

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, George R. Lewis legal owner... of the property situate

All that parcel of land in the Fourthteenth District of Baltimore County on the Northwest corner of Philadelphia and Ridge Roads; thence running Westerly and binding on the North side of Philadelphia Road 120.5 feet with a rectangular depth Northerly of 120.5 feet and binding on the West side of Ridge Road.

#4275
#11144A
BL

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an non-conforming zone to a Business Local zone.

Reasons for Re-Classification: There is a Tavern & Grocery Store on this property and I am asking for a Re-Classification for the purpose of opening a Beauty Salon

Size and height of building: front 50 feet, depth 70 feet, height 30 feet.
Front and side set backs of building from street lines: front 30 feet, side 30 feet.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

George R. Lewis
Legal Owner
Address 3774 Phila. Rd. Baltimore

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of October 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, in the Rockwell Bldg., in Towson, Baltimore County, on the 4th day of November 1957 at 3 o'clock P. M.

Zoning Commissioner of Baltimore County

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Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION
FROM AN "B-6" Zone to a "B-1" Zone - N.W. Cor. Philadelphia and Ridge Roads, 11th District
J. Roland Volk, Petitioner
BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
NO. 4275

Upon hearing on the petition for reclassification of the property described therein, from an "B-6" Zone to a "B-1" Zone, from the facts presented at the hearing it was disclosed that the property has been used commercially for a number of years under a nonconforming use.

Upon inspection of the property in question and after considering all the facts in the matter it is the opinion of the Zoning Commissioner that the granting of the reclassification, IN PART, would not be detrimental to the safety, health and the general welfare of the community.

It is this 7th day of November, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that that part of the above described property, or area, hereinafter described, should be and the same is hereby reclassified, from and after the date of this Order, from an "B-6" Zone to a "B-1" Zone.

The property reclassified being more particularly described as follows:

Northwest corner of Philadelphia and Ridge Roads, thence running on the north side of Philadelphia Road, 120.5 feet with a rectangular depth northerly of 120.5 feet and binding on the west side of Ridge Road.

It is further ORDERED that a Use Permit be granted to permit off-street parking on the rear 100 feet of the lot on which the dwelling is now located, subject, however, to approval of plans showing ingress and egress by the Bureau of Land Development of Baltimore County.

William H. Adams
Zoning Commissioner of Baltimore County

Department of Public Works

BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

From George R. Lewis November 4, 1957
To William H. Adams
Subject 4275 B-6 to B-1, N.W. Cor. Phila. Rd. and Ridge Rd.

This office has the following comment on this petition:

The plan as presented is not workable, however the size of the parcel is sufficient to make a workable solution to the problems stated below:

1. The parking as indicated is not acceptable. All parking must be on a lot with acceptable entrance to the existing roads. The site would have to be improved to prevent parking as shown on the plan.
2. Ridge Road is scheduled for improvement and shall be a 30' curb and gutter road on a 60' right of way. The new right of way line shall be 3' off of the existing building.

It is requested that if the property is rezoned the right of way needed for Ridge Road should be accepted from the description and the petitioner should be required to submit a plan conforming to the above comments for approval.

George R. Lewis, Chief
Permit Section

GRL:rb



STATE OF MARYLAND

STATE ROADS COMMISSION

100 EAST LEANING STREET

BALTIMORE 2, MD.

October 28, 1957

Mr. William H. Adams
Zoning Commissioner
Baltimore County Office Building
Towson 4, Maryland

Re: Zoning Petition No. 4275
B-6 to B-1-W/N Corner Philadelphia Road-
Route 7 and Ridge Road

Dear Mr. Adams:

This office has reviewed the subject petition and is forwarding the following comments with respect thereto:

1. Philadelphia Road, Route 7 is in the Program for improvement and additional right of way will most probably be required for the alteration of the intersection with Ridge Road.
2. The existing condition is most definitely a hazardous one and it would seem that the County would be condoning the expansion of this condition should the Zoning Commissioner see fit to grant the prayer of this petition.
3. If the Zoning Commissioner does grant the reclassification of this property this office requests that the grant be made subject to the approval of the State Roads Commission regarding the Vehicular Access.

Thank you for your cooperation.

Very truly yours,

C. S. Linville

Chief Permit Engineer

Edward D. Kelly

By: Edward D. Kelly

Asst. Permit Engineer

cc: Mr. O. M. Sterling

Department of Public Works

BUREAU OF LAND DEVELOPMENT

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George R. Lewis
Chief Permit Section

GRL:rb

Department of Public Works

BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

From George R. Lewis November 21, 1957
To William H. Adams
Subject Zoning Petition #4275, Reclassification from B-6 to B-1, N.W. Cor. Philadelphia and Ridge Roads District 14

Attached are two copies of plan submitted by the petitioner showing the revised parking layout and provisions for widening of Ridge Road.

This plan should be made a part of the Zoning file. It is approved by this office.

George R. Lewis
Chief - Permit Section
Division of Land Development

GRL:ls

cc: Mr. Stirling (Planning)

\$35.00

Zoning Commissioner

RECEIVED
OCT 11 1957
COMPTROLLER'S OFFICE
Finch

4275-

TOWSON, MD.....October 25, 1957

THE JEFFERSONIAN.

Frank Strickler
Manager.

Cost of Advertisement, \$.....

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from a R-6 Zone to a B-1 Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 149, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, November 4, 1957

At 3:00 P. M.
to determine whether or not the following
mentioned and described property should
be changed or reclassified as aforesaid
for Business Local to wit:

All that parcel of land in the Fourteenth District of Baltimore County on the northwest corner of Philadelphia and Ridge Roads; thence running westerly and binding on the North side of Philadelphia Road 130.5 feet with a rectangular depth northerly of 189.85 feet and binding on the West side of Ridge Road as shown on plat plan filed with the Planning Department being property of J. Roland Vois.

By Order of _____

WILSIE H. ADAMS,
Zoning Commissioner of
Baltimore County.

#4275

District 14-Date of Posting 10-24-57

Posted for: an B-6 zone to an B-4 zone

Petitioner: I. Roland Volk

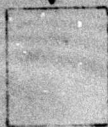
Location of property: N.W. corner of Philadelphia Rd and Ridge Road.
See Plat.

Location of Signs: *Northwest corner of Philadelphia & Independence Road.*

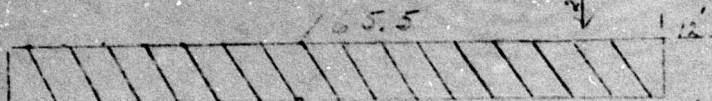
Remarks: -----

Posted by George M. Hummel Date of return: 10-25-57
Signature

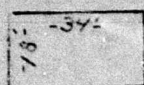
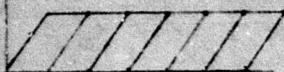
Golden-Ring
PERMANENT-LAND
LOAN ASSOCIATION



30'



ENTRANCE

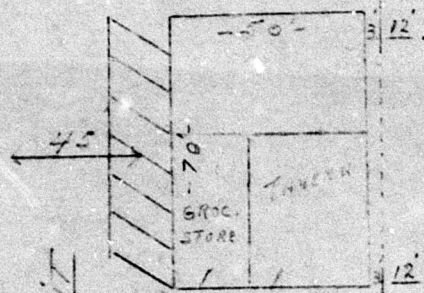


Bluffs Rd.

189.85



Property
J.R. VOLZ
8777-7678
Philadelphia
14th Dist.

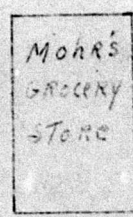


FRUIT

30'

50'

40'



Philadelphia Rd

SCALE 1" = 40'

