

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

Known as, The Swarthmore Co., legal owner, & of the property situated

Description of B-1 Zone at January 14, 1957

All that parcel of land in the Ninth District of Baltimore County on the Southeast corner of Joppa and Danbury Roads (said Danbury Road being approximately 170 feet wide of Pleasant Plains Road) thence running easterly and binding on the South side of Joppa Road 200 feet; thence South 82 degrees 10 minutes East 150 feet; thence South 71 degrees 20 minutes East 399.61 feet to the West side of Pleasant Plains Road; thence running southerly and binding on said road 186.30 feet to the North side of Danbury Road; thence westerly and binding on said road 508.95 feet to the East side of Danbury Road; thence Northerly and binding on said road 286.70 feet to the place of beginning.

of Pleasant Plains Road 60 feet wide and to intersect the nineteenth line of said deed at a point distant 15.00 feet from the beginning of said nineteenth line, thence binding on part of said nineteenth line and on the centerline of said Pleasant Plains Road South 22° 53' 00" West 186.30 feet to the north side of Danbury Road extended easterly to intersect the said centerline of Pleasant Plains Road, thence binding on the said extension of the north side of Danbury Road and on the said north side of Danbury Road 60 feet 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 666.50 feet for an arc distance of 273.84 feet said curve being subtended by a chord bearing North 78° 53' 14" West 271.92 feet and third North 50° 04' 27" West 22.55 feet to intersect the east side of Danbury Road 60 feet wide, thence binding on said east side of Danbury Road North 8° 47' 39" West 265.76 feet to intersect the said south side of Joppa Road 40 feet wide and 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 Joppa Road North 81° 12' 25" East 200.00 feet to the place of beginning.

Containing 2.901 acres of land more or less.

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

The Swarthmore Co.,
Legal Owner
Address 8403 Loch Raven Blvd.,

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of January, 1957, 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 13th day of February, 1957, at 1.00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

JOHN THOMAS WELSH
ATTORNEY AT LAW
700 WASHINGTON AVENUE, 12
TOWSON, M.D.
MAY 6, 1957

Walter Adams, Zoning Commissioner
Baltimore County
Towson 4, Maryland

Re: Petition for Reclassification from
"B-1" and "B-2" Zones to "B-1" Zone
S.W. Cor. Joppa and Danbury Roads
9th Dist., The Swarthmore Company,
Petitioner

Dear Mr. Adams:

Thank you for your letter of April 12th, enclosing copy of your Order in the above Petition in case #1050.

On behalf of Mr. Walter Feldman, one of the adjoining owners, and other protestants, we wish to enter an Appeal from your Order of April 25, 1957.

Yours very truly,

CC: Johnson Lewis, Esquire
Dunham Building
Towson 4, Maryland

J. Carroll Power, Esquire
430 Equitable Building
Baltimore 2, Maryland

J. Carroll Power
430 Equitable Building
Baltimore 2, Maryland

Beginning from the same at a point on the south side of Joppa Road 40 feet wide, said point of beginning being on the fifteenth line of the Land described in a deed dated May 10, 1950 from The Hospital for Consumptives of Maryland to The Swarthmore Company and recorded among the Land Records in Baltimore County in Liber C.L.B. #2694 folio # 312 at a point distant 90.00 feet westwardly measured along said fifteenth line from the end thereof, said point of beginning being also the northwest corner of a 1.809 acre tract of land now owned B-1 and the northeast corner of said tract of land zoned B-1 the two following running thence binding on said tract of land zoned B-1 the two following courses and distances, viz: first South 8° 47' 39" East 150.00 feet to the centerline of Pleasant Plains Road 30 feet wide and to intersect the nineteenth line of said deed at a point distant 15.00 feet from the beginning of said nineteenth line, thence binding on part of said nineteenth line and on the centerline of said Pleasant Plains Road South 22° 53' 00" West 186.30 feet to the north side of Danbury Road extended easterly to intersect the said centerline of Pleasant Plains Road, thence binding on the said extension of the north side of Danbury Road and on the said north side of Danbury Road 60 feet 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 666.50 feet for an arc distance of 273.84 feet said curve being subtended by a chord bearing North 78° 53' 14" West 271.92 feet and third North 50° 04' 27" West 22.55 feet to intersect the east side of Danbury Road 60 feet wide, thence binding on said east side of Danbury Road North 8° 47' 39" West 265.76 feet to intersect the said south side of Joppa Road 40 feet wide and 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 Joppa Road North 81° 12' 25" East 200.00 feet to the place of beginning.

Containing 2.901 acres of land more or less.

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

The Swarthmore Co.,
Legal Owner
Address 8403 Loch Raven Blvd.,

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of January, 1957, 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 13th day of February, 1957, at 1.00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR RECLASSIFICATION
FROM "B-1" and "B-2" Zones to
"B-1" Zone - S.W. Cor. Joppa
and Danbury Roads, 9th Dist.,
The Swarthmore Co., Petitioner
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 1050

A hearing having been held on the above petition for reclassification of the property described therein from "B-1" and "B-2" (residence) Zones to a "B-1" (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, Danbury Road being a new road intersecting Joppa Road and actually on part of the development of the Railroad 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 Danbury 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 reasons it is the opinion of the Zoning Commissioner that the reclassification of the property, IN PART, should be granted.

It is this 25th 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

IN THE MATTER OF PETITION
FOR RECLASSIFICATION FROM
"B-1" and "B-2" Zones to a
"B-1" Zone - S.W. Cor. Joppa
and Danbury Roads, 9th Dist.,
The Swarthmore Company, Petitioner

BEFORE THE
COUNTY BOARD
OF APPEALS

ORDER

Upon the foregoing 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.

Date: June 13, 1957

IN THE MATTER OF PETITION
FOR RECLASSIFICATION FROM
"B-1" and "B-2" Zones to a
"B-1" Zone - S.W. Cor. Joppa
and Danbury Roads, 9th Dist.,
The Swarthmore Company, Petitioner

BEFORE
THE COUNTY BOARD OF APPEALS

APPEAL OF WALTER A. FELDMAN, 1116 MURRAY
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. FELDMAN, 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 proceeding.
2. All rights of further appeal by any party to this proceeding are expressly waived.

Walter A. Feldman, Appellant
Attorney for Appellant,
Walter A. Feldman

William Adams
Attorney for Appellee

OFFICE OF PLANNING

MEMORANDUM

From: Office of Planning
To: Walter A. Adams, Zoning Commissioner
Subject: Zoning Petition #1050 - Re: S.W. Cor. Joppa and B-1 to B-2.
Southeast corner of Joppa and Danbury Roads.
Approximately 3 acres, 9th District.
Hearing February 13, 1957.

In recommending the present southern and western limits to the B-1 Zone at the southeast limits to the B-1 Zone at the southeast corner of Joppa Road and Danbury Road, this office took into consideration the fact that it is less injurious to residential properties for their rear yards to abut on the rear yards of commercial property than for the fronts of residential and commercial properties to face each other across a street.

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

The resulting down-grading of residential properties, on the west side of Danbury Road and the southwestern side of Danbury Road, would be contrary to the reasonable expectations for property value stability of their prospective purchasers. This is particularly true by virtue of the fact that these properties lie within a new subdivision, where relatively high property value stability is ordinarily assumed.

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

11622-50.2

JOPPA

DANBURY

N87°12'25"E

PROPOSED 15 FT. WIDENING

EXIST R-G

N87°12'35"051

ROAD

N50°04'21"W

42.28'

21655.80' L-273.84'

DOXBURY

CH N78°53'14"W

271.92'

N61°07'00"W

ROAD

250.11'

PARASANT PLAINS

PROPOSED

S72°53'00"W

186.30'

461.3

WIDENING ROAD

PRESENT ZONING - B-L
1.807 ACRES.

2.301 ACRES!

EXIST R-G

ROAD

500 FEET WEST

290'

100.00'

BEARING -
S 67°33'E

1500'

1570'

S71°20'11"E

290'

AREA TO BE REZONED
FROM

R-G & R-G TO B-L
LOCH RAVEN MANOR

BALTA CO. MD. ELECT. DIST. NO. 9
SCALE: 1" = 50' JANUARY 11, 1957.

Georgie William Stephens, Jr.
and Associates, Inc.
Engineers
10 McGraw Avenue
Baltimore, Maryland

✓
#4050
MAP
#9
SEC. 3-C