

OFFICE OF PLANNING

Inter-Office Correspondence

From: D. N. Stirling, Jr.
To: Wilhelmina H. Adams, Zoning Commissioner
Subject: Zoning Petition #3940. Ref. to D-4.

- Southwestern corner of Belair Road and Martin Avenue. Hearing scheduled Wednesday, October 3, 1956. 11th District.
- (1) This property is in the center of an established area of substantial homes. The proposed reclassification could possibly be detrimental to adjoining residential uses.
 - (2) Extensive areas already zoned along Belair Road have not yet been developed.

OD:gh

September 11, 1956

\$35.00

RECEIVED of Madley Steelberg, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Reclassification, advertising and posting property on the Southwest corner of Belair Road and Martin Avenue, Fourteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, October 3, 1956
at 1:00 P. M.
Room 108
County Office Building
111 W. Chesapeake Avenue
Towson 2, Maryland

RECEIVED

SEP 13 1956

COMPTROLLER

61.693-810.10
61.693-825.10

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

All that parcel of land in the Fourteenth District of Baltimore County on the Southwest corner of Belair Road and Martin Avenue; thence running Southeast and binding on the Northwest side of Belair Road 163 feet; thence North 13 degrees 31 minutes West 276.5 feet; thence North 46 degrees 10 minutes West 163.9 feet to the Southwest side of Martin Avenue; thence Southeast and binding on the Southwest side of Martin Avenue 261 feet to the place of beginning.

RE: PETITION FOR RECLASSIFICATION FROM
All "B-6" ZONE TO A "B-1" ZONE - Sub.
Cor. Bel Air Road and Martin Ave.,
11th District - Madley Steelberg,
Petitioner

Pursuant to advertisement, posting of property and public hearing on the above petition, upon hearing the testimony and after having seen the subject property, it is to be noted that to grant the reclassification would be "spot zoning" and purely for speculation on the part of the land owner.

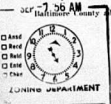
The petitioner does not have any plans for the use or development of this property and to add more commercial zoning along Bel Air Road in spots or as a ribbon is completely without forethought or proper planning. In fact ribbon zoning is frowned upon as much as "spot zoning" would be in this area.

The property has been used for residence purposes since 1920 and I feel this use is proper as does the Office of Planning.

The petitioner failed to prove either that the original zoning was erroneous or that there have been any changes in the area to warrant such a reclassification.

It is this 9th day of January, 1957, by the Deputy Zoning Commissioner of Baltimore County, ORDERED 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 to remain an "B-6" Zone.

Deputy Zoning Commissioner
of Baltimore County



ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of Sept. 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, 111 W. Chesapeake Ave., on the 3rd day of October, 1956 at 1 o'clock P. M.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 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. at 2 times before the day of October 1956, the first publication appearing on the 14th day of September 1956.

THE JEFFERSONIAN,
R. J. Jeffers, Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14
Posted on: 14th day of September 1956
Petitioner: Madley Steelberg
Location of property: S.W. Cor. of Belair Rd. and Martin Ave. 11th Dist.
Location of Sign: Southwest corner of Belair Road and Martin Avenue
Remarks:
Posted by: Hays R. Hummel
Date of return: 9-26-56

1910 in Baltimore County, State of Maryland. Being more accurately described as: Beginning for the same at the corner formed by the intersection of the northwestern side of the Belair Road and a sixteen foot Avenue, as laid down on a plat of the property of Robert L. Martin, surveyed by William Whitney, County Surveyor, September 11th, 1920, running thence along the southwestern-most side of said Avenue (with the use thereof in common with others entitled thereto) north 41 degrees 16 minutes West 267 feet to lot number nine (9); running thence bounding west 147 feet 9 inches to the outline of the whole tract, as laid down on said plat, running thence south 41 degrees 31 minutes east 276 feet 5 inches to the northwestern-most side of the Belair Road, running thence bounding on the northwestern-most side of the Belair Road north 45 degrees 8 minutes east 147 feet to the place of beginning. Being known and designated as lot number ten (10), as laid down on the plat of the intended to be recorded immediately prior hereto among the Plat Records in the Clerk's Office of the Circuit Court for Baltimore County.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "B-6" zone to an "B-1" zone.

Reasons for Re-Classification: Proposed site for business locations.

Size and height of building: front 100 feet; depth 100 feet; height 25 feet. Front and side set backs of building from street lines: front 25 feet; side 20 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.



Legal Owner
Address 17 Madelena Ave.

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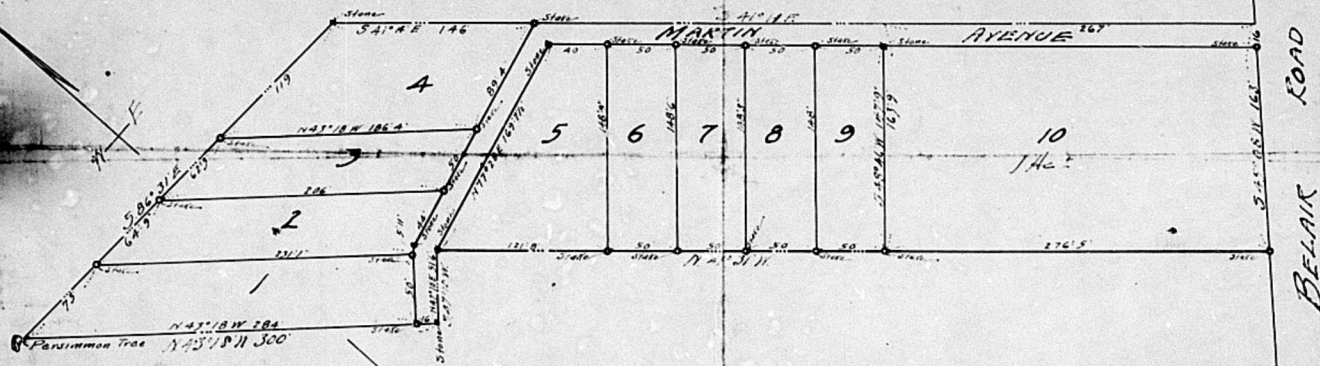
Zoning Commissioner of Baltimore County

(over)

7/156

MARTONIA
PROPERTY OF
ROBERT L. MARTIN
14TH DIST. BALTO. CO

Chas. Martin & N.P.
Sept 11
John W. Whitney & N.P.
Sept 11, 1920

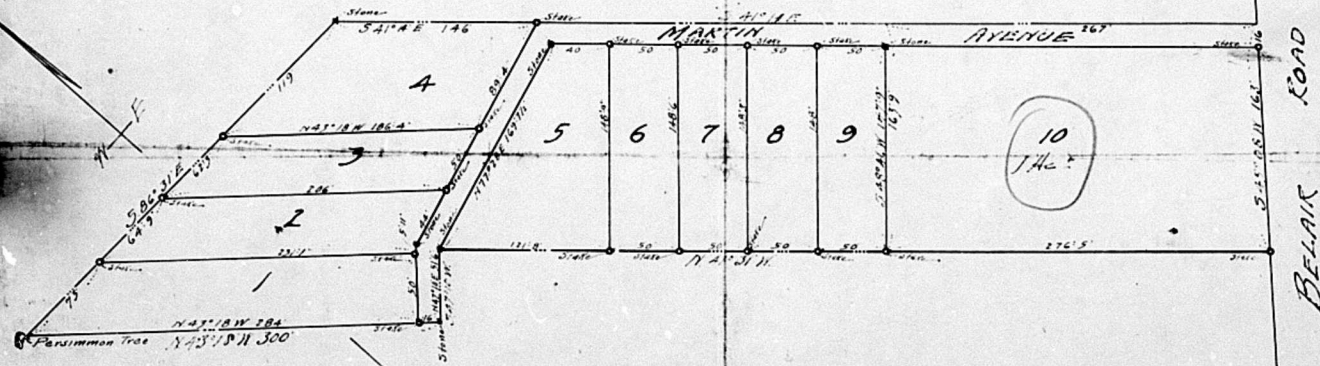


Scale Correct to inch
William Whitney
County Surveyor for Balto Co
Tolson Md Sept 11, 1920

7/156

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