

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Donald R. Knapp & Marie A. Knapp legal owners, of the property situate in the Ninth Election District of Baltimore County, State of Maryland, and described as follows, to wit: beginning for the same at the Southwest corner of Joppa Road and Lakewood Road, thence binding on the West side of Lakewood Road, South 2 degrees 42 minutes West 200 feet, thence leaving said road and running the two following courses and distances, viz: North 37 degrees 10 minutes West 150 feet and North 2 degrees 42 minutes East 235 feet to the South side of Joppa Road and thence binding on the South side of said road Westerly 153 feet, more or less, to the place of beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.

Reasons for Re-Classification: for commercial development and particularly for use as a store and office for the practice of a Dispensing Optician.

Size and height of building: front 30 feet; depth 60 feet; height 25 feet. Front and side set backs of building from street lines: front 65 feet; side 48 feet. Property is to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expense 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 for Baltimore County.

Donald R. Knapp
Donald R. Knapp
Marie A. Knapp
3533 Dudley Avenue
3533 Dudley Avenue (13)

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of January, 1958, 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, at 111 W. Chesapeake Ave. on the 5th day of February, 1958, at 11 o'clock A. M.

Zoning Commissioner of Baltimore County

NOTED
Considered by Board of Zoning Appeals
1-5-58

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 1st 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 R-6 zone to a B-1 zone.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the existing use of the property and the fact that the same is not detrimental to the safety and the general welfare of the community and is in accordance with the public interest.

It is Ordered by the Zoning Commissioner of Baltimore County, this 1st 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 to remain a R-6 zone.

William H. Adams
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

Date _____ By _____ President

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning February 5, 1958

To William H. Adams, Zoning Commissioner

Subject Zoning Petition #340, Red to B-1, Southeast corner of Joppa Rd. and Lakewood Rd. Approx. 1/4 acre, 9th District. (1100 A.M.)

Advisory Recommendation - Land Use:

Well designed, modern commercial centers, with good depths and provision for off-street parking, are already established along Joppa Road at reasonably spaced intervals. These centers are now development, with some still available for additional enterprises. Two of these centers were affirmed, in the rezoning of the 9th District east of Oakleigh Ave. adopted only two years ago, as large hot spots; others will be given similar recognition in our forthcoming proposals for area rezoning of the 9th District West of Oakleigh Ave. A large B-1 area will be proposed in the Joppa Rd. - Daisy Hill Rd. - Old Harford Road triangle, terminating only 800 ft. west of the subject property.

Commercial reclassification of the subject property would be in effect, the beginning of a "striking commercial" extension of the neighboring B-1 zone, along the frontage of Joppa Road. Joppa Road is comparatively free of this string or ribbon commercial frontage which is so objectionable where it persists along other County roads, having entrenched itself strongly before zoning controls were applied, and being now immovable. In addition residential development lining the frontage and going back several blocks deep on both sides of Joppa Road, east of Old Harford Road, makes commercial development of open spots between the residences on the Joppa Road frontage, particularly undesirable.

OWS/ah

January 15, 1958

\$35.00

RECEIVED at Donald R. Knapp, petitioner, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on the Southeast corner of Joppa Road and Lakewood Avenue.

Thank you.

Zoning Commissioner of Baltimore County

NOTICE:

Wednesday, February 5, 1958 at 11:00 A. M.

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

RECEIVED
JAN 15 1958
COMPTROLLER'S OFFICE

01.622-4235.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 14, 1958

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 1st day of February, 1958, the first publication appearing on the 17 day of January, 1958.

THE UNION NEWS

NOTICE OF PUBLIC PETITION FOR RECLASSIFICATION OF THE SUBJECT PROPERTY
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the existing use of the property and the fact that the same is not detrimental to the safety and the general welfare of the community and is in accordance with the public interest.

\$2.75

RECEIVED of Donald R. Knapp, petitioner, the sum of Two Dollars and Seventy-five cents (\$2.75) to cover cost of advertising the property situate on the Southeast corner of Joppa and Lakewood Roads, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
FEB 6 - 1958
COMPTROLLER'S OFFICE

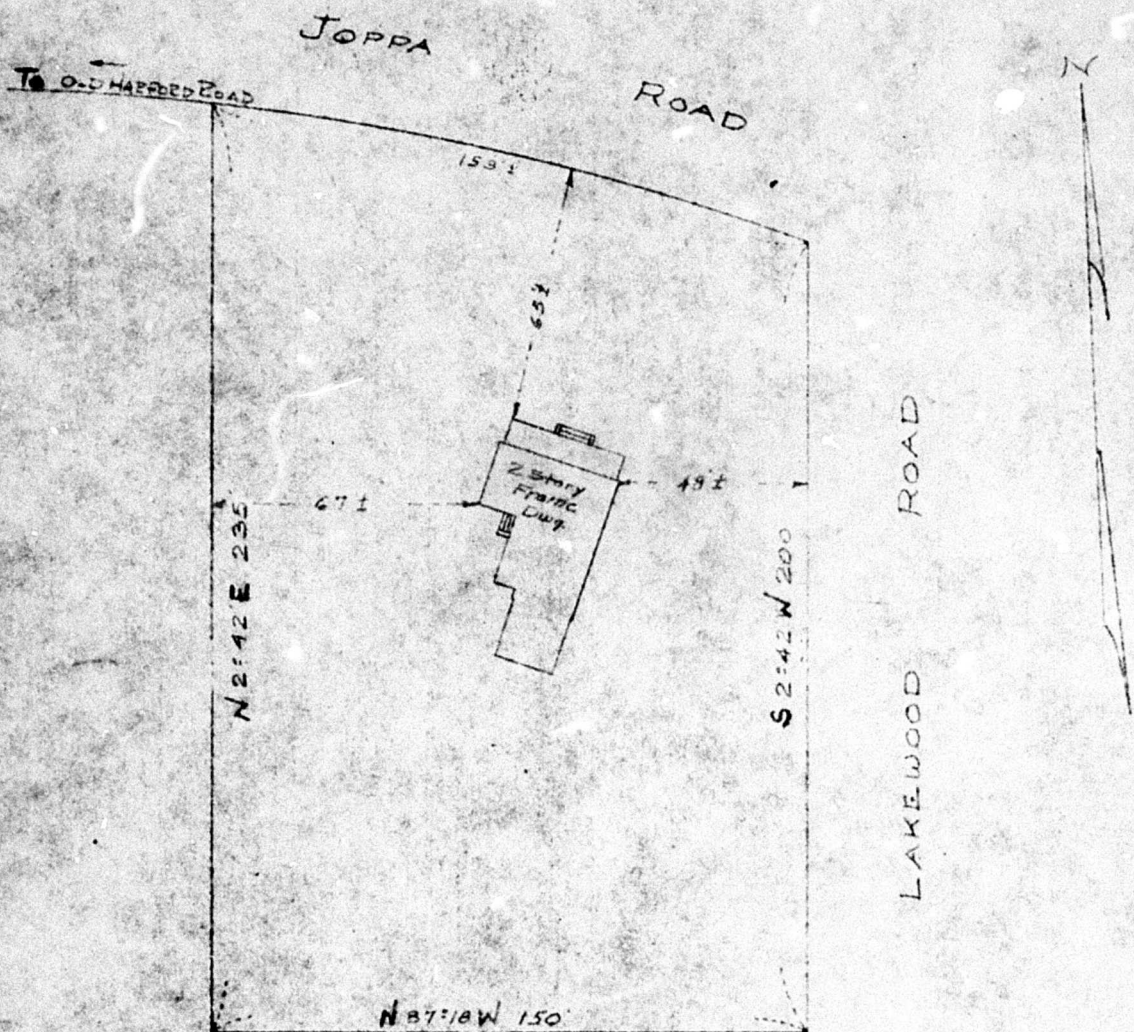
CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4340

District 9th Date of Posting 1-23-58
Posted for Donald R. Knapp & Marie A. Knapp
Petitioner: Donald R. Knapp & Marie A. Knapp
Location of property: S.E. Corner of Joppa Road and Lakewood Road.
Location of Signs: Southwest Corner of Joppa Road and Lakewood Road.
Remarks: _____
Posted by Harold H. Hummel Date of return: 1-24-58



PROPERTY OF
MR. DONALD E. KNAPP & WIFE
9TH DIST. - BALTO. CO. - MD.

PRESENT ZONING R 6

#4340
OLD #9 MAP
BL ✓

Scale 1"=40' NOV 14, 1957
DOLLENBERG BROTHERS
Surveyors & Civil Engrs
709 Washing Ave. Towson, Md.

