

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Roseville Pleasure Club, Inc., legal owner(s) of the property situated

On the Southeastern Corner of the intersection of Race & Philadelphia Roads, Baltimore, Maryland, and more or less, the overall dimensions being 129'-0" Front, 1'-0" (rear, 210'-0") (side 210'-0") (side 21'-0"-28")

All that parcel of land in the Fifteenth District of Baltimore County on the Southwest corner of Philadelphia and Race Roads; thence running Westerly and blinding on the South side of Philadelphia Road 206.99 feet; thence South 22 degrees 19 minutes East 210 feet; thence South 51 degrees 04 minutes West 210 feet to the West side of Race Road; thence Northerly and blinding on the West side of Race Road 206 feet to the place of beginning.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an (B-6) to an (Business Local)

Reasons for Re-Classification: Purchased this land as home site for the meetings and activities of the members of the Roseville Pleasure Club, Inc. However the fact that this lot is sound residential, therefore necessitates the change of zoning to Business Local, for procurement of Building Permit.

Size and height of building: front (50) feet; depth (129) feet; height (55) feet. Front and side setbacks of building from street lines: front (50) feet; side (50) feet. Property to be used 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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Roseville Pleasure Club, Inc.
John A. Lambson, President
Legal Owner
Address Landing Lane, off Route 24,
Baltimore, Maryland.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of October, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 13th day of November, 19 57, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

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 13th day of November, 19 57, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a none to a none.

Pursuant to the advertisement, posting of property and public hearing on the above petition ~~and it appearing that by reason of~~ the petitioner having failed to appear at the hearing

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 13th day of November, 19 57, 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 an (B-6) (residence) none

John A. Lambson
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Date _____ By _____

MICROFILMED

RE: PETITION FOR RECLASSIFICATION
FROM AN "B-6" ZONE TO A "B-1"
ZONE - S. W. Cor. Philadelphia
Road and Race Road, 15th Dist.,
Roseville Pleasure Club, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 4277

ORDER

For the reasons set forth in the foregoing Opinion it is this 27 day of February, 1958, by the County Board of Appeals, ORDERED that the aforesaid petition for reclassification, be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Lambson
John A. Lambson
John A. Lambson

The petitioner in this case seeks reclassification of the southwest corner of Philadelphia and Race Roads in the Fifteenth District from an "B-6" Zone to "B-1" with the intention of erecting a Club House and parking facilities for members and guests.

While there has been some commercial development in the general area, although not in the immediate neighborhood, it was apparent from adequate testimony that such development had not changed the essential character of the residential property surrounding the subject tract. It was further shown that construction of substantial homes had recently been completed and that other home construction is being deferred pending the outcome of this petition for reclassification. The granting of the petition would definitely commit the area to further commercial use and successfully deter any future home development.

In addition the physical characteristics of both the Philadelphia Road and the Race Road are not such as to accommodate the traffic that would be generated by the use planned and would tend to create congestion in this essentially residential neighborhood.

Consequently the Board concurs in the findings of the Zoning Department and denies the petition.

STATE ROAD COMMISSION

November 12, 1957

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

Re: ZONING PETITION #4277, Re-6 to B.L.
S/W Corner Philadelphia Road, Route 7, and
Race Road

Dear Mr. Adams:

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

Philadelphia Road, Route 7, is scheduled in the 12-Year Program for improvement, and additional right of way for said improvement and for the adjustment of the intersection of Race Road and Philadelphia Road will be required.

This section of Route 7 lies between the Baltimore County Beltway and the proposed White Marsh Expressway and could, therefore, become a heavy traffic corridor.

The reclassification of this tract from an B-6 to a B.L. zone would allow a front yard setback of 10' for the various types of business which could be established under the requested B.L. zone. Needless to say, this construction would adversely affect the State Road Commission's improvement.

This office feels that the reclassification of this property would be premature and could be detrimental to the flow of ultimate traffic. For these reasons this office requests that this petition be denied, or if the reclassification be subjected to a delay period, thereby allowing the State Road Commission ample time to develop its plans for this area.

Thank you for your cooperation.

Yours very truly,
C. Stuart Linville
C. STUART LINVILLE
Development Engineer

By: Edward P. Kelly
Asst. Development Engineer

CC: Mr. F. V. Dwyer
Mr. L. Moser
Mr. S. J. Wood
Mr. O. H. Stirling

#4277

November 25, 1957

\$50.00

Received of John A. Lambson, 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 reclassification of property at the southwest corner of Philadelphia and Race Roads, 15th District, Roseville Pleasure Club, Inc., petitioner.

Zoning Commissioner

RECEIVED
NOV 26 1957
COUNTY CLERK
BALTIMORE

Nov 25, 1957



Petition for Reclassification
from an "B-6" Zone to a "B-1"
Zone - S. W. Cor. Philadelphia
Road & Race Road, 15th District -
Roseville Pleasure Club, Inc.,
Petitioner

Mr. Milvie H. Adams,
Zoning Commissioner of
Baltimore County

Mr. Commissioners:

Please enter an appeal to the County Board of Appeals, in the above matter, from your decision denying the reclassification of property at the southwest corner of Philadelphia and Race Roads, 15th Dist.

John E. Bohlen
John E. Bohlen,
Attorney for Petitioner

6708 Bel Air Road, Balto. 6, Md.

\$35.00

RECEIVED OF Roseville Pleasure Club, Inc., the sum of Thirty Five (\$35.00) Dollars being cost of petition for reclassification, advertising and posting property - southeast corner of Philadelphia and Race Roads, 15th District.

Zoning Commissioner of
Baltimore County

RECEIVED
OCT 8 1957
COUNTY CLERK

01.002

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning November 13, 1957
 To W. H. Adams, Zoning Commissioner
 Subject Zoning Petition #4277. R-O to B-L.
Southwest corner of Philadelphia Road
and Race Road. Approx. 1 acre.
15th District.
 Hearing: Nov. 13, 1957 (11:00 A.M.)

Advisory Opinion - Land-Use:

We wish to express a view in this matter slightly different from the stand taken by the Zoning Advisory Committee.

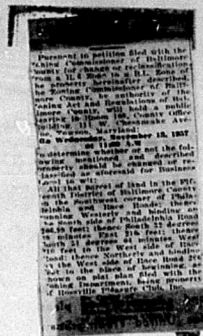
Zoning Advisory Committee Minutes of November 1, 1957 state; referring to the subject petition: "B-L zoning was considered to be unsuitable in the location." This view was based on consideration for the interests of the five residences which are near neighbors to the property, and not on long-range land-use for the area. The site has one commercial neighbor. A small commercial zone exists, a short distance to the Northeast. The stream which crosses Maryland Route 7 - 500 feet to the Southwest is a natural barrier to further commercial expansion. Thus it appears that the subject proposal would be a harmless expansion of a small commercial center, except insofar as it may effect the five neighboring residences. The factors involved are matters of conflicting local interests of which we can have no knowledge prior to the hearing. Thus, in effect, we are making no recommendation.

The large Industrial Zone to be proposed adjacent to the North side of the B. & O. R. R. will border the rear of the property. It has been our policy to recommend reserving the frontage of Md. R-7 adjacent to this industrial area for residential use. However, the subject property is near the Southwest end of the zone, at a location which already has some commercial zoning and would thus not be a critical part of the residential frontage.

GFS/ih

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th # 4277
 Date of Posting 10-31-57
 Posted for: as B-6 zone to an B-L zone
 Petitioner: Roswell Pleasant Club, Inc.
 Location of property: S.W. Corner of Philadelphia and Race Roads.
etc. See Map
 Location of Signs: Southwest corner of Philadelphia and Race Roads.
 Remarks: _____
 Posted by: George R. Hummel Date of return: 11-1-57
 Signature



Certificate Of Publication

ESSEX, MD. October 28 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md, once in each of 2 successive weeks before the 13th, day of November 1957, the first publication appearing on the 24th day of October 1957.

THE EASTERN ENTERPRISE, INC.

Robert H. Holden
 Manager



4277
MAP
#15-B

Scale :- 1" = 50'

Date: - 9-30-57

REG. CIVIL ENGR.

