

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

That we, WILLIAM F. VITALE & ANITA V. VITALE, legal owner, of the property situate Baltimore County and being known and designated as Lots Nos. 9 and 10 as shown on the Plat of Bel Joppa Park, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book L, No. L.M. No. 9, Folio 40.

THE IMPROVEMENTS are now known as No. 8862 Belair Road.

All that parcel of land in the Eleventh District of Baltimore County on the Northwest side of Belair Road, beginning 663 feet Southwest of Joppa Road; thence Southeasterly and baring on the Northwest side of Belair Road 100 feet W with an average rectangular depth Northwest of 225 feet, being Lots 9 & 10, Plat of Bel-Joppa Park.

herby 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 zone to an B-1 zone.

Reasons for Re-Classification: General neighborhood has been and is changing since original classification owner is medical doctor and desires to use property for professional offices for doctors & dentists.

Size and height of building: front 25 feet, depth 45 feet, height 35 feet. Front and side set backs of building from street lines: front 32 feet, side 37 feet. 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.

William F. Vitale
Legal Owner
Address: 8862 Belair Rd., Baltimore 6, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of September, 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 thereon be had in the office of the Zoning Commissioner of Baltimore County in the Beekman Bldg., in Towson, Baltimore County, on the 23rd day of September, 1957, at 10:30 o'clock A. M.

NOTIFY
PHILIP O. TILGHMAN, ATTORNEY
609 YORK RD.
TOWSON, MD.
VAS-7150

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 9-12-57
Posted for: Lot 9 & 10 to an B-1 zone
Petitioner: William F. Vitale & Anita V. Vitale
Location of property: W. side of Belair Road, by 663 ft. S.W. of Joppa Road, known as 8862 Belair Road
Length of Sign: Posted on property known as 8862 Belair Road
Remarks: None
Posted by: Steve R. Harsen Date of return: 9-13-57

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 13, 1957.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing Monday, September 23, 1957, before the 22nd day of September, 1957, the first publication appearing on the 23rd day of September, 1957.

THE JEFFERSONIAN
W. H. H. Adams
Manager

Cost of Advertisement, \$

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 22nd day of September, 1957, that the above described property of area should be and the same is hereby reclassified, from and after the date of this Order, from a R-6 zone to a B-1 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being residential in character and not adjacent to an existing "B-1" zone, the granting of which will be detrimental to the general welfare of the locality and be "spot zoning".

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 22nd day of September, 1957, 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 R-6 (residential) zone.

William F. Vitale
Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County
Date _____ By _____ President

RE: PETITION FOR RECLASSIFICATION:
FROM AN "R-6" Zone to a "B-1" Zone - W. Side Bel Air Road;
663' S. W. Joppa Road, 11th Dist., Wm. F. Vitale and Anita V. Vitale, Petitioners
BEFORE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 4247

OPINION

This petition seeks reclassification of a residential property in the Eleventh District from "R-6" Zone to "B-1" Zone. Its location is some 660 feet south of the intersection of Joppa Road on the west side of Bel Air Road and consists of two 50 foot residential lots on which one dwelling already exists. The proposal contemplates expansion of the original house with wings on either side to house a medical center, including doctors' offices, X-ray facilities and a pharmacy.

The petitioner showed that there were extensive changes in the surrounding neighborhood but failed to prove substantial change in the immediate neighborhood. The granting of this reclassification would seriously affect the residential value of the fine homes on either side or on the opposite side of Bel Air Road and would surely condemn the entire residential area to the extension of this "spot zoning".

Consequently the Board denies the petition and upholds the decision of the Zoning Commissioner.

ORDER

For the reasons stated in the foregoing Opinion, it is this 22nd day of April, 1958, by the County Board of Appeals

ORDERED that the aforesaid petition for reclassification from an "R-6" Zone to a "B-1" Zone, be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles G. Rich
William F. Vitale
Anita V. Vitale

PHILIP OGLE TILGHMAN
ATTORNEY AND COUNSELLOR AT LAW
808 YORK ROAD
TOWSON, MD.

September 30, 1957

Mr. Wm. H. Adams
County Office Building
Towson 4, Maryland

Re: Petition for Reclassification
from an "R-6" Zone to a "B-1" Zone - W. Side Bel Air Road
663' S.W. Joppa Road, 11th Dist., Wm. F. Vitale and Anita V. Vitale, Petitioners

Dear Mr. Adams:

The petitioners in the above matter are hereby taking an appeal from the decision rendered in said matter on September 23rd, 1957.

Very truly yours,
Philip O. Tilghman
Philip O. Tilghman
Attorney for Petitioners

October 11, 1957

\$50.00
RECEIVED of Philip O. Tilghman, Attorney for Wm. F. Vitale and Anita V. Vitale, petitioners, 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 on the northwest side of Bel Air Road 663' southwest of Joppa Road, 11th District.

Zoning Commissioner

01.622

RECEIVED
OCT 11 1957

COMPTROLLER'S OFFICE

Hand

Zoning Commissioner
of Baltimore County

\$35.00
RECEIVED of William F. Vitale, petitioner, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on the Northwest side of Belair Road, beginning 663 feet Southwest of Joppa Road, Eleventh District of Baltimore County.
Thank you.

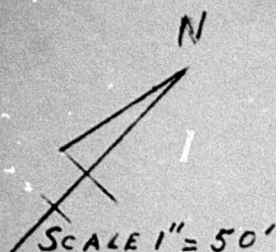
RECEIVED
September 23, 1957
at 10:30 A. M.
Room 106
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
SEP 24 1957
COMPTROLLER'S OFFICE

01.622-\$35.00

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being residential in character and not adjacent to an existing "B-1" zone, the granting of which will be detrimental to the general welfare of the locality and be "spot zoning".



JOPPA ROAD

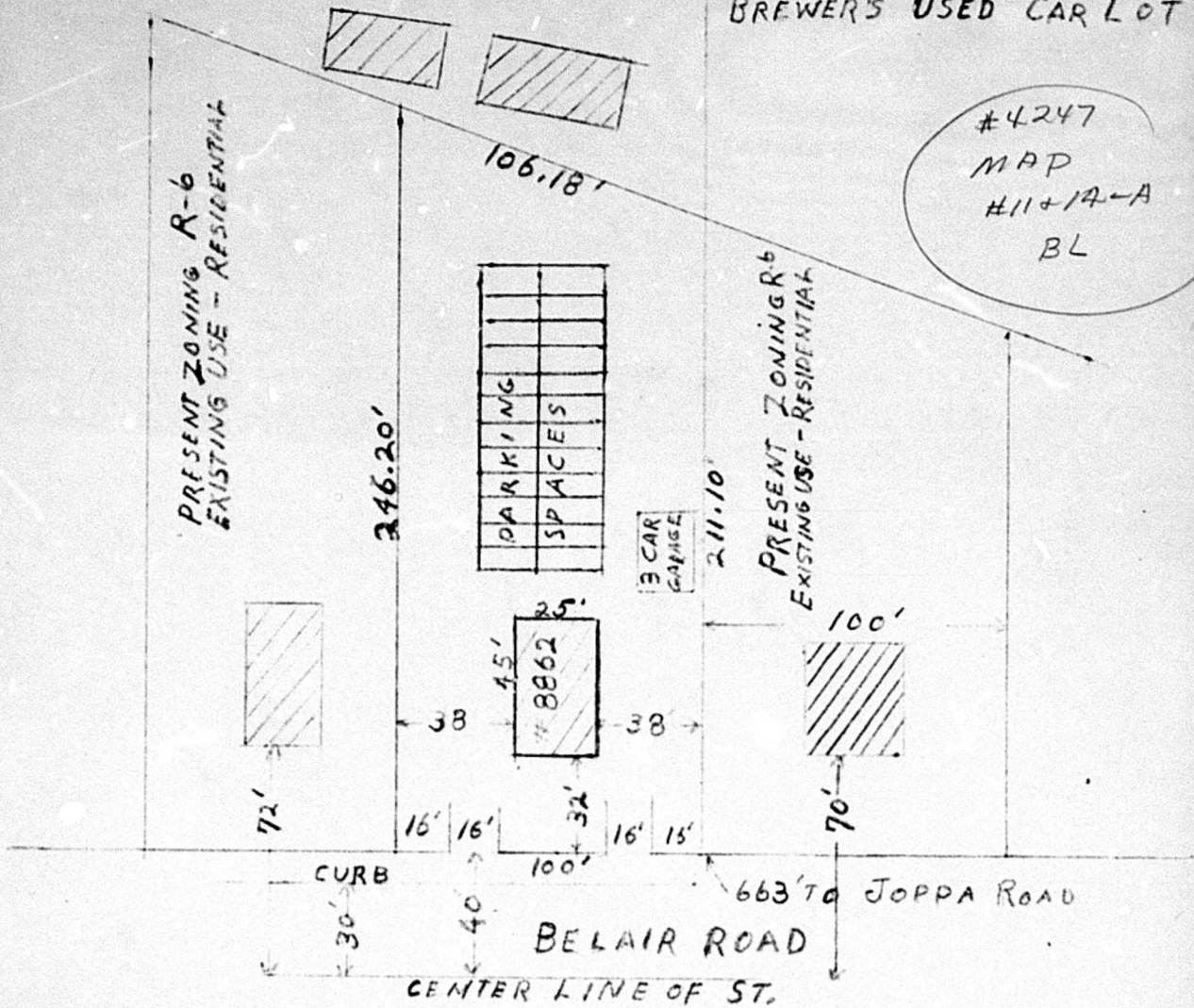
PRESENT ZONING B.L.
PRESENT USE - COMMERCIAL
EDDIE'S USED FURNITURE

PRESENT ZONING B.L.
PRESENT USE - COMMERCIAL
BREWER'S USED CAR LOT

#4247
MAP
#11+14-A
BL

PRESENT ZONING R-6
EXISTING USE - RESIDENTIAL

PRESENT ZONING R-6
EXISTING USE - RESIDENTIAL



11TH ELECTION DIST
AREA: - 23,200.50 SQ. FT.

EXISTING USE - RESIDENTIAL

PRESENT ZONING - R-6
PROPOSED ZONING - B.L.

PROPOSED USE - PROFESSIONAL OFFICES FOR DOCTORS & DENTIST

