

RE: PETITION FOR RECLASSIFICATION
FROM AN R-6 Zone to a B.M. Zone - 150' SE of Eastern Ave.
and 65' SW of Carroll Island Rd. - 15th District - Carroll
Frederick - Petitioner

RESPONSE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
#4407

OPINION

The petitioner herein seeks a reclassification from an "R-6" Zone to a "B.M." Zone for the front portion (approximately one-third) of the total area owned by him. The road frontage of the property is presently zoned "R-6" and is bounded on the west by a Drive-In Theatre and on the east by a tavern. The subject property for which reclassification is sought lies between the "R-6" frontage and a drainage course to the south and measures approximately 235 feet by 267 feet. The petitioner plans to erect a garage and repair shop for school buses.

It was stated by the Office of Planning of Baltimore County that the reclassification, as requested by the petitioner, appears reasonable. It was also testified that substantial changes have taken place in the immediate neighborhood since the original zoning.

ORDER

For the reasons set forth in the foregoing opinion, it is this 11th day of December, 1958, by the County Board of Appeals, ORDERED that the reclassification petitioned for be and the same is hereby granted.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

March 26, 1959

\$43.00

RECEIVED of Carroll Frederick Forty Three Dollars (\$43.00) being cost of petition, advertising and posting of property situate - Eastern Avenue near Carroll Island Road - 15th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

PETITION FOR RECLASSIFICATION
R-6 ZONE TO B.M. ZONE, 150' SE
OF EASTERN AVENUE AND 65' SW
OF CARROLL ISLAND ROAD - 15
DISTRICT

RESPONSE
JOHN O. ROSE
DEPUTY COM.

APPEAL

Re. Commissioners:

Please enter an appeal in the above
entitled case to the Board of Appeals for Baltimore
County.

William F. Tolson
Attorney for Petitioner
301 W. 4th Chesapeake Ave.
Baltimore 4, Maryland
Vale 3-6440

Received - 6/9/58

Order 0 3598 Reg H 7355

Certificate Of Publication

ESSEX, MD., April 17th, 1958.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 7th day of May, 1958, the first publication appearing on the 17th day of April, 1958.

THE EASTERN ENTERPRISE, INC.
01 30 Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: B.M. Zone to R-6 Zone
Petitioner: Carroll Frederick
Location of property: S.E. 1/4 of Section 16, T. 35 N., R. 12 E., of Carroll Island Rd.
Location of Sign: Corner of 15th St. & Carroll Island Rd. on the S.E. 1/4 of Section 16, T. 35 N., R. 12 E., of Carroll Island Rd.
Remarks:
Posted by: George A. Hoffman
Date of return: 4-25-58

Petition for Zoning Re-Classification #4407

To The Zoning Commissioner of Baltimore County

Carroll Frederick

All that parcel of land in the Fifteenth District of Baltimore County beginning for the same 150 feet Southeast of Eastern Avenue on the North 1/4 degree 11 minutes West 760.31 feet line (said line intersects the Southeast side of Eastern Avenue 65 feet Southeast of Carroll Island Road); thence binding on said Eastern Avenue 65 feet Southeast 11 minutes East 200.31 feet; thence South 0 degree 15 minutes East 289.33 feet; thence North 38 degrees 36 minutes West 608.85 feet; thence North 37 degrees 14 minutes West 140.11 feet; thence North 50 degrees 01 minutes East 267.00 feet to the place of beginning.

As established by the Baltimore County Metropolitan District. Being a portion of all the land described in a Deed dated Sept. 7, 1945, from William W. Langenfelder to Carroll A. Frederick and wife and recorded among the Land Records of Baltimore County in Liber No. 1408, Folio 165.

Zoning Law of Baltimore County, from an R-6 Zone to a B.M. Zone.

Reasons for Re-Classification:

ADDITIONAL TO DRIVE IN MOVIE PARKING

Size and height of building, front: feet, depth: feet, height: feet.
Front and side set backs of building from street lines: front: feet, side: feet.
Property to be posted as provided 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 for Baltimore County.

Carroll Frederick
Legal Owner
Address 3312 Eastern Blvd
Baltimore 20

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March, 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 held in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 7th day of May, 1958, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

MAR 26 RECD

beginning for the same at an iron pipe set at the end of line 5.54' x 765.00 feet line mentioned in a Deed dated Sept. 7, 1945 from William W. Langenfelder to Carroll A. Frederick and wife and recorded among the Land Records of Baltimore County in Liber No. 1408, Folio 165, thence running S. 0° 14' 48" E. 589.35 feet to an iron pipe, thence S. 38° 36' 33" E. 608.85 feet to a concrete mound, thence S. 37° 14' 00" E. 140.11 feet to an iron pipe, thence N. 50° 01' 37" E. 247.00 feet - an iron pipe, set in the aforementioned S. 36° 15' 00" E. 765.00 feet line, thence running and binding on a part of said line S. 44° 11' 30" E. 890.34 feet to the place of beginning.

The courses in the above description are all referred to the True Meridian as established by the Baltimore County Metropolitan District. Being a portion of all the land described in a Deed dated Sept. 7, 1945, from William W. Langenfelder to Carroll A. Frederick and wife and recorded among the Land Records of Baltimore County in Liber No. 1408, Folio 165.

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 a B.M. Zone.

Reasons for Re-Classification:

ADDITIONAL TO DRIVE IN MOVIE PARKING

Size and height of building, front: feet, depth: feet, height: feet.
Front and side set backs of building from street lines: front: feet, side: feet.
Property to be posted as provided 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 for Baltimore County.

Carroll Frederick
Legal Owner
Address 3312 Eastern Blvd
Baltimore 20

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March, 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 held in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 7th day of May, 1958, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

MAR 26 RECD

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 26th day of March, 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.M. Zone.

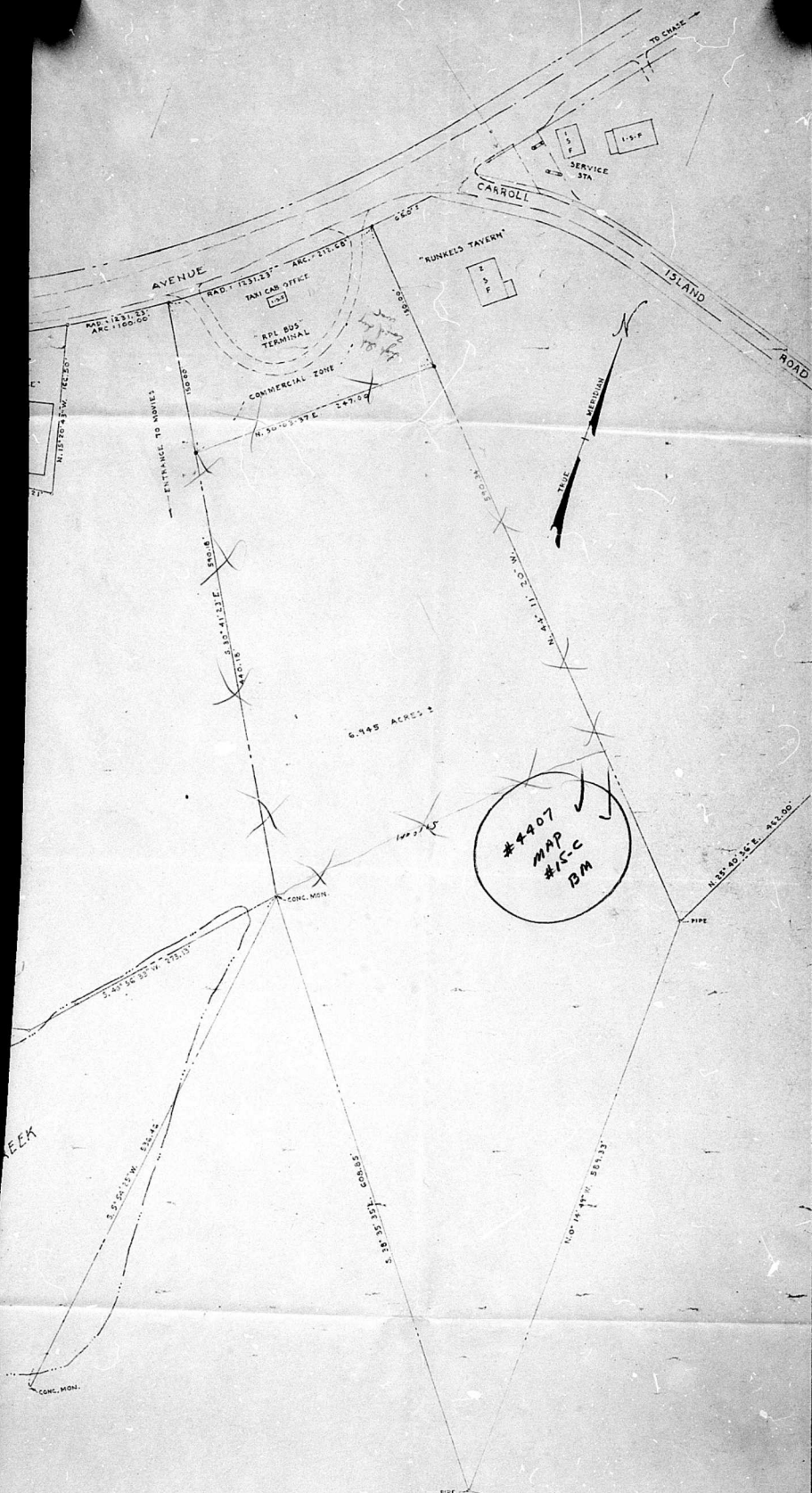
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the Office of Planning is studying the area in question for a proposed Land Use Map. It would be premature to make a mass change in classification during the study. To grant the petition would be premature, therefore request for

is denied.
It is Ordered by the Zoning Commissioner of Baltimore County, this 26th day of March, 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 remain as and to remain an R-6 residential zone.

Deputy Zoning Commissioner of Baltimore County

Approved: _____
Date: _____
County Commissioners of Baltimore County
President



#4907
MAP
#15-C
BM



GILMORE WATSON REGISTERED LAND SURVEYOR		
1541 KINGSWAY ROAD		BALTIMORE 18, MD.
DATE	PLAT OF PROPERTY	SHEET
2-17-38	CARROLL A. FREDERICK	1-F1
SCALE	RUTH A. FREDERICK	ENCL. NO.
1"=50'	BENGIES	538
	15 TH ELECTION DISTRICT	
	BALTIMORE COUNTY, MD.	

Pet. Ex. 7