

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" ZONE TO A "B-1" ZONE - N. E. Side of old location
of Mt. Carmel Road 215' S.W. of
Baltimore-Harrisburg Expressway,
Amelia K. Ayres, Petitioner

BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4325

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification from an "R-6" Zone to a "B-1" Zone, and it appearing that by reason of location and for the following reasons the reclassification should be had:

1. Business, culture and development follow arteries of transportation. Years ago, banks and stores developed along the railroad at Cockeysville, Phoenix, Sparks, White Hall and Parkton. With the exception of Cockeysville and Parkton which have remained on modern day arteries of transportation, these communities have "died up". A change has taken place. The Sparks Bank was forced to move to the York Road. The banks at White Hall and Parkton have been purchased by The Second National Bank of Towson and in order to stay modern, it has been decided to place a combined branch at the site of this petition. Harford has never had a bank and needs one. The nearest banks are Parkton to the North, Sparks to the South, Harford to the west and isolated White Hall Bank to the east. This need has been accentuated by the new Expressway and will further be increased by the proposed East - West Highway.

2. This immediate neighborhood has changed in character. When zoning was first adopted in Baltimore County, this particular area was the borderline between the large farm of Mr. and Mrs. Donaldson and the farm of Mr. and Mrs. Hillis. The entire neighborhood was rural in nature. The Hillis farm is now owned entirely by the State Roads Commission and the Donaldson farm has been cut into seven parcels by means of the interchange. Innumerable changes to the rural community have been created by the State Roads traffic pattern.

3. This particular lot is immediately adjacent to a parcel of land that was reclassified for a special permit for a gasoline filling station, (Petition No. 4351 "Northeast corner of Mt. Carmel Road and Baltimore-Harrisburg Expressway").

4. With the changing circumstances, this community really needs the bank that is proposed for this site. The present use of the property is nonconforming and involves a shabby garage and storage yard now occupied on a temporary basis by the State Roads Commission. The proposed bank will certainly constitute an improvement.

It is this 9th day of January, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "R-6" Zone to a "B-1" Zone, subject, however, to approval of plans for the development of said property by the Office of Planning and the Bureau of Land Development of Baltimore County.

Deputy Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, Amelia K. Ayres, a legal owner of the property situated in the 7th District of Baltimore County, and described as follows: Beginning for the same on the Northeast side of the Old Location of the Mt. Carmel Road at the distance of 15 feet, more or less, southwesterly from the intersection of the Northeast side of said Mt. Carmel Road with the eastermost side of the Baltimore-Harrisburg Expressway thence running on the Northeast side of the Old Location of the Mt. Carmel Road the two following lines viz: South 44 degrees 50 minutes East 217.2 feet and South 44 degrees East 120 feet, more or less, to the intersection of the Northeast side of the Old Location of the Mt. Carmel Road with the Back Alley of Harford leaving said Mt. Carmel Road and running on the Northeast side of Back Alley North 31 degrees 50 minutes East 215 feet, more or less; and thence leaving said Mt. Carmel Road and running on the Northeast side of Back Alley West 44 degrees 50 minutes East 220.3 feet to the place of beginning. Containing 2-5/10 acres, more or less.

herby petition 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 B-1 zone.

Reasons for Re-Classification: This property is under option to a banking institution, which desires to erect a drive-in bank on this site. The community needs a bank. Present use - commercial garage and vehicle storage yard under nonconforming use.

Small, one-story drive-in bank

Size and height of building drive-in bank
Front and side set backs of building from street lines, front drive-in bank feet, side drive-in bank 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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By Thomas M. Offutt, President
Amelia K. Ayres Legal Owner
Address c/o Clinton P. Riffe
Jeffery Building
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of November 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 Beekman Bldg., in Towson, Baltimore County, on the 6th day of January, 19 58, at 11 o'clock A. M.

Zoning Commissioner of Baltimore County
(over) 711-658

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7th
Posted for: Amelia K. Ayres to an B-1 zone
Petitioner: Amelia K. Ayres
Location property: N.E. side of Old Location of Mt. Carmel Road, just South of intersection of Baltimore-Harrisburg Expressway
Location of Signs: on both sides of Mt. Carmel Road on corner of old Mt. Carmel Road
Remarks: See above
Posted by: George W. Thompson Date of return: 12-22-57

January 8, 1958

\$5.00

RECEIVED of Jennifer & Jennifer, attorneys for petitioner, Amelia K. Ayres, the sum of Eight Dollars (\$8.00) to cover cost of advertising the property situate on the North side of Harford - Mt. Carmel Road East of Baltimore-Harrisburg Expressway.

Thank you.

Zoning Commissioner
of Baltimore County

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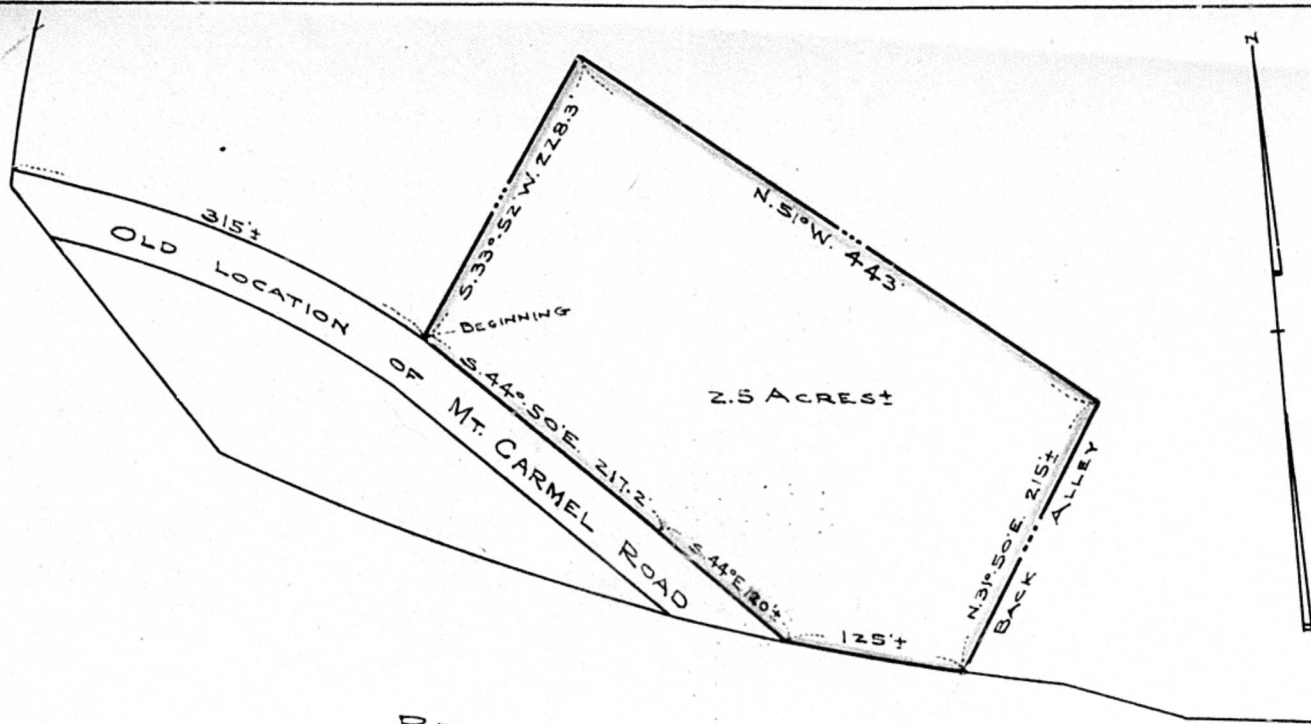
RECEIVED
JAN 8 - 1958
COMPTROLLER'S OFFICE

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 27, 1957.
THIS IS TO CERTIFY That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 6th day of January, 1958, the first publication appearing on the 30th day of December, 1957.

THE UNION NEWS
W. Kenneth Hayes
Manager

BALTIMORE-HARRISBURG EXPRESSWAY



RELOCATION OF MT. CARMEL ROAD

PROPERTY
LOCATED AT
HEREFORD, 7TH DIST, BALTO CO, MD.

#41325
MAP
#7
BL



SCALE: 1"=100' Nov. 25, 1957.
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON, MD.

NOTE: COMPILED FROM PLATS & DEEDS.

