baltimore County.

01.623-\$10.00 01,623 134.00

the South side of Baltimore Mational Pike, beginning \$31

3.91 0 1956

PROMEET'S OFFICE

RS: PETITION FOR REGIASSIFICATION FROM AN "R-6" Zome to a "B-L" Zom - S. S. Baltimore National Pike h31 feet W. St. Agnes Lam lat Dist. The Academy Shopping Center, Petitioner

BOARD OF ZONING APPEALS OF BALTIMORE COUNTY No.3857

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OPINION

This is a petition for the reclassification, from an "R-6" Zone to a "B-L" Zone of a tract of land on the mouth mide of Baltimore National Pike beginning 431 feet west from St. Agnes Lane and fronting 360.77 feet on the Baltimore National Pike and running through to Old Frederick Road with a frontage thereon of 330 feet.

A large group of protestants appeared before us. They object particularly to traffic conditions on the Baltimore National Pike and to the fact that Old Frederick Road is quite narrow and without sidewalks so that a hazard would be created, particularly with respect to school children who are forced to use this street on their way to and from school.

It is true, as the petitioner pointed out, that most of the properties facing Baltimero National Pike are now zoned commercial and so used.

Recause of the peculiar problem presented by the fact that the subject property fronts on both Baltimore National Pike and Old Frederick Road thereby creating possible problems with respect to traffic congestion and the safety of pedestrians, we have concluded that the future sening of this property should be left to the decision of the Office of Planning and the County Council. The Office of Planning now has this area under consideration and can consider the subject property with relation to the entire neighborhood so that the various problems presented may be

THE COMMUNITY NEWS

new moning map of the First Election District.

effectively determined at the various hearings on the forthcoming For these reasons we have concluded that the petition for reclassification should be denied.

ORDER

For the reasons set forth in the aforegoing Opinion it is this __kth_ day of March, 1957, by the Board of Zoning Appeals of Baltimore County, ONDERED that the reclassification herein requested be and the same is hereby denied.

July 11, 1956

MEMORANDUM

TO:

FROM:

SURJECT: Zoning Petition #3857. R-G to B-L. 1st District. Land on South side of Baltimore National Pike, beginning hil feet West from center line of St. Agnes Lane. Hearing scheduled July 11, 1956.

Since Baltimore National Pike is a major highway, with need for deep set-backs, we would prefer B-R to B-L if reclassification is grabted.

(2) We should like an opportunity to comminicate with you further concerning this Petition before you pass your order.

Pursuant to petition filed with the Zoning Commissioner of Balti-more County for change or re-classification from an R.6 Zone to an B.L. Zone of the property here-inafter described, the Zoning Com-missioner of Baltimore County by On Wednesday, July 11, 1956 at 2:00 P. M.

cinning, as above or

No. 1 Newburg Avenue THIS IS TO CERTIFY, that the annexed advertisement of Welses H. adoms 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 the 30.74 day of June, the same was inserted in the issues of land, once a week for

June 22 and 29, 1850. THE BALTIMORE COUNTIAN By Paul J. Morgan Editor and Manager

THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

CATONSVILLE, MD.

successive weeks before

1956, that is to say

June 30, 1956.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #3857 Date of Posting 6-27-56

