Petition for Zoning Re-Classification January 18.

To The Zoning Commissioner of Baltimore County:-

xwakwe, The Swarthmore Co., Description of B-L Zone at

4050

THE SMARTHERES CO.
SE corner of Joppa &
Darbury Mds.

the South Undar proof of last in the Minth District of Baltimore County on the Southeast corner of Jepps and Bankury Banks (said Backury Bank Sungar Sungar

of Pleasant Plains Road 30 feet wide and to intersect the ninteenth line of said deed at a point distant 15,00 feet from the beginning of said the canterior of the plaint of the plaint of the canterior of Pleasant Plains Road South2e 531 00° west 186,30 feet to the north side of Donbury Road extended easterly to intersect the said centerline of Pleasant Plains Road, thomce binding on the said of Donbury Road of Set wide the three following courses and distances, viz: first North 67° 07' 00° West 250,11 feet, second along a curve to the left with a radius of 60.50 feet following courses and distances, viz: first North 67° 07' 00° West 250,11 feet, second along a curve to the left with a radius of 60.50 feet for an arc distance of 273,36 feet 271,92 feet and third North 60° 04' 27" West 22.55 feet to intersect the east side of Danbury Noad 60° feet wide, thence binding on said east side of Danbury Noad 60° feet wide, thence binding on said east side of Danbury Noad North 80° 47' 35° West 265,76° feet to intersect the said fifteenth line of said deed at a point 290.00 feet from the end of said line, thence binding on part of said fifteenth line and on the south side of said Jopen Road North 31' 12' 25° East 200.00 feet to the place of said speak and 12' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet to the place of 1200 pages Road North 31' 12' 25° East 200.00 feet from the contress of 1200 pages Road North 31' 12' 25° East 200.00 feet from th

Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

boles

The Swarthware '0... Address 8403 Loch Raven Blvd.

ORDERED By The Zoning Commissioner of Baltimore County, this 1hth day of ... 1957 ..., that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the day of Pehruary 19 57 at 1 o'clock Pa M ... 13th

Zoning Commissioner of Bultimore County

657 AN 4050 ATMEN'

Re: Petition for Reclassification from "R-6" and "R-6 Zones to "3-1" Zone S.E. Cor. Joppa and Danbury Roads 9th Dist, The Swarthmore Company, Patitionar

Door Mr. Adams:

Thank you for your letter of April 2hth, enclosing copy of your Order in the above Petition in case \$6050.

May 6, 1957

On behalf of Mr. Walter Feldman, one of the adjoining owners, her protestants, we wish to enter an Appeal from your Order of

Yours very truly.

Johnson Bowie, Esquire Duncan Building Towson h. Maryland

Beginning for the same at a point on the south side of Joppa Road 40 fest wide, said point of beginning being on the first wide, said point of beginning being on the first wide of the Land described in a deto The Swarthners Company and recorded in a deto The Swarthners Company and recorded mong the Land Records of Belliance County in Liber G. 18, 26594 folio g 312 at a point distant 90.00 feet westerly as not beginning being also firstenth in form of a 1.809 acre tract of land now mode B-1 they not courses and distance; 18: 48.906 sere tract of land now some B-1 and courses and distance; 18: 42.906 feet to intersect the centerline of Pleasant Plains Road 30 feet wide and to intersect the canterline of said deed at a point distant 10.00 feet to intersect the centerline of said deed at a point distant 10.00 feet on intersect the nintesenth lines of said deed at a point distant 10.00 feet on intersect the nintesenth lines of said deed at a point distant 10.00 feet on intersect the said centerline of pleasant Plains Road South 22 33 00° west 186.30 feet to the north side of Doobury Road of Set wide the there following course and distances, viz: first North 67° 07' COF west 220.11 feet, second and contrasted the said center of the said second by a chord bearing North 27° 33 14' west 121.92 feet and third North 50° 04' 27' west 22.50 feet to intersect the said scott had so Joppa Road 40 feet wide and to intersect the said scott had of Joppa Road 40 feet wide and to intersect the said scott had of side deed at point officerable line and on the said scott had of Joppa Road 40 feet wide and to intersect the said scott had of said deed at a point officerable line and on the said scott had of said deed at a point officerable line and on the said scott had of said deed at a point officerable line and on the said scott had on Joppa Road 40 feet wide and to intersect the said scott had on Joppa Road 40 feet wide and to intersect the said scott of beginning.

Containing 2.901 acres of land more or less.

Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

adelean Markey Company

1 P. m

The Searthmore Co. Address 8403 Loch Rayen Blvd.

January 1957..., that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the ______ __day of __February.______ 19.57, at__1_o'clock.Pa__M.

Zoning Commissioner of Baltimore County

4050

MAP #9

SE C. 3-4

BL

RE: PETITION FOR REGLASSIFICATION:
FROM "R-6" and "R-0" Zonos to
"R-1" Zono - S. E. Cor. Joppa:
and Danbury Roads, 9th Dist.,
The Searthcore Co., Fetitionar:

BENCRE ZONTING COMMISSIONER

OF BALTIMORE COUNTY No. 1050

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A hearing having been held on the above petition for reclassification of the property described therein from "R-6" and "R-6" (residence) Zones to a "B-L" (business local) Zone, from the facts presented at the hearing it was disclosed that the subject property is adjacent to an existing "Business Roadside" Zone and is shown as such on the new Ninth District Zoning Map. Dambury Road being a new road intersecting Joppa Road and actually on part of the development of the Eudowood tract, should be considered a natural boundary and the granting of the reclassification of the parcel of land between the existing "Business Roadside" Zone and Darbury Road would not be detrimental to the health, safety and the general welfare of the community.

At the time the new Ninth District map was prepared complete plans were not presented for the development of the property.

For the above roasons it is the opinion of the Zoning Commissioner that the reclassification of the property, IN PART,

It is this 250 day of April, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that, that part of the above described property, hereinafter described, should be and the same is \$4050

IN THE MATTER OF PETITION FROM RECLASSIFICATION FROM R.G. and R.G. Zones to a R.L. Zone S. E. Cor. Joppa and Danbury Roads, 9th Dist, Ph. Sarkthaore Company, Petitioner Research Recognition of the Sarkthaore Company, Petitioner Research Recognition Recogniti

COUNTY BOARD SEC.3. BL

ORDER

Upon the aforegoing Stipulation, it is hereby ORDERED and ADJUDGED by the County Board of Appeals of Baltimore County, that the Order of the Zoning Commissioner of Baltimore County in the above entitled matter, dated April 24, 1957, by and the same is hereby affirmed.

IN THE MATTER OF PETITION POR RECLASSIFICATION PRON Re-G* and "R-G" Zones to a "B-L" Zone - S. & Cor. Joppa and Banburg Reddi, 9th Dist., The Swarthmore Company, Petitions:

BEFORE THE COUNTY BOARD OF APPEALS

APPEAL OF WALTER A. PELDMAN, 1116 MUNSEY BUILDING, BALTIMORE 2, MARYLAND STIPULATION BETWEEN THE PARTIES TO THE PROCEEDING

County Board of Appeals County Office Building Towson 4, Maryland Gentlemen:

It is stipulated between counsel for the sole Appellant in this cause, WALTER A. PELDMAN, and counsel for THE SWARTHMORE COMPANY, owner of the property involved in this Appeal, as follows:

1. That this Board be and it is hereby requested to enter an Order affirming the Order of the Zoning Commissioner, dated April 24, 1957, which is the subject of the appeal in this

2. All rights of further appeal by any party to this proceeding are expressly waived.

Appellant Miltoney (of Appellant, Valter A. Perlant, Valter A. Perlant,

Attorney for Appellee

hereby reclassified, from and after the date of this Order from an "H-6 and "R-G" (residence) Zones to a "B-L" (business local) Zone.

The property soreclassified is more particulary described

South ride of Jopps Hoad beginning 500 feet west of Flessant Plain Boad, there westerly, on the south side of Jopps Boad, 500 feet to the seat side of proposed Barbury Boad with a rectangular depth southerly of 150 feet and binding on the seat side of bunbury Boad. Bothup property as shown on plat of this Porter.

The remaining portion of the property, described in said potition, is continued as and to remain an "R-G" (residence) Zone.

200ing Comissioner of Baltimore County

OFFICE OF PLANNING

Por Office of Planning February 13, 1957 To Milsig H. Adans, Zoning Commissioner

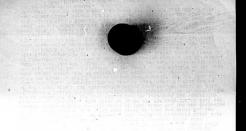
Subject . Zoning Potition #2050. R-6 and R-G to B-L. Southeast corner of Joppe and Denbury Roads. Approximately 32 acres. 9th District. Hearing February 13, 1957.

In recommending the present southern an Western limits to the B-L cone at the southwest limits to the B-L Zone at the southwest corner of cone at the southwest corner of the fact that it is less injurious to make the lock into consideration the fact that it is less injurious to make the lock that contains a superior that for the fact that it is less injurious to make the property than for the fronts of residential and commercial properties to fine each other than the forest of residential and commercial properties to fine each other than the forest of residential and commercial properties to fine each other than the forest of residential and commercial properties to fine each other than the forest of the fo

The subject proposal would move the south and west borders of this corner commercial some back to the centerline of banbary Road and boxbary Road, creating the front to front condition which was avoided in the recent resoning of the 9th District.

The resulting down-greding of residential properties, on the west side an unbury Bond and the nonthmestern side of Dembury Road, would be continued to the continued to the continued to the properties perchasers. This is practically then by virtue of the fact that these properties lie within a new subdivision, where relatively high property wales subdilly is ordinarily assumed.

Existing residences on the easterly side of Pleasant Plains Road, south of the commercial sees that lies on the southeast corner of Pleasant Plains and Jopp Roads would be similarly affected.



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 & R-G zone to an R-L Reasons for Re-Classification: To extend existing zoning to meet developed streets Size and height of building: front _____feet; depth _____feet; height ___ Front and side set backs of building from street lines: front.... feet : side 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.

The Sparthwore Co. Address 8403 Loch Raven Blvd.

January 1957., that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 19. 57, at .. 1 .. o'eloek . Pa .. M. ...13thday of ... February......

2/13/57 1 P. m Zoning Commissioner of Baltimore County

DEPARTMENT OF PUBLIC WORKS OF BALTIMORE COUNTY Inter-Office Correspondence

Prom GEORGE R. LEWIS To _____CHARLES L. FITEPATRICK Subject Zoning Petition #1050
Reclassification
S/E Corner Joppa Road and Pleasant Plains Road

Any rezoning of this area should exclude the areas required for the widening of Joppa Road and Pleasant Plains Road.

Pifteen foot (15') widening is needed on Pleasant Plains Road to furnish a 60' right of way. Fifteen foot (15') widening is needed on Joppa Road to provide a 70' right of way.

The above mentioned rights of way are shown on the plat submitted with the application for zoning.

February 4, 1957

\$50.m

CC: Mr. Stirling (Planning)

Sobruary 1h. 1957

\$42.25

RECEIVED of Swarrissore Realty, Inc., the sum of Forty-two dollars and twenty-five cents (\$12.25), being cost of petition for Zoning Reclassification, advertising and posting of property on the Southeast corner of Joppa and Danbury Roads, Minth District of Baltimore County. Thank you.

Zoning Commissioner of Baltimore County

11623-842.05

On Wednesday, Prhesary 12, 1867 thread and described should be changed for the changed for the changed for the change of the change 2/1/57. +150

THIS IS TO CERITFY, 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 .tm9 ... successive weeks before the _13th day of .F.ebruery 195. 7.., the first publication appearing on the25th......day of .January...7.

The UNION NEWS

CERTIFICATE OF PUBLICATION

01.602-500

The Swarthmore Company, petitioner.



May 6, 1957

ESCRIVED of J. Thomas Welsh, Atterney, for Protestants,

Zoning Comissioner

the sum of Fifty (\$0.00) Dollars, being cost of appeal to the Board of Appeals from the decision of the Zoning Commissioner granting the reclassification, in part, of property at the southeast corner of Joppa and Dambury Roads, 9th District,

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland # 4050

Posted for length-ly to A- A Zone See an B- L Zone
Posted for Like Lyspelly well leavy pays
Posted for John Lyspelly well leavy pays
Legisla of poster Southeast Counce of Jogge + Warshuy fol 2 Me
See Stale rogation of Steam good organis could be and by grounged on the residence of the Steamer Mills and Steamer Mills and Steamer London Steamer Steamer Steamer Steamer

