

4056  
W. S. LeCompte  
Petitioner  
13th Dist.  
1957

4056  
MAP  
#13  
B-L

January 22, 1957

Mrs. G. Roland Wise  
5518 Selma Avenue  
Baltimore 27, Md.

Dear Mrs. Wise:  
Replying to your letter of December 15, 1956 addressed to the Building & Zoning Department concerning certain conditions which have not been complied with since the granting of the reclassification of property of Walker S. LeCompte, and Lida E. LeCompte, on the west side of Southwestern Boulevard 290 feet north of Selma Avenue, I wish to advise as follows:

1. That the increased lighting arrangements have been checked by the Zoning Department and were found to be permissible under the existing Regulations and Restrictions.
2. If the broadcast of music and talking are such as to constitute a nuisance relief may be obtained by application to the Baltimore County Police Department. The same broadcast in themselves are not a violation of the Zoning Regulations.
3. A Zoning Department Inspector will investigate your complaint relative to the moving van and you will be advised in due course.
4. The hedge has been planted to comply with the section of the Board's Order requiring screening. A screening such as would completely shut off from view the subject property from Selma Avenue was never contemplated and it is my opinion the property owner is in compliance with the requirements of the Order.

We appreciate the interest of the residents in calling in to question the performance of the restrictions contained in the Board's Order, but feel that, except for the moving van, no conditions exist which are within our power to correct.

Very truly yours  
Eugene F. Adams, Chairman

RE: PETITION FOR RECLASSIFICATION  
W/S SOUTHWESTERN BOULEVARD,  
290 FEET NORTH SELMA AVENUE,  
THIRTEENTH DISTRICT  
Petitioners: Walker S. LeCompte  
and Lida E. LeCompte  
BEFORE THE  
COUNTY BOARD OF APPEALS  
No. 1056

OPINION

This is a petition for a reclassification from an "B-6" Zone to a "B-1" Zone of a parcel of land roughly 1/2 acre square located between Southwestern Boulevard and Selma Avenue.

The testimony indicates that there has been a steady trend toward commercial growth on Southwestern Boulevard in the area of this parcel, and that the reclassification should therefore be granted.

However, the Petitioner, who indicates that it is his intention to use the premises as a Drive-In for ice cream, requests ingress and egress from Selma Avenue as well as Southwestern Boulevard. We do not feel that the operation of the business sought necessitates commercial encroachment on this wholly residential street and therefore, deny access from Selma Avenue.

The following restrictions are made as conditions of the reclassification:

- (1) That all lighting shall be placed and erected so as to shine and reflect toward Southwestern Boulevard; none shall be placed or directed toward Selma Avenue.
- (2) That vehicular ingress or egress to Selma Avenue is denied.
- (3) That the Selma Avenue side of the property shall be screened by shrubbery or hedge.

ORDER

For reasons set forth in the foregoing Opinion it is this 27th day of May, 1957, by the County Board of Appeals ORDERED that the reclassification from an "B-6" Zone to a "B-1" Zone be and the same is hereby granted, subject, however, to compliance with the restrictions in the above Opinion.

COUNTY BOARD OF APPEALS  
*Charles J. Gorman*  
*James J. Gorman*  
*William M. Gorman*

RE: PETITION FOR RECLASSIFICATION  
FROM AN "B-6" Zone to a "B-1" Zone - W. S. LeCompte and Lida E. LeCompte, Petitioners  
BEFORE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
No. 1056

Pursuant to the advertisement, posting of property and public hearing on the above petition, upon hearing the testimony and after having seen the tract which is the subject of this petition and because there have been sufficient changes in the area to warrant this reclassification, the reclassification should be granted.

It is this 27th day of March, 1957, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for reclassification from an "B-6" Zone to a "B-1" Zone be and the same is hereby granted, subject, however, to compliance with the following provisions:

1. That all lighting shall be placed and erected to shine and reflect toward Southwestern Boulevard and none to be placed or aimed toward Selma Avenue.
2. That any areas allowed for ingress or egress on the Selma Avenue side of the property shall be the only portion of that side of the property to be excluded from having at least a three foot planting of shrubbery or private hedge, complete its entire length.

*Charles J. Gorman*  
Deputy Zoning Commissioner  
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—  
I, or we, Lida E. and W. S. LeCompte, legal owner... of the property situate

All that parcel of land in the Thirteenth District of Baltimore County on the West side of Southwestern Boulevard, beginning 290 feet North of the South cut-off of Selma Avenue; thence South 85 degrees 17 minutes West 175 feet to Southeastern Boulevard 206 feet; thence South 85 degrees 17 minutes West 175 feet to the East side of Selma Avenue; thence South and thence on the East side of Selma Avenue 140 feet; thence leaving Selma Avenue and running Westerly 125 feet to the West side of Southwestern Boulevard and place of beginning.

hereby 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:  
.....

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.  
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 of Baltimore County.

*Lida E. LeCompte*  
*W. S. LeCompte*  
Legal Owner  
Address *886 Francisco Ave 27*

ORDERED By The Zoning Commissioner of Baltimore County this 21st 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, at 111 N. Chesapeake Ave., in Towson, Baltimore County, on the 20th day of February 1957, at 1 o'clock P. M.

Zoning Commissioner of Baltimore County  
(over)

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning, February 20, 1957  
To: Walter H. Adams, Zoning Commissioner  
Subject: Zoning Petition #1056, B-6 to B-1

West side of Southwestern Boulevard, beginning 290 feet North of the South cut-off of Selma Avenue. Approximately 1/2 acre, 13th District.

In new Zoning Proposals recently completed by this office for the 13th District, the classification is recommended for the subject property and for all other properties on both sides of Selma Avenue south of the small commercial concentration at Sulphur Spring Road to the dead-end at Southwestern Boulevard. Apartment zoning would make office use possible for the subject property. We do not recommend the requested change to B-1.

- (1) Access to the requested B-1 is not possible from Southwestern Boulevard. All access, including wheelchair servicing, would thus have to come from Selma Avenue, creating a traffic hazard on a residential street.
- (2) The commercial area along East Drive between Linden Avenue and Sulphur Spring Road is clearly the commercial center of the neighborhood and extended Commercial Zoning within and adjacent to this area is recommended in our new Zoning Proposals for the 13th District.
- (3) The west side of Selma Avenue is lined with dwellings of good type on B-6 site lots, from its intersection with Sulphur Spring Road south to where it is cut off by Southwestern Boulevard. These B-6 single-family residences are beginning to be cut up into apartments, but are by no means abandoned. Any further commercialization on the east side of Selma Avenue may tend to cause a fall in value of these residences and should be discouraged.
- (4) The filling station adjacent to the subject property is not an argument in favor of the Petition, since the more commercial property will merely mean further pressure on the residences.

*Walter H. Adams*  
*W. S. LeCompte*  
*W. S. LeCompte*

*Walter H. Adams*  
*W. S. LeCompte*  
*W. S. LeCompte*

OS:gh

January 30, 1957

\$35.00  
RECEIVED of Lida E. LeCompte, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Reclassification, advertising and posting property on the West side of Southwestern Boulevard, beginning 290 feet North of the South cut-off of Selma Avenue, Thirteenth District of Baltimore County.  
Thank you.

Zoning Commissioner  
of Baltimore County

RECEIVED  
February 20, 1957  
at 1:00 P. M.

Room 108  
County Office Building  
111 N. Chesapeake Avenue  
Towson, Maryland

RECEIVED  
MAR 27 1957  
COUNTY'S OFFICE

*111 N. Chesapeake Ave.*  
*110*

March 27, 1957

\$50.00  
RECEIVED of Mrs. Roland Wise the sum of Fifty (\$50.00) Dollars being cost of appeal to the Board of Appeals from the decision of the Zoning Commissioner granting reclassification of property on the west side of Southwestern Boulevard 290 feet south of cut-off of Selma Avenue, 13th District.

Zoning Commissioner

01.621

RECEIVED  
MAR 27 1957  
COMMISSIONER'S OFFICE

NOTICE OF  
ZONING PETITION  
FOR RECLASSIFICATION -  
13th DISTRICT

Pursuant to petitions filed with the Zoning Commissioner of Baltimore County for change or reclassification from a R.6 Zone to a B.1. Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, February 20, 1957  
at 1:00 P. M.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Business Local to wit:

All that parcel of land in the Thirteenth District of Baltimore County on the West side of Southwestern Boulevard, beginning 290 feet North of the South cut-off of Selma Avenue; thence Northerly and binding on the West side of Southwestern Boulevard 290 feet; thence South 65 degrees 17 minutes West 175 feet to the East side of Selma Avenue; thence Southerly and binding on the East side of Selma Avenue 140 feet; thence leaving Selma Avenue and running Easterly 125 feet to the West side of Southwestern Boulevard and place of beginning, as shown on plat plan filed with the Zoning Department, being property of Lida E. and W. S. LeCompte.

By Order of  
WILSIE H. ADAMS,  
Zoning Commissioner  
of Baltimore County.

Feb. 1-8

OFFICE OF  
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
Reisterstown, Md.

THE HERALD - ARGUS  
Catonsville, Md.

THE COMMUNITY PRESS  
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 9, 1957

THIS IS TO CERTIFY, that the annexed advertisement of  
*Wilsie H. Adams, Zoning Commissioner  
of Baltimore County*  
was inserted in THE BALTIMORE COUNTIAN, a group of  
three weekly newspapers published in Baltimore County, Mary-  
land, once a week for 2 successive weeks before  
the 9th day of February, 1957, that is to say  
the same was inserted in the issues of

*February 1 and 8, 1957.*

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*  
Editor and Manager

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4056

District 13<sup>th</sup>

Date of Posting 2-6-57

Posted for: an R-6 zone to an B-1 zone

Petitioner: Lida E. & W. S. LeCompte

Location of property: W/S of Southwestern Blvd., by 290ft. N. of Selma Ave.  
etc. See Plat

Location of Signs: West side of Southwestern Blvd. 390ft. North of Selma Avenue,  
another sign 390ft. North of Selma on the East side of Selma Avenue.

Remarks: \_\_\_\_\_

Posted by *George R. Hammett*

Signature

Date of return: 2-7-57

