

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County

I, or we, Ernest Lyons Howe, Inc. Legal Owner

All that parcel of land in the 13th Dist. of Balto. County on the northeast corner of Ridge and Potomac Aves; thence running easterly and binding on the north side of Ridge Ave. 111.93 feet thence north 11 degrees 30 minutes west 119 feet thence south 78 degrees 31 minutes west 115.41 feet to the east side of Potomac Ave; thence southerly and binding on the east side of Potomac Ave 118.97 feet to the place of beginning.

herby 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 B-2 Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Contractor's Storage Yard.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.

Ernest Lyons Howe, Inc.
Legal Owner
111 W. Chesapeake Avenue
Address
Baltimore - 2, MD

#4357 RA
MAP #13
B.R.-X
2/13/58

MEMORANDUM

From: Office of Planning

To: Willie H. Adams, Zoning Commissioner

Subject: Zoning Petition #4357-RX, B-2 to B-4 and Special Exception for Contractor's Storage Yard, Northeast corner of Ridge and Potomac Aves. Approx. 2/7 acres, 13th District. Mar. 3, 1958

Advisory Notes:

- 1) In the 13th District area-rezoning proposals, as they will be presented by this Office, the subject property would be 'spot zoning' if classified B-4. All zoning east of the Pennsylvania Railroad, within 2000 ft of the property, will be recommended as residential. The railroad is a multi-track complex. Thus, land on the other side of the railroad is effectively isolated and has little relation to the subject property.
- 2) Almost any commercial use, particularly Contractor's Storage Yard, would be a 'traffic hazard' at this corner, we believe, because of the railroad bridge, the irregularly shaped intersection, and the volume of traffic caused by the limited number of railroad crossing points.

OK/22

ORDERED BY the Zoning Commissioner of Baltimore County this 22nd day of January, 1958, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be held in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 1st day of March, 1958, at 2:00 o'clock P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from an "R-6" Zone to a "B-2" Zone and (2) for a special exception to use said property for a Contractor's Storage Yard, from the testimony before the Zoning Commissioner it was apparent that there was neither an error in the zoning map when it was adopted nor have there been any changes in the character of the neighborhood to warrant the reclassification as requested.

For the above reasons the petition should be denied.

It is this 24th day of March, 1958 by the Zoning Commissioner of Baltimore County ORDERED that the aforesaid petition for reclassification from an "R-6" Zone to a "B-2" Zone and a special exception for a Contractor's Storage Yard, should be and the same is hereby denied.

Willie H. Adams
Zoning Commissioner
of Baltimore County

H. Richard Smalkin
Campbell Bldg
Towson, Md
VA 3-4440

JAN 2 1958

ERNEST LYONS HOWE, INC.
ATTORNEY AT LAW & SUGGESTED
ADDRESS

4357-RX

February 10, 1958

\$40.00

RECEIVED OF H. Richard Smalkin, Attorney for petitioner: Ernest Lyons Howe, Inc., the sum of Forty (\$40.00) dollars, being cost of petition, advertising and posting of property - situate - Northeast corner of Ridge and Potomac Avenues - 13th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Monday, March 3, 1958
at 2:00 P.M.
Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED

01622-440

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ADGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

February 22, 1958.

THIS IS TO CERTIFY, that the annexed advertisement of

Willie H. Adams, Zoning Commissioner of Baltimore County was inser in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 22nd day of February 1958, that is to say the same was inserted in the issues of

February 14 - 21, 1958.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

ZONING DEPARTMENT OF
BALTIMORE COUNTY
PETITION FOR ZONING
RECLASSIFICATION
AND SPECIAL EXCEPTION

13th DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from R-6 Zone to a B-2 Zone and a Special Exception to use the property hereinafter described for a Contractor's Storage Yard, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on the Monday, March 3, 1958, at 2:00 P.M.

to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for a Contractor's Storage Yard should be granted to wit: All that parcel of land in the Thirteenth District of Baltimore County on the Northeast corner of Ridge and Potomac Avenues; thence running easterly and binding on the North side of Ridge Ave. 111.93 feet; thence North 11 degrees 30 minutes west 119 feet; thence South 78 degrees 31 minutes west 115.41 feet to the East side of Potomac Avenue; thence southerly and binding on the East side of Potomac Avenue 118.97 feet to the place of beginning; as shown on plat filed with the Zoning Department, being property of Ernest Lyons Howe, Inc.

By Order of
Willie H. Adams
Zoning Commissioner
of Baltimore County
Feb. 21, 1958.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 2-21-58
Posted for: Ernest Lyons Howe, Inc. B-2 Zone, Contractor's Storage Yard
Petitioner: Ernest Lyons Howe, Inc.
Location of property: N.E. corner of Ridge and Potomac Avenues, etc.
Location of Signs: Northeast corner of Ridge and Potomac Avenues

Remarks:
Posted by George R. Upchurch Date of return: 2-21-58

Lots Nos. 222 and 223
Subdivision Plot
of
"Hall & Smith" Farm

POTOMAC AVE

N 78° 30' 30" E

115.41'

Area 0.33 ± Acres

N 10° 10' 0" E 70.50'

S 11° 29' 30" E 119'

Brick
Storage

N 62° 10' 0" W 44.50'

N 62° 40' 30" W 44.50'

S 78° 30' 30" W 86.93'

RIDGE AVE.

#4357RX
MAP
#13

To Francis Ave.
Overland Bridge