Petition for Zoning Re-Classification MAP

To The Zoning Commissioner of Baltimore County:-

x or we See below

Baltimore National Bank and Venes Fiper, Trustees under the Will of Goucher Tase, deceased. Property situated on the northwest jerner of Pleasant Hill Road and Relaterstown Road etaig known and described as Ro. 11000 Relaterstown Road.

1000 Relaterstown Road.

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Reasons for Re-Classification. To change said non conforming use of a grocery store to a drug store and professional offices.

Size and height of building: front 25 feet; depth 17 feet; height 2116" feet Front and side set backs of building from street lines: front 24 feet; side 15 feet. sety to be posted as prescribed by Zoning Regulations.

of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

JAMES FIFER AND FIDELITY-BALTIMORE NATIONAL BANK, TRUSTEES under Fidelity-Baltimore Natl Bk. Cames Piper

OPPOPED to The Zening Commissioner of Rultimore County, this 1st day of April 19.57, 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 111 W. Chesapeake Awe.

Zoning Commissioner of Baltimore County, deep thing, in Towon, Baltimore County, on

5/6/57

Zoning Commissioner of Baltimore Count

RE: PETITION FOR RECLASSIFICATION FROM AN Failthing for ADDIASSIFICATION FROM A "Relio" Zone at the S. W. Cor. Reisterstown and Fleasant Hills Roads, Fourt District - Jas. Piper & Fidelity-Baltimore National Bank, Trustess under will of Goucher Tase, Fettiloners

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing from the testimony presented at the hearing it was disclosed that the property enjoyed a nonconforming use for a grocery store. At the time of the adoption of the new zoning map for the Fourth District it was felt that since the area was predominantly residential this use did not conform to the area and, therefore, was somed "R-10" (residential).

There has been no change in the character of the neighborhood and no apparent error in the zoning at the time of the adoption

For the reasons above it is the opinion of the Zoning Commissioner that the reclassification should be denied.

It is this Ltd. day of June, 1957, by the Zoning Commissioner of Baltimore County, OMDERED that the above petition be and the same is hereby denied and that the above described property rea be and the same is hereby continued as and to remain an "B-10"

RE, PETITION FOR RECLASSIFICATION : TROM R.10 Zone to B.L. Zone - Southwest cor. of Relaterstown : Southwest cor. of Relaterstown : District - James Piper & Pidelity-Balthore National Bank Trustees under will of Goucher Tase - Petitioners :

BEFORE THE COUNTY BOARD OF APPRAIS OF BALTIMORE COUNTY

. OPINION

The petition in this case seeks a reclassification from an R.10 Zone to a B.L. Zone on a certain triangular parcel of land located on the corner of Reisterstown Road and Pleasant Hill Road. The property is presently the site of a 12 story brick building which has apparently had a nonconforming use as a grocery store for some time.

The petitioners indicate a desire to remodel and improve the building for the purpose of a drug store and Doctors' offices. Testimony produced on the petitioners' behalf shows both a change in the neighborhood from farm land to residential development, and a need in the community, arising from such development, for such services.

The Board is cognizant of the residential growth in the neighborhood and desires to make no change that may be construed as a change in its present residential character. Yet, the Board is convinced of the validity of the need for the use sought and knows that such improvements cannot be provided by a special exception under the present Zoning laws. Rezoning is therefore required if the need is to be met, and the Board will therefore grant the petition, but only with respect to the 24' x 57' parcel of land upon which the

present building rests. In addition, we will grant a Variance from the area regulations under Section 233 to permit the desired improvement and remodeling upon the present building site, and a Use Permit under Section 409.4 for parking upon such of the petitioner's residential property which abuts on Pleasant Hill Road.

- 2 -

Since the building has historically been used continuously for commercial purposes, and the above reclassification is severely restricted to said building, the Board does not feel that this reclassification indicates a change from residential to commercial use in the neighborhood.

ORDER

For the reasons set forth in the aforegoing opinion, it is this W day of August, 1957 by the County Board of Appeals, ORDERED that the reclassification petitioned for be and the same is hereby granted from an R.10 Zone to a B.L. Zone and it is further ORDERED that a Variance from the area regulations under Section 233 and a Use Permit under Section 409.4 be and the same is hereby granted.

April 16, 1957

RECEIVED of G. R. Str'ckroth, for the petition of James Piper and Fidelity-Baltimore National Bank, the sun

of Thirty-five (\$35.00) dollars, being cost of petition for

Zoning Reclassification, advertising and posting property

on the Southwest corner of Reisterstown and Pleasant Elli

Roads, Fourth District of Baltimore County.

COUNTY BOARD OF APPEALS

RE: FETITION FOR REGLASSIFICATION FROM AN "R-10" Zone to a "B-L" Zone at the S.W. Cor. Reisterstown and Fleasant Hill Ross, Player & Fidelity-Beltimore National Bank, Trustess under will of Goucher Tase, FetEloners

BEFORE

BALTIMORE COUNTY

APPEAL

Mr. Commissioner:

Please enter an appeal from your Order dated June 6, 1957 in the above entitled matter denying the Petition for Heclassification and forward all papers and exhibits in the case to the County Board of Appeals.

- JUN 17-1957

Department Of Public Works BUREAU OF LAND DEVELOPMENT Inter-Office Correspo

GEORGE R. LEWIS

MISIE H. ADAMS.

Zoning Petition #4125 neclassification S/W Cor Reisterstown Road and Pleasant Hill Road District h

Parking as indicated is not acceptable. Spaces must be a minimum of 8' from street property line.

Owner would be given one entrance (24' maximum) off of Pleasant Hill Road.

It is requested that soming be withheld from the area between the existing building and Pleasant Bill Road in order to provide for future widening. The attached plan shows the area referred to and the proposed right of way.

May 3, 1957

cc: Kr. Stirling (Planning)

July 5, 1957

4125

SECRIVED of While T. Ratchey, Attorney for James Piper. et al, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner denying the reclassification of property at the southwest corner of Spisterstown and Pleasant Hill Roads, hth District.

Zoning Consissions

JUL 5 1957 COMPTROLLER'S OFFICE

HEART NG :

01.622-825,00

OFFICE OF PLANNING

MEMORANDUM

Inter-Office Correspondence

From Office of Planning	May 6, 1957
To Mr. Wilsie H. Adams, Zoning Commissioner	
Su .eet Zoning Petition #1125	

R-10 to B-L. Southwesternmost corner of Reisterstown Road and Fleasant Hill Road. Approx. 2/7 acres. 4th District. Hearing: May 6, 1957 (10:00 a.m.)

- (1) This Office is opposed to the reclassification, in view of the very recent adoption of a new zoning map for the 1th District. It does not appear that the new map was erromeous in the zoning classification assigned to the site, and there has been no significant change in the neighborhood since the date of adoption.
- (2) Information as to the extent to which the building is to be used for retail purposes and for doctors' offices is not given. Thus, it is impossible to determine whether an adequate number of parking spaces is provided for the floor space.
- (3) The Bureau of Land Development is expected to comment on road widenings.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

District 4 th Date of Posting 4-23-57

Posted for: Gn A-10 3 cml to an B-1 3 one

Petitioner: James By Just Kellely Batter Jah Bank etc.

Location of property: W. Corny of Benturbayers and Measuret July James

Lawrence Hope Restrictioner of Sentenberry April Devent July

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Remarks:

Remark

NOTICE OF ZONING PETITION FOR RECLASSIFICATION.

4th DETRILCT
Pursuant 3b petition fiel with
the Zoning Commissioner of Battle
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classification from a R.10 Zone to
a R.L. Zane of the property here
ingfore described, the Econing Comnisioner of Battlineer County, by
althority of the Zoning Act and
Rogalishies of Battlineer County
and the County of County
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On "coday, May 6, 1957

at 1698 A.M. to determine whether or not the following mentioned and described to the following mentioned and described the following mentioned for the following mentioned for the following and the following following the following control of Raiderstown and Pleasant Hill Beads; there running vectory and holdings on the South-Westery and holdings on the South-Westery and holdings on the South-Hills feet the South-Hills feet the South-Hills feet the feet to the V-3 runned as of Pleasant Hill Read 210,51 feet to the V-3 runned as of Pleasant Hill Read 210,51 feet to the place of beginning an above on the fine of the feet to the V-3 runned as of Pleasant Hill Read 210,51 feet to the place of beginning as above on the fine of the feet to the V-3 runned feet to the Zarder James I fiper and Felder's Plants I fiper and Felder's Plants I fiper and Felder's Plants I fiper and Felder's Reads and work will of Georgher Taxes.

By Order of WILSIE H. ADAMS, Zoning Commissioner of Baltimore County. OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reinterstown, Md. THE COMMUNITY PRESS

THE HERALD - ARGUS Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

april 27, 1957.

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie H. adams joining Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, agroup of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 27LL day of successive weeks before the same was inserted in the issues of

april 19 and 26, 1957.

MICROFILMED
THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Managen

SUCROFILMED,

