

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County:

I, or we, Victor and Helen Silver, legal owner(s) of the property situated in the second District of Baltimore County, Maryland,

beginning for the same at a point on the north side of a forty foot right-of-way known as Englewood Avenue, (said point being approximately one hundred and twenty-five feet from the point where the northerly right-of-way line of said Englewood Avenue intersects the southerly right-of-way line of Windsor Mill Road), leaving said right-of-way for lines of division the following four courses and distances, viz: north 45° 52' west 137' 5"; south 44° 08' west 46' 5"; south 45° 52' east 97' 6"; south 15° 45' west 38' 6"; to a point on the north side of the said forty foot right-of-way known as Englewood Avenue, ending on the same in an easterly direction 60' to the point of beginning. Containing 0.11 acres of land 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 B-6 zone to an B-3 zone.

Reasons for Re-classification. To permit an economic use of this land, and to screen out the rear of some of the adjoining stores.

Size and height of building: front, 44 feet; depth, 40 feet; height, 20 feet.
Front and side setbacks of building: front street lines, front, 5 feet; side, 5 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 restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Victor S. Silver
Helen M. Silver
Legal Owner
Address 6400 WINDMILL ST.
BALTIMORE 2, MD.

ORDERED: By The Zoning Commissioner of Baltimore County, this 16th day of December, 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 had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 19th day of January, 1958, at 10 o'clock A.M.

12/19/57
10:00 A.M.
Zoning Commissioner of Baltimore County
(over)
1-5-58

Department of Public Works BUREAU OF LAND DEVELOPMENT Inter-Office Correspondence

From WILLIAM H. ADAMS January 17, 1958
To WILLIAM H. ADAMS
Subject Zoning Petition #131
175 Westwood Ave. 175' S of Windsor Mill Road
District 2

This office wishes to point out the following with respect to the referenced petition:

- Remaining lot area for semi-detached homes does not conform to 10,000 square feet total required by 211.1 of Zoning regulations.
- Front setback of proposed building does not comply with Section 212.1, namely, 10' from centerline of street or 10' from property line.
- Parking required is 7 spaces; 5 spaces provided.
- Englewood Avenue is a substandard street for commercial developments. Location of existing structure would prohibit the widening.
- Location of driveway is disapproved. Baltimore County subdivision standards require entrance to be a minimum of 7.5' from side property line.

George R. Lewis
George R. Lewis
Chief - Town & Section
Division of Land Development

cc: Mr. Stirling (Planning)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and its appearing, that by reason of:

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 17th day of January, 1958, 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 B-6 zone to a B-3 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and its appearing, that by reason of the testimony before the Zoning Commissioner was such that there were no changes in the character of the neighborhood since the original zoning was adopted, and, also there is no evidence of an error in the zoning. To grant the reclassification would extend an existing commercial zone into a residential zone, which would be detrimental to the health, safety and the general welfare of the locality, therefore:

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 17th day of January, 1958, 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 B-6 zone.
(reaffirmed)

Approved _____
County Commissioner of Baltimore County
Date _____ By _____
President

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 1-8-58
Posted for Victor S. Silver, et al. B-6 zone
Petitioner: Victor S. Silver, et al.
Location of property: 175 Westwood Ave. 175' S of Windsor Mill Road, District 2
Location of Signs: 175 Westwood Ave. 175' S of Windsor Mill Road, District 2
Remarks: _____
Posted by George R. Lewis Date of return: 1-8-58
Signature

NOTICE OF PETITION FOR RECLASSIFICATION

Pursuant to the advertisement, posting of property and public hearing on the above petition and its appearing, that by reason of the testimony before the Zoning Commissioner was such that there were no changes in the character of the neighborhood since the original zoning was adopted, and, also there is no evidence of an error in the zoning. To grant the reclassification would extend an existing commercial zone into a residential zone, which would be detrimental to the health, safety and the general welfare of the locality, therefore:

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 17th day of January, 1958, 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 B-6 zone.
(reaffirmed)

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. THE HERALD-ARGUS Dundalk, Md.
Catonville, Md.
No. 1 Newburg Avenue CATONVILLE, MD.

January 11, 1958

THIS IS TO CERTIFY, that the annexed advertisement of Willsie H. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 11th day of January 1958, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning January 20, 1958
To Mr. Willsie H. Adams, Zoning Commissioner
Subject Petition #131, B-6 to B-3, Re-
classing on Northwest Side of Engle-
wood Ave., 175' S. of Windsor
Mill Road, Approx. 1/8 Acre
2nd District
Hearing: Jan. 20, 1958 (10:00 A.M.)

The petition as presented poses two separate problems. The first is the question of the most appropriate use of said property. This office does not recommend the reclassification of said property to a B-3 zone which in effect would permit commercial development on a residential side street.

The second question involves the interpretation of the zoning ordinance regarding the following requirements in reference to petitioner's plat.

1. Minimum yard area required for the semi-detached dwellings.
2. Minimum setback of structure as shown on petitioner's plat.
3. Minimum parking requirements.

Considering the issues described above, this office is of the opinion that the type of zone for which the petitioner is asking is inappropriate.

\$5.00

RECEIVED of Victor S. Silver, petitioner, the sum of Five Dollars (\$5.00) to cover cost of advertising the property situate on Englewood Avenue off of Windsor Mill Rd. Thank you.

Zoning Commissioner of Baltimore County

01.600-135.00

RECEIVED
JAN 1 1958
COMPTROLLER'S OFFICE

SITE PLAN for PROPOSED B-L ZONE

WALNUT STREET

part of Broadacres Subdivision

Lots: III and part of II2

32.75
NO. 6400 1/2
EMPTY WALL 7
NO. 6400
32.75

5000 sq ft lot

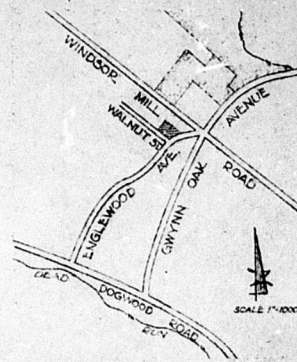
5000 sq ft lot

BUILDING
1575 sq ft

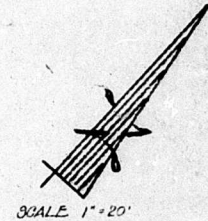
ENGLEWOOD AVENUE

to Windsor Mill Rd

VICINITY SKETCH



SECOND DISTRICT
BALTIMORE COUNTY, MD.



OWNER:
VICTOR S. SILVER
6400 WALNUT STREET, BALTIMORE 7, MD.

SITE PLANNERS:
BERNARD M. WILLEMAIN & ASSOC.
22 WEST PENNSY. AVE., TOWSON 4, MD.

