

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, MARY FLANAGAN, legal owner, of the property situated at 244 Burke Ave. Towson, Md. 1107
known as lots 34-35, 1164 Ave NW
File 14.

All that parcel of land in the Ninth District of Baltimore County on the Northwest corner of Burke Avenue and Hillen Road, thence running westerly and binding on the North side of Burke Avenue 110 feet, thence northerly 125 feet, thence easterly 5 feet to the West side of Hillen Road, thence binding on the West side of Hillen Road and running southerly 110.5 feet to the place of beginning.

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

Reasons for Re-Classification: Property suitable for a commercial use
Development of the property is in progress

Size and height of building: front 30 feet; depth 32 feet; height 25 feet.
 Front and side set backs of building from street lines: front 27 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.

Mary Flanagan
Mary Flanagan
Mary Flanagan
 Address 244 Burke Ave.
Towson, Md.

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 hereon be had in the office of the Commissioner of Baltimore County, in the Hickford Building, in Towson, Baltimore County, on the 3rd day of October 1956, at 3:00 o'clock P.M.

Zoning Commissioner of Baltimore County
 (over)

IN THE MATTER OF PETITION FOR RECLASSIFICATION - "B-1" Zone to a "B-1" Zone - H.V. Corner Burke Avenue and Hillen Road, 9th District - Mary Flanagan, Maurice J. Carper, Petitioners

BEFORE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing from the testimony and after having seen the subject property, it is the opinion of the Deputy Zoning Commissioner that this request should be denied.

If this property were to be reclassified it would be the eventual ruin of the entire neighborhood and would be completely without regard or reference to the adoption of the New Zoning Map on November 11, 1955. To grant the reclassification, especially after the Planning Board has completed an extensive land use study of the Ninth District, would be completely without regard to anything that which is proper or even considered as proper zoning.

The petitioners failed to show that either the original zoning was erroneous or that there have been any changes in the area to warrant any such reclassification. A change or reclassification of this type could only be called "spot zoning" and is considered the worst type of zoning by all authorities.

Mrs. Flanagan's situation is realized by this Department and any effort to solve her problem by rezoning would only result in the entire neighborhood changing into a myriad of commercial establishments.

lements. None of which, because of the lack of space and proper planning, would land anything to improve the area.

In order to improve Mrs. Flanagan's situation, the alleged violation of Doctor Maurice J. Carper and his use of his property shall be investigated.

It is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24 day of October, 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 an "B-6" (residence) Zone.

Robert P. Hapstick
 Deputy Zoning Commissioner
 of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

MEMORANDUM
 From Dr. M. Stirling Jr.
 To Mrs. M. Adams, Zoning Commissioner
 Subject Zoning Petition #3942 - Rd. to B-1.

9th District. Northwest corner of Burke Avenue and Hillen Road. Hearing scheduled, Wednesday October 3, 1956.

Quoting from the minutes of the January 18, 1956 meeting of the Planning Board:

"Acquisition of Property on Hillen Road. Mr. Hill outlined the problem of the extension of Knollwood Road, across Burke Avenue to connect with Hillen Road, and the current feasibility of acquiring a residential property to make this connection possible. After a short discussion, Mr. Hillman made the following resolution:

RESOLVED, That the Board inform the Board of County Commissioners that, in its opinion, this property will be needed for the extension of Knollwood Road and should be purchased now if it can be acquired at a reasonable cost. Mr. Frauts resumed the action and it was carried."

The tract for which a reclassification from B-6 to B-1 is requested in Zoning Petition #3942 is the direct path of the proposed extension of Knollwood Road and its acquisition will be more costly to the County if the reclassification is granted.

Apart from these considerations, the proposal is close to a rather bad angular intersection, additional on-street parking incidental to this use would increase traffic hazards and congestion. It is clearly impracticable to provide any off-street parking on this lot.

OW:gh

August 22, 1956

\$35.00

RECEIVED of Mary Flanagan, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Zoning Reclassification, advertising and posting the property on the North side of Burke Avenue and the South side of Hillen Road, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
 of Baltimore County

September 7, 1956

\$3.00

RECEIVED of Dr. Carper, for petitioner, Mary Flanagan, the sum of Three (\$3.00) dollars, being cost of additional sign located on the North side of Burke Avenue and the South side of Hillen Road, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
 of Baltimore County

trd

01.623-63.00

SEP 7 - 1956
 CONTROLLER'S OFFICE
 BY 711

01.623-810.00
 01.623-825.00

RECEIVED
 SEP 22 1956
 CONTROLLER'S OFFICE
 BY 711

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 21 1956

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the day of October 1956, the first publication appearing on the 14th day of September 1956.

The UNION NEWS
W. F. Howard
 Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

3942

District 9th
 Date of Posting 9-19-56
 Posted for an R-6 zone to an B-1 zone
 Petitioner Mary Flanagan
 Location of property M. W. Cor. of Burke Ave. & Hillen Road, etc.
See Map
 Location of Signs on corner of Burke Ave. & Hillen Road, and on
110 ft. West of Hillen Road on N. 95 of Burke Ave.
 Remarks See Map
 Posted by George R. Howard Date of return 9-20-56

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RIDGE AVE

SCALE 2"=60'
LOTS N³⁴ 35-36-37
PLAT 1300.5 WPC NR 7
FOLIO-14
MRS MARY FLANAGAN
WIDOW
Air burth

