

# Petition for Zoning Re-Classification MAP #3

To The Zoning Commissioner of Baltimore County—

I, or we, Mrs. M. A. Richards, widow, legal owner... of the property situated

on the northeast corner of Harford Road and Northwind Road, running along the northeast side of Harford Road northeasterly 60 feet with an even depth northeasterly along the northeast side of Northwind Road of 22 1/2 feet.

All that parcel of land in the NINTH District of Baltimore County on the Northeast corner of Harford and Northwind Roads; thence running Easterly and binding on the Northeast side of Harford Road 60 feet with a rectangular depth Northerly of 22 1/2 feet and binding on the Eastern side of Northwind Road.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an N.C. zone to an R.L. zone.

Reasons for Re-Classification: OWNER HAS OPERATED A PROPERTY AND COMMERCE STORE THERE FOR 16 YEARS. IT BEING A NON-CONFORMING USE SINCE 1945, AND WISHES TO GET PROPER CLASSIFICATION AS OTHERS NEARBY HAVE DONE RECENTLY.

Size and height of building: front 20.3 feet; depth 39 feet; height 15 feet. Front and side set backs of building from street lines: front 25 feet; side 10 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 re-classifications of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Minnie A. Richards

Minnie A. Richards Legal Owner

Address 10013 Harford Road, #3A

ORDERED By The Zoning Commissioner of Baltimore County, this 30th 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 herein be held in the office of the Zoning Commissioner of Baltimore County, at Room 108 County Office Bldg. on the 10th day of November, 1957, at 1 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

## CERTIFICATE OF PUBLICATION

TOWSON, MD., October 25, 1957

THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., between 28 2 times consecutive before the 10th day of November, 1957, the first publication appearing on the 10th day of October, 1957.

THE JEFFERSONIAN,

Frank Shuttles 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 long-term use of the property as a commercial use, the nature and the fact that the property has been used continuously under a non-conforming use, the granting of which will not be detrimental to the safety and the general welfare of the locality.

It is Ordered by the Zoning Commissioner of Baltimore County, this 10th day of November, 1957, that the above described property or parcel be and the same is hereby reclassified, from and after the date of this Order, from an N.C. (residence) zone to a R.L. (business local) zone, to a depth of 150 feet.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of long-term use of the property as a commercial use, the nature and the fact that the property has been used continuously under a non-conforming use, the granting of which will not be detrimental to the safety and the general welfare of the locality.

It is Ordered by the Zoning Commissioner of Baltimore County, this 10th day of November, 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 zone.

Approved \_\_\_\_\_  
County Commissioners of Baltimore County

Date \_\_\_\_\_ By \_\_\_\_\_ President

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 10-23-57  
Posted for: Legal Notice to Jane to join B-L zone  
Petitioner: Minnie A. Richards  
Location of property: NE corner of Harford and Northwind Roads  
known as 10013 Harford Road  
Location of Signs: South side of property known as 10013 Harford Road

Remarks: None Date of return: 10-24-57  
Posted by: Ray A. Hester Signature

## OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning Date: November 4, 1957

To: Wileis H. Adams, Zoning Commissioner

Subject: Zoning Petition #372, R-L to R-L  
Northeast corner of Harford Road and  
Northwind Road, 4 1/2 acre, 11th District  
HEARING: Nov. 4, 1957 (1:00 P.M.)

### Advisory Opinion - Land Use

Commercial zoning of this corner appears to be acceptable from a land use point of view. There are already three commercial uses at this intersection.

However, we have some doubt as to the advisability of reclassification to the full 22 1/2 foot depth requested. In our forthcoming proposals for over-all rezoning of the 11th District, we will recognize the intersection of Cub Hill Road and Harford Road, a short distance to the Northeast, as the logical place for a local commercial center. Cub Hill Road is not merely a residential street, as is Northwind Road, but a residential "freeder-road."

In view of this, it would be desirable for the intersection of Northwind Road and Harford Road to be treated as one outlying bound of local commercial development. Deep zoning of properties on this corner would tend to give it the character of a second locus for commercial development additional to the logical focus at Cub Hill Road; further zoning would be helpful in fixing it as the bounding terminus of local commercial development.

W/S/4

October 15, 1957

\$35.00

RECEIVED of Louis E. Patrick, for petitioner, Minnie A. Richards, the sum of Thirty-five Dollars (\$35.00) being cost of petition, advertising and posting property situate on the Northeast corner of Harford and Northwind Roads, Eleventh District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

HEARING:

Monday, November 4, 1957 at 1:00 P. M.

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

01622-#35.00

RECEIVED OCT 15 1957 COMMISSIONER'S OFFICE

October 31, 1957

\$5.00

RECEIVED of Louis E. Patrick, Attorney for petitioner Minnie A. Richards, the sum of Five (\$5.00) dollars being cost of additional advertising of property situate Northeast corner of Harford and Northwind Roads - 11th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

October 25, 1957

Louis E. Patrick, Esquire 111 W. Lexington Street Baltimore 2, Maryland

Dear Mr. Patrick:

Upon receipt of the invoice from the Office of Central Services, we wish to notify you that there is a balance of Five Dollars (\$5.00), due to cover cost of advertising the property situate on the Northeast corner of Harford and Northwind Roads, Minnie A. Richards, petitioner. May we please have your check payable to the Treasurer of Baltimore County, Maryland, for the same.

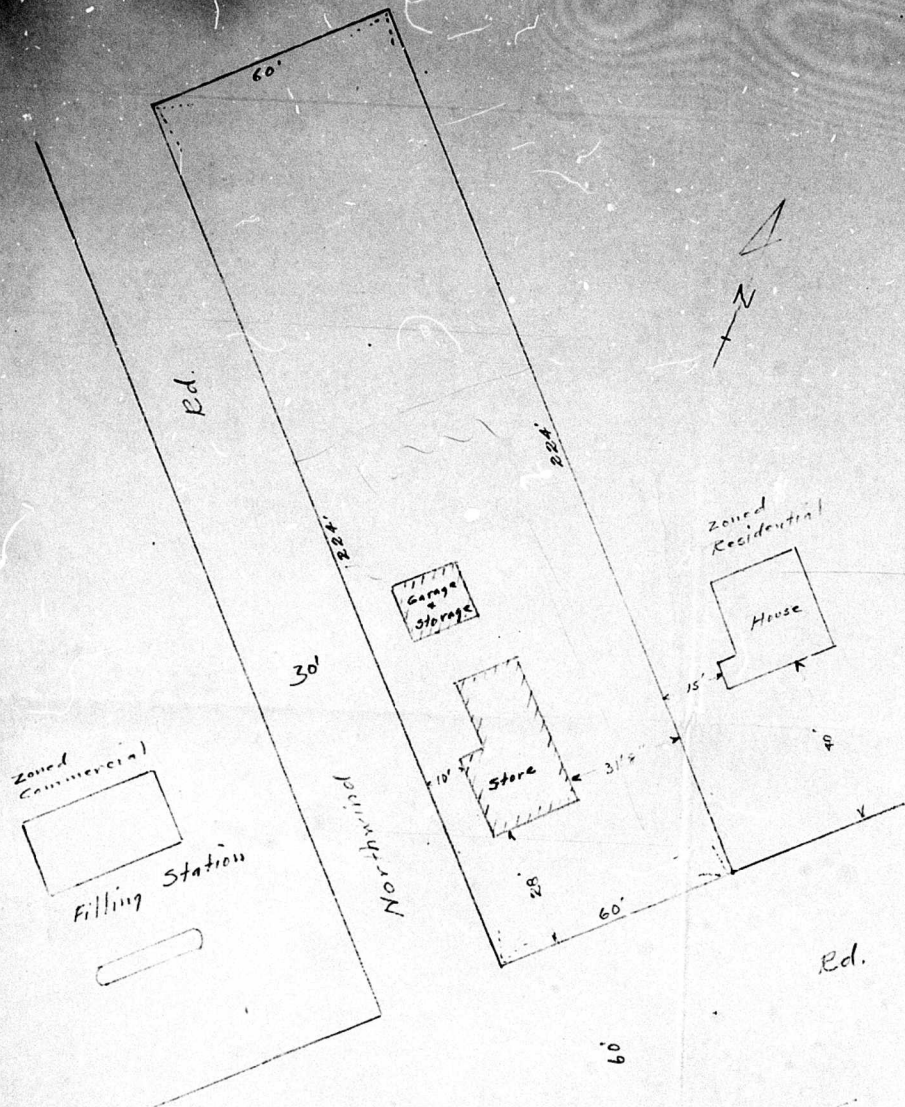
Very truly yours,

Wileis H. Adams Zoning Commissioner of Baltimore County

RECEIVED NOV 1 1957 COMMISSIONER'S OFFICE

#4272

MAP  
#9  
BL



Horford

Property of  
Minnie A. Richards  
9th Election District  
Existing Use - Non-Conforming Retail Store  
Proposed Use - Retail Store  
Present Zoning - R-6  
Proposed Zoning - BL  
Scale 1" = 20'

