

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

McC. Small
Herbert W. Small and Elizabeth, legal owner of the property situate
S. W. Corner Leeds Avenue and Knecht Avenue
Arbutus, Maryland

All that parcel of land in the 13th District of Baltimore County on the Southwest corner of Leeds and Knecht Avenues; thence running Westerly and landing on the South side of Leeds Avenue 95 feet; thence South 38 degrees 55 minutes East 150.3 feet to the North side of Southwestern Boulevard; thence Westerly and landing on the North side of Southwestern Boulevard 35.5 feet to the West side of Knecht Avenue; thence Westerly and landing on the West side of Knecht Avenue 150.3 feet to the place of beginning.

herby 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 **R-6** zone.

Reasons for Re-Classification: **To construct and occupy an office building.**

Size and height of building: front **32** feet; depth **28** feet; height **one story** ft.

Front and side set backs of building from street lines: front **30** feet; side **10** feet.

Property to be posted as prescribed by Zoning Regulations.

I, **McC. Small**, 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 for Baltimore County.

Herbert W. Small
Elizabeth M. C. Small
 Legal Owner

Address: **4902 Leeds Avenue**
Arbutus, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this **20th** day of **April**, 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, **111 W. Chesapeake Ave.**, in Towson, Baltimore County, on the **20th** day of **May**, 1957, at **1:00 P.M.**

Zoning Commissioner of Baltimore County

(over)

OFFICE OF PLANNING

Inter-Office Correspondence

From: **Office of Planning**, May 20, 1957

To: **Mr. Millic Adams, Zoning Commissioner**

Subject: **Zoning Petition 4136, S.W. to S.E. Southwest Corner of Leeds and Knecht Avenue**
 Approximately 3 acres, 13th District.
 Hearings: May 30, 1957 (1:00 p.m.)

- Land-use surrounding the property on the three sides already developed is residential, with one exception of a civic nature which is permitted in residential zoning. For this and other reasons, we have recommended residential zoning for the site, in new zoning proposals for the 13th District which are substantially completed.
- A good part of the subject tract will be needed for road improvement in the relocation of Knecht Avenue, although no plans are yet available. Set-back requirements will take additional time. This area may well restrict available space for the office building to a point where it is questionable whether any practical plan can be worked out, with or without possible variances that would not interfere with site distances.
- It appears to this office that in the event of granting, it would be reasonable to protect County interests in this case, by making the reclassification itself subject to site plan approval by the Bureau of Land Development and the Office of Planning.

OS:dg

RE: PETITION FOR RECLASSIFICATION:
 FROM an "R-6" Zone to a "B-1" Zone - S. W. Cor. Leeds and Knecht Aves., 13th District - Herbert W. Small and Elizabeth McC. Small, Petitioners
 BEFORE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 No. 4136-X

Pursuant to the advertisement, posting of property and public hearing on the above petition, from the testimony presented at the hearing and upon inspection of the subject property, it appears that the property is a vacant lot located within a block which is developed with about eight dwellings and is across the street from residential dwellings.

The Office of Planning has completed the Land Use Study for this area and recommends that the proper use for this and surrounding properties is residential. To some this individual lot would be the beginning of a change which would cause the remainder of the block to be zoned.

There were about fifteen residents from both sides of Leeds Avenue at the hearing protesting the reclassification of said property.

It is this **20th** day of May, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the above petition be and the same is hereby denied and that the above described property or area should be and the same is hereby denied and to remain an "R-6" (residence) Zone.

John H. Adams
 Zoning Commissioner
 of Baltimore County

May 15, 1957

\$5.00

RECEIVED of Herbert W. Small, petitioner, the sum of Five (\$5.00) dollars due to cover cost of advertising and posting signs on the Southwest corner of Leeds and Knecht Avenues, 13th District of Baltimore County.

Thank you.

Zoning Commissioner
 of Baltimore County

trd

RECEIVED
 MAY 15 1957
 COUNTY CLERK'S OFFICE

01622-15.10

Department of Public Works BUREAU OF LAND DEVELOPMENT Inter-Office Correspondence

From: **GEORGE H. ADAMS**, May 17, 1957

To: **WILLIAM H. ADAMS**
 Subject: **Zoning Petition**
 Reclassification - R-6 to B-1
 Small Property
 S/W Cor Leeds and Knecht Aves.
 District 13

This office requests that if this zoning is granted, it shall be subject to approval of site plan by the Office of Planning and the Bureau of Land Development.

As indicated in the minutes of the Zoning Advisory Committee, this site will be materially affected by the re-alignment of Knecht Avenue; however, no definite plans are available.

Plans for any use of this tract must be worked out with the Office of Planning and the Bureau of Land Development.

George H. Adams
 Chief - Permit Section

OS:ls

CC: Mr. Stirling (Planning)

STATE OF MARYLAND STATE ROADS COMMISSION 100 EAST LAMBERT STREET BALTIMORE 8, MD.

May 14, 1957

Mr. Millic Adams
 Zoning Commissioner
 Baltimore County Office Building
 Towson 1, Maryland

Re: Zoning Petition No. 4136
 R-6 Zone to B-1 Zone
 Southwest Corner Leeds and Knecht Avenues

Dear Mr. Adams:

This office has reviewed the subject zoning petition and would like to request that the Zoning Commission limit the access of this property to Leeds Avenue. The limited access to Southwestern Boulevard creates an undesirable location for an entrance and/or exit.

Thank you for your co-operation.

Yours very truly,

Edward D. Kelly
 Assistant Engineer

TS:lpw

cc: Mr. O. W. Stirling

THE BALTIMORE COUNTEAN THE COMMUNITY NEWS Baltimore, Md. THE HERALD-ARGUS Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

May 11, 1957

THIS IS TO CERTIFY, that the annexed advertisement of **William H. Adams, Zoning Commissioner of Baltimore County** was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 11th day of May 1957, that is to say the same was inserted in the issues of

May 3 and 10, 1957.

THE BALTIMORE COUNTEAN

By **Paul J. Morgan**
 Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

4136

District **13** Date of Posting **5-8-57**

Posted for: **Ans. R-6 Zone to B-1 Zone**
 Petitioner: **Herbert Small**

Location of property: **S.W. Corner of Leeds and Knecht Avenues, etc.**
 See Map

Location of Signs: **On S.W. Corner of Leeds and Knecht Avenues, etc.**
 On the S.W. Side of Leeds on S.S. of Knecht Avenue.

Remarks: **See Map**

Posted by: **George H. Adams** Date of return: **5-7-57**

April 30, 1957

\$35.00

RECEIVED of Herbert W. Small, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition, advertising and posting property situate Southwest corner of Leeds and Knecht Avenues, 13th District of Baltimore County.

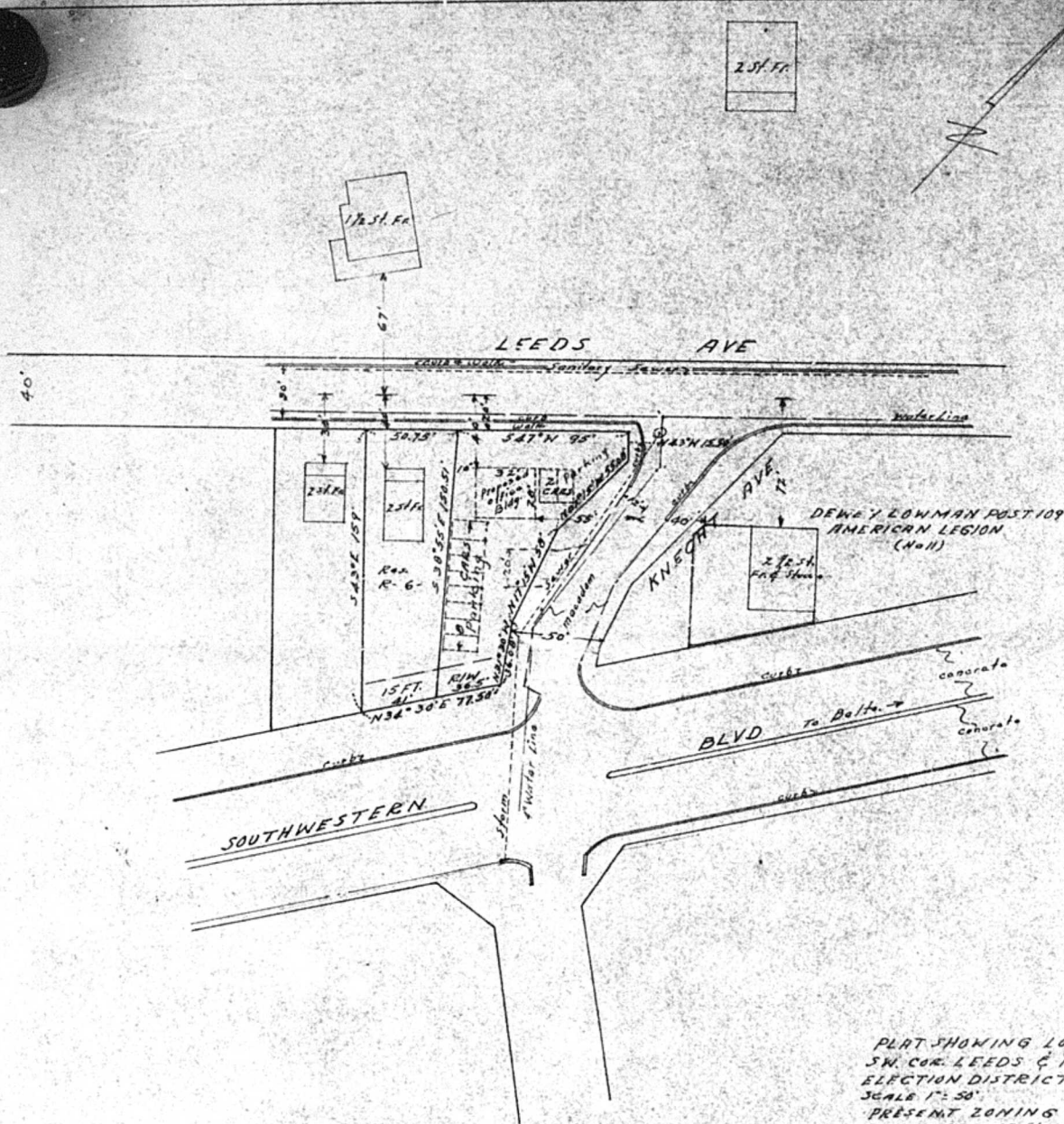
Thank you.

Zoning Commissioner
 of Baltimore County

HEARING:
 Monday, May 20, 1957
 at 1:00 P.M.
 Room 103
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland

RECEIVED
 APR 30 1957
 COUNTY CLERK'S OFFICE

01622



PLAT SHOWING LOT AT
SW. COR. LEEDS & KNECHT AVES.
ELECTION DISTRICT 13 OF BALTO. CO.
SCALE 1" = 50' APR. 12, 1957
PRESENT ZONING R-6
AREA 8500 sq. ft.
EXISTING USE - VACANT
PROPOSED USE - OFFICE BLDG.
PROPOSED ZONING - BUSINESS LOCAL
CHAS. W. HEMLER

