## Petition for Zoning Re-Classification

To The Zoning Commissioner of Raltimore County:-

James L. Franke

All that pured of land in the Yearteenth District of Baltimore Goody on the Northwest corper of Philadelphia Road and Pine Grow Agenes; there running westerly and binding on the North side of Philadelphia Road 125,78 feet; themee North 25 degrees 38 minutes that 215 feet; themee North 55 degrees 67 minutes Bast 90, feet to the Wast laid of Pine Grove Arenes; themee southerly and Binding on the Wast laid of Pine Grove Arenes; themee southerly and Binding on the Wast laid of Pine Grove Arenes 215 feet to the place of Lunghard, and the Wast laid of Pine Grove Arenes 215 feet to the place of Lunghard, when the Wast laid has a large when 215 feet to the place of Lunghard, when the Wast laid has a large when 215 feet to the place of Lunghard Research and the Wast laid with the Zening Department, Wedney Property of Jones 1, French

Zoning Law of Baltimore County, from an ... R-6

Beasons for Re Classification: Character of the neighborhood has changed from time of original zoning. Adjacent properties are already zoned as Business Local, Applicant's frontage of 125 feet on Philadelphia Boad is only lot in entire block which is still goned residential.

Size and height of building: front.......feet; depth.....feet; height.....feet. Front and side set backs of building from street lines: front.... Property to be mosted 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 Ballimore County adopted pursuant to the Zoning Law for Baltin

Legal Owner

Manp

Value 1329 Pinegrove Avenue (6)

ames ?

OPDERED By The Zening Commissioner of Baltimore County this 3rd day of June ... 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 Zoning Commissioner of Baltimore County in the Reckard Bldg. in Towson, Baltimore County, on the 8th day of July 19 57 at 11 130 clock A. M.

NOTIFY: Philip F. Bernett, Esq. 7528 Phila Road BALTS 6.

Zoning Commissioner of Baltimore County (mer) 7/8/57

RECEIVED of Philip F. Bennett, Esq., attorney for petitioner James L. Franke, the sum of Five dollars (\$5.00) to cover cost of additional advertising of the property located on the Northwest comment of Pulladelphia Road & Pine Grove Avenue - 11th District of Haltimore County.

Thank you.

01.621- \$5.00

JUL 8 1957 COMPTRELLER'S OFFICE By Thors

Northwest corner of Philadelphia Road & Pinegrove Avenue located in 14th Election District of Baltimore County, Md.

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

Reasons for Re-Classification: Character. of the neighborhood has changed from time of original zoning. Adjacent properties are already zoned as. Business Local, Applicant's frontage of 125 feet on Philadelphia Boad is only lot in entire block which is still zoned residential.

Size and height of building: front\_\_\_\_\_feet; depth\_\_\_\_\_feet; height\_\_ Front and side set backs of building from street lines: front..... 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.

ames J Manke Legal Owner

Address 1329 Pinegrove Avenue (6)

ORDERED By The Zoaing Commissioner of Baltimore County, this..... 3rd ......, 19..57, that the subject matter of this petition be advertised, as required June 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 Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on ...... 1957., at 11:30 elock... A... M. 8th day of July

June 17, 1957

RECEIVED of James L. Franke, petitioner, the sun

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

advertising and posting of property situate North west

District of Baltimore County.

corner of Philadelphia Road and Pine Grove Avenue - 14th

Zoning Commissioner of Bultimore County

JUN 1 8 1957

NOTIFY . Philip F. Bennett, Esq. 7528 Phila. Road Balto 6. V

\$35.00

HEARING:

Monday, June 8, 1957 at 11:30 a.m.

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

Zoning Commissioner of Baltimore County 11:30

OFFICE OF PLANNING

July 8, 1957

From Office of Planning To Mr. Wilsie H. Adams

Subject Zoning Petition #1883 R-6 to B-L. Morthwest corner of Fhiladelphia Road and Pine Grove Ave. Approx 1/2 acre, likh District. Hearing: July 8, 1957 (11:30 A.M.)

The file on this Petition contains the following statement: "The character of the neighborhood has changed from the time of the original seming, Adjacent preparaties are already zened as bundness local. The applicant's frontage of 125 feet on Philadelphia Road in the only let in the entire inject will see a residential." This statement is correct, if "adjacent's is atill comed as residential.\* This statement is correct, if "adjacent" is taken in its narrowest sense, as not including properties this directly opposite the subject property across Maliadajhia Road or Him Grova Avennes. Rowever, the implications are milacading, since the soning along this section of Maliadajhia Road (at. 7) is mixed, anothing a series of convertal "spects" rather than a Sold or nat 7) sold converted frontage.

Further the character of the oxighterhoof has charged in an important cases which stands in spontitum to the proposal. The Tabasti Riphway has taken a good part of the Traffic formutly carried by Sector 7. When the Sortheat Decreasing is completed with the great capacity for through traffic, and the stands are compared with the great capacity for through traffic, see the stands of the stands

As a residential "Peeder-Red", Note 7 offers no appeal or institution for an extensive foreign of comercial satisfiablement of the Sconista-Smitses variety. Good planning for traffic corrections and off-atreet parking armost that the residential gravies conserved development that will be needed should be grouped in deep areas which give clear access and ample spaces for off-street parking.

Well established conserval centers, natural cores for good local con-morphism of the conservation of Spring Avenue and Route 7, some 600 ft. to the North-east and at the intersection of Chesco Ave. and Route 7, the Chesco Avenue of Chesco Avenue of Chesco Avenue of Chesco Avenue shopping locations and to strengthen the shift of the whole area to good residential development, it would be desirable to continue the subject tract in residential tens. This view appears to be strengtheend by the fact that the Petitioner has expressed not definite intention as to the particular con-servation to be covered by the Del Zoning. The nort ranginal 3-L enterprises, contary; to the best intersets of local-development, come to rind.

Q5/11

and it appearing that by reason of location, being an extension of an existing "B-L" Zone which completes the block between Doris Avenue and Pine Grove Avenue, the granting of which will not be detrimental to the health, safety and the general welfare of the community, the above re-classification should be had It Is Ordered by the Zoning Commissioner of Baltimore County this ... 914. ... 19.57, t sat the above described property or area should be and the same is to a "B-L" (business local) Milio N. Colam Pursuant to the advertisement, posting of property and public hearing on the above petition as ... the above re-classification should NOT be had It Is Ordered by the Zoning Commissioner of Baltimore County, this, ..., 19 ....., that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a Zening Commissioner of Baltimore County

County Commissioners of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland # 4183

Date of Posting 6-26-57 Potitions: Jesus B-6 Jone to an B-4 Jone
Potitions: Jesus B. Standy
Location Jeografy J. M. Corner of Michael John St & Jesus Develore

ete: Su Plat Location of Signs: Morthwest Corner of Cheladelphia Met and Bene Grove avenue:

Posted by Bloge A. Hummed Date of return: 6-27-57

CERTIFICATE OF PUBLICATION

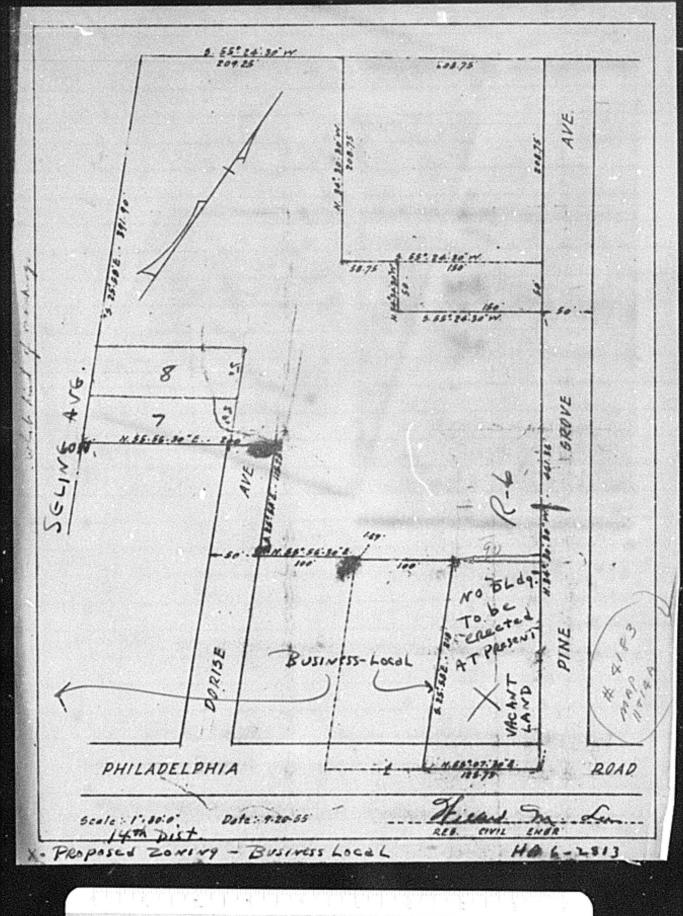
ing Chemisteller of Rallinners of Linkey, in the Change or Preliminarity of the Change of the Lorentz of the Change of the Project's hereinafted in the Change Change Change Chemisteners of Change Ch 19 57

0

TOWSON, MD..... June 28, 19, 57 THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., EMEXIONERA w.2. times ... maximix make before the .... 8th ...

July ....., 19.57, the first publication appearing on the 21st day of June

> THE REFERSONIAN, ho Jauret



30

PARAGON 56 3224

K.E

REUFFEL & ESUCA CO

09