

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Purdy & McPherson, Inc., legal owner of the property situated on the west side of Bel Air Road 245.09 feet south of Kahlan Road and running thence South 41 degrees 57'32" East 50.15 feet; North 48 degrees 52'08" East 195.54 feet; South 41 degrees 57'32" East 115.69 feet; South 51 degrees 57'51" East 200 feet; thence by binding on the said west side of Bel Air Road South 41 degrees 57'32" East 200.50 feet; North 53 degrees 07'39" East 23 265 feet; 32° West 200.50 feet; North 53 degrees 07'39" East 23 265 feet; North 25 degrees 32'50" East 201.57 feet; North 41 degrees 57'32" East 200.50 feet; South 41 degrees 57'32" East 103.56 feet; South 18 degrees 11' 25" West 47.44 feet; and South 46 degrees 50'10" East 38.64 feet to the west side of Bel Air Road and the place of beginning.

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-1 zone.

Reasons for Re-Classification: For authorized commercial use; property is more suitable for B-1 than any other use; general need in this rapidly developing area.

to conform with zoning regulations
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, rear 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 of Baltimore County.

Robert A. Purdy
V.R. Newling
Purdy & McPherson, Inc.
Verdon W. McPherson, President
Legal Owner
Address 608 York Road, Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July 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 Rockford Bldg., in Towson, Baltimore County, on the 28th day of August 1956, at 1 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

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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 19th 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 a R-6 zone to a B-1 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that there is a large undeveloped area zoned "B-1" (business local) the petition to reclassify and should be denied; also there is a study of the area under way for the adoption of the new zoning map.

the above reclassification should NOT be had. It is Ordered by the Zoning Commissioner of Baltimore County, this 28th day of September 1956, that the above petition be and the same is hereby denied; also there is a study of the above described property or area be and the same is hereby continued and to remain a R-6 zone.

Approved _____
Date _____
By _____
President

RE: PETITION FOR RECLASSIFICATION FROM AN R-6 ZONE TO A "B-1" ZONE - West side of Bel Air Road, 245.09 feet South of Kahlan Road, Eleventh District - Purdy & McPherson, Inc. Petitioners

This is an appeal from an Order of Zoning Commissioner refusing the reclassification from an "R-6" Residential to "Business Local" of a tract of land on the northwest side of Bel Air Road south of Kahlan Road.

The tract contains approximately four acres. It surrounds a tract of residentially zoned property which is not included in the petition. The tract does not adjoin any existing commercially zoned land and to single out this property for special consideration would obviously be "spot zoning" without any relation to an overall plan for this community.

This community is rapidly growing but we feel that ample land in the area has already been zoned commercial to meet the neighborhood needs for some time to come. There is a large tract at the intersection of Bel Air Road and Joppa Road zoned "Business Local" and not yet developed and another commercial zone on the opposite side of Bel Air Road just north of this tract. The whole area is now under study by the Office of Planning and a new zoning plan for the area will shortly be proposed.

We feel that if any additional land in this area is to be zoned commercial it ought to be as a result of a careful study of the whole neighborhood and that spot zoning of the type here requested should be avoided.

For these reasons we will sign an Order denying the reclassification.

ORDER

For the reasons set forth in the foregoing Opinion it is this 18th day of December, 1956, ORDERED by the Board of Zoning Appeals of Baltimore County that the reclassification herein requested be and the same is hereby denied.

Charles H. Stirling Jr.
Carl F. Volney
Board of Zoning Appeals
of Baltimore County

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11th
Date of Posting 7-23-56
Posted for: Philip C. Tilghman, Attorney for Purdy & McPherson, Inc.
Petitioner: Purdy & McPherson, Inc.
Location of property: West side of Bel Air Road, 245.09 feet South of Kahlan Road, Eleventh District
Location of Signs: 245.09 feet South of Kahlan Road, Eleventh District
Remarks: None
Signed: _____
Date of return: 7-24-56

\$150.00
RECEIVED of Philip C. Tilghman, the sum of Thirty-Three (\$33.00) For the change or reclassification, advertising, and posting, the property on the northwest side of Bel Air Road beginning 245.09 feet southwest of Kahlan Road, Eleventh District of Baltimore County.

RECEIVED
Wednesday, August 8, 1956
at 1:00 P.M.
County Office Building
111 W. Chesapeake Ave.
Room 105
Towson 4, Maryland

01.622 Adv. \$10.00
01.622 Jan. 20.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. JULY 27, 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., once a week for 2 weeks before the 28th day of August 1956, the first publication appearing on the 20th day of July 1956.

THE JEFFERSONIAN
Manager
Cost of Advertisement, \$.....

OFFICE OF PLANNING

Inter-Office Correspondence
From: O. M. Stirling Jr.
To: Milne H. Adams, Zoning Commissioner
Subject: Petition #3877 - R-6 to B-1

Northwest side of Bel Air Road, beginning 245.09 feet southwest of Kahlan Road, 11th District
Hearing scheduled at 1:00 P. M.

The proposal as presented has the drawback of being a potential influence toward unnecessary traffic conflict. This region is due for rapid residential development in the near future. If the major commercial center is located on Bel Air Road but not at the intersection of Bel Air Road and a major community road, local traffic will be drawn unnecessarily from the community onto Bel Air Road.

On the other hand the region is developing and commercial facilities will be needed. The proposal is well located from the point of view of land use and topography. Furthermore, although no major community road passes by it at present, the southeast corner of this tract is the ideal location for general community road to cross Bel Air Road. And we will be presenting a system of community roads for the region in our proposals for the 11th District - see accompanying study map.

For these reasons, we would be in favor of the proposal, but would like to request that if the reclassification is granted, a strip 60 feet wide for road use be reserved from the commercial zoning on the southeast corner of the tract.

01.603 - Zoning Service Charge

RECEIVED
SEP 11 1956
COMPTROLLER'S OFFICE
790

IN THE MATTER OF THE PETITION :
FOR RECLASSIFICATION FROM AN : BE "R-6" ZONE
"R-6" ZONE TO A "S-L" ZONE - : ZONING COMMISSIONER
WEST SIDE OF BELAIR ROAD, 245.89 :
FEET SOUTH KAHLESTON ROAD, 11TH : OF BALTIMORE COUNTY
DISTRICT, Purdy & McPherson, :
Petitioners :

A P P E A L

MR. CLERK:

Please enter an appeal from the decision of the Zoning Commissioner in the above matter, dated September 5th, 1956, and forward all papers to the Board of Zoning Appeals for Baltimore County.

Turnbull & Brewster

By:

Daniel B. Brewster
Daniel B. Brewster

and

Philip Ogle Tilghman
Philip Ogle Tilghman
Attorneys for Petitioners

OFFICE OF PLANNING

Inter-Office Correspondence

From : O. M. Starling, Jr. -----

August 8, 1956 -----

To : Wilaie H. Adams, Zoning Commissioner

Subject: Petition #3377. 2-6 to S-L -----

Northwest side of Belair Road, beginning
245.89 feet southwest of Kahlston Road,
11th District - (1:00 P. M.)

The proposal as presented has the drawback of being a potential influence toward unnecessary traffic conflict. This region is due for rapid residential development in the near future. If the major commercial center is located on Belair Road but not at the intersection of Belair Road and a major community road, local traffic will be drawn unnecessarily from the community onto Belair Road. On the other hand, the region is developing and commercial facilities will be needed. The proposal is well located from the point of view of land use and topography. Furthermore, although no major community road passes by it at present, the southwest border of this tract is the ideal location for a general community road to cross Belair Road. And we will be presenting a system of community roads for the region in our proposals for the 11th District. See accompanying study-map.

For these reasons, we would be in favor of the proposal, but would like to request that if the reclassification is granted, a strip 60 feet wide for road use be reserved from the commercial zoning reclassification, along the southwest border of the tract.

CMS/gh

July 26, 1956

\$10.00

RECEIVED of Philip O. Tilghman, the sum of ten (\$10.00) dollars for additional cost of the petition of Purdy and McPherson, Inc. for the property on the northwest side of Belair Road beginning 245.89 feet southwest of Kahlston Road, 11th District of Baltimore County.

Zoning Commissioner
of Baltimore County

el. 622 - \$5.00

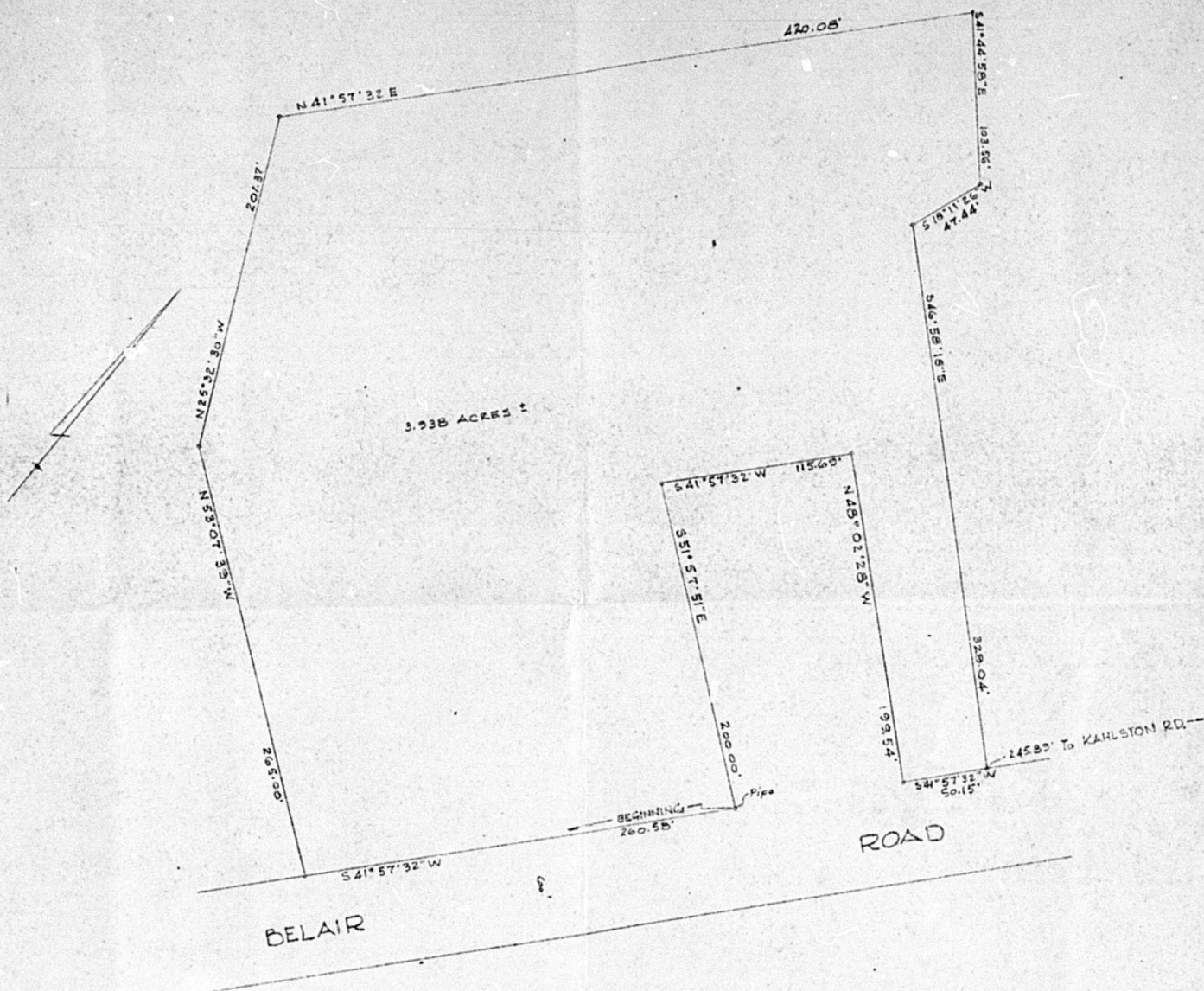
01.623 - \$5.00

RECEIVED

JUL 26 1956

COMPTROLLER'S OFFICE





LAND TO BE REZONED COMMERCIAL FOR
CAROLYN HOMES INC.

BALTO. C. MD.

SCALE: 1" = 50'

ELECT. DIST. No. 11

MAY 1956

G. W. STEPHENS, JR.



Mc PHERSON + PORDY INC