4304-RX ( ( ( ) CD #4304 MAP PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION 15-B

To the Zoning Cummissioner of Beltimore County:

All that pared of ladd in the 15th Disk, of Ballon Coser
All that pared of ladd in the 15th Disk, of Ballon Courty on the Acchemical
Sides of Nosburg Are, No.: 100% fost southwest of Back River Nosk, Righ, thence
since south y degree on the southwest of Back River Nosk, Righ, thence
south y degree on the southwest side of Homberg Are, 143 feet
30 minutes mait but feet; thence north 45 degrees 30 minutes went 33 feet
to the place of beginning.

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore

County, from an R-6 Zone to an R-L Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regu-

lations of Baltimore County, to use the above described property, for to house trucks ( Service GARAGE.)

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassi-

fication and Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound

by the Zoning Esgulations and Restrictions of Baltimore County, adopted pursuant to the Zoning Law for Raltimore County.

John of Schadel

ONDERED BY the Zoning Commissioner of Baltimore day of November 1957 County this 7th subject matter of this petition be advertised in of general circulation throughout Baltimor

County and that the property be posted, as required by the Zoning Recolutions and Act of Assembly aforegaid, and that

a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 2nd day of December 19 57, at 2

Zoning Commissioner of Baltimore County

MAP

15-B

BL X

Upon hearing on the above petition (1) for realiseInstitution of the property described therein from an "Bot" Come to a "Bot" Core and (2) for a special exception for a Bot" come to a "Bot" Core and (2) for a product exception for a Bot" come come, the proposed will reader it useless for the present pening and in order for the prittiener to each come use of its valuable property, the reclassification, ID FAIT, and the special exception shead to general wolfrare of will not adversely affect the health passive and the general wolfrare of

For the above reasons the reclassification, INPART, should be granted, also the special caleption should be granted.

It is tids DM day of December, 1957, by the Deputy Zoning Commissions of Baltimore County, OWDERED that, that part of the above property, brokenium described, should be and the same is reclassified from an "19-6" Zone to a "Bell Zone:

Southeast side of Hopberg Avenue, beginning 1064 southwest of Back Miver Nack Road, thence couthwesterly, on the southwast side of Nomberg Avenue, 80', thence S lul 30' E 338'; thence N 50° 30' East 80' and thence N lul 30' West 338' to beginning.

It is further ORDERED that a special exception should be and is hereby granted for Service Carego:

Jola STan

mber 12, 1957

\$3.50

RECKIVED of Robert Rosadka, attorney for potitioner. John W. Schadel, the sum of Three dollars and fifty cents (\$3.50) due to cover cost of aivertising the property situate on Southwast side of Honberg Avenue, beginning 106h feet & Southwest of Rock Stree Heck Road, Pifteenth District of Baltimore County.

Zoning Commissione of Baltimore Count

01.622-\$3,50



\$35.00

RECEIVED of Robert J. Romadka, Attorney for petitioner, the sum of Thirty-Pive (\$35.00) dollars, being cost of petition, advertising and posting property situate - Southeast side of Homberg Avenue, beginning 1064 feet Southwest of Back River Neck Road - 15th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

HEARING .

Monday, December 2, 1957 at 2:00 p.m.

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

NOV 8 - 1957 OPPOSITION STATE

01.622-\$350

T14304

Hd. 8.

OFFICE OF PLANNING

Inter-Office Correspondence

Prom Office of Planning December 2, 1957 To Wilsie H. Adams

Subject Zoning Prillion Hibbs. Bel. to B-L and Special Exception for Storing Trucks.
Southeast side of Homberg Avenue, beginning 100L feet southeast of Back River Neck Road, approx. J acres. 15th District. Hearing Doc. 2, 1957, 2:00 p. m.

## ADVISORY RECOMMENDATION:

- As described, the property lies directly in the path of the Scutteast Expressway, which is scheduled for construction in 1962. Accompanying sketch shows approximate right-of-way need, but exact property lines should be determined, in excepting the right-of-way, if potition is granted.
- In secent Petticer#Doll, the puttioner requested the see scaling, on a truct of the same stage, 5th feet to the east, frenting on the same stde of findber, frence, Pettier #Doll was condensely based on an incorrect location of the truck described in the same, the fitting #Doll. Our advisory comment of the truck described in the same feet Pettiton #Doll. Our advisory commended the proposal, and that the principle described in the many set of the proposal stage of the proposal stage of the proposal stage and these yould appear to argue against this present petition.
- 3. Particularly; south of Henberg Avenue a number of large tracts have been granted from house radings within the triangle between Henberg Avenue and Esstern Avenue, there is n good sized area of single farily houses of rosent continution. A service garage for storing trucks will not only be a muisance to the residents and down-grade residential values, but offers no conscribal service which they
- In our cpinion, any conversial roning even B-L without the Special Exception and leaving out the area needed for right-of-way -would be promuter, at best the highest of the product of the product of the provided of the product of the provided will not be directed to local nooth. After the highest and the group housing its constructed, the local navicting situation will be clear, also the rolation between the situation that the directed to local nooth. After the highest and the group housing its constructed, the local navicting situation will be clear, also the rolation between this site and other possible conversial sites. Joint the soning decirious and actual development can time be based or Early permanent realities.

Da Monday, Streether Z. 1957

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #4304 Posted for lin & bologard for Good & Sand & Served Harage Location of property S. E.S. of Spondary day by 1844 S. W. of Back. Sweet Mech 14 . No. See Plat

Location of Signa: One right 1175 th , weether 1400 H & W of Brief Stever Much set on the S. E.S. of Hombery are Poster by Living A Thursday Date of return: 11-22-57

## Certificate Of Publication

ESSEX, MD., November 26th 195 7

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Ersex, Baltimore County, Md., once in each of \_ 2 \_\_\_\_ successive weeks before the \_\_ 2nd., day of ... December ....... 195 7 ..., the first publication appearing on the ... 14th ...... day of November 195...7..

THE EASTERN ENTERPRISE, INC. Ttelen & theldon

5. The Marm Entates Elementary School is not directly access from the property as we true in the Orner case, but it is near enough to make trucking promosate a hazard to school children. This factor will continue to be important until the construction of the Schutzardern Expressary, but it will be necessary to city execution. At that time, of course, the pedestrian hazard will be replaced by a direct hazard of conflicting wetchedar novement. OFS

December 3, 1957 \*

RECEIVED of Robert Romadka, attorney for petitioner, John W. Schadel, the sum of Nime Dollars (\$9.00) to cover cost of additional signs posted on the property situate on the Southeast side of Homberg Avenue, beginning 100; feet Southwest of Back River Nack Road, 15th District of Baltimore County.

Thank you.

01.633-119.00

DEC 3 - 1957 COMPTROLLER'S OFFICE

