

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, Betty Mae Huber, legal owner... of the property situate

All that parcel of land in the Fifteenth District of Baltimore County on the North side of Carroll Island Road, beginning 18 feet East of Eastern Avenue; thence South and binding on the North side of Carroll Island Road 17.0 feet; thence North 18 degrees 15 minutes East 217.7 feet; thence North 60 degrees 10 minutes West 104.7 feet; thence South 26 degrees 17 minutes West 21.6 feet to the place of beginning.

WITNES and comprising all that parcel of ground described in a deed dated August 4, 1952 and recorded among the land records of Baltimore County in Liber U. T. S. No. 2352 Folio 413

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: Owner of the said property wishes to conduct and operate a handy shop in the basement of her home.

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 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.

Betty Mae Huber
Betty Mae Huber Legal Owner

Address Carroll Island Road, Balto., 20, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this...10th...day of...

June...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, in the Beckford Bldg., in Towson, Baltimore County, on the...16th...day of...July...1958, at 1...o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

RECD - 6/10/58

4455

In the 15th section District of Baltimore County described as follows:

All that lot of ground beginning for the same at a point approx. 421 feet N. W. of the intersection of Eastern Avenue and Carroll Island Road, thence N. W. of the intersection of Eastern Avenue and Carroll Island Road, thence East to a point located at the south east corner of parcel 10, 1, thence running north 20 degrees, 49 minutes west, 217.7 feet, thence south twenty six degrees, seventeen minutes west, 217.8 feet, thence north 65 degrees, twenty one minutes west, 127.6 feet to the place of beginning.

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(over)

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OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning July 16, 1958
To Walter H. Adams, Zoning Commissioner
Subject Zoning Petition #4455, to B-1, North side of Carroll Island Road, Beginning 143 ft. East of Eastern Ave. Approx. 4/7 acres, 15th District. Hearing Date: July 16, 1957 (1:00 P.M.)

Advisory Recommendation:

This office is writing to advise that the site is well located for B-1 Zoning, respecting land-use suitability for the general public welfare. If there are particular local conflicts with the immediate interests of residential neighbors, we assume that they will be judged on their own merits, as represented at the hearing.

Our position that B-1 Zoning is generally suitable land-use is based on the following:

- (1) The site is practically adjacent to the proposed cloverleaf interchange between the planned Whitmarsh Expressway and the planned relocation of Eastern Blvd. Engineering designs are completed for this work and construction is expected to take place hereafter. The site is served by a separate road, however, essentially not involved in the interchange. A commercial enterprise will thus be available to adjoining residential areas appropriately at their outer edge and without threatening future complications from through traffic.
- (2) There is little danger, along this frontage, of creeping ribbon roadside B-1, with its attendant traffic and parking problems. The span of Carroll Island Road in question is only 2000 ft. long and has its own distinct and separate character. At one end, character is interrupted by the termination of Carroll Island Road where it meets Eastern Avenue extended. At the other end or East end, of the span, Carroll Island Road crosses Whitmarsh Blvd., which will be a major highway and an effective termination to the commercial character.

RE: PETITION FOR RECLASSIFICATION FROM AN R-6 ZONE TO A B-1 ZONE - N. of Carroll Island Rd. beg. 143 ft. E. of Eastern Ave. 15th Dist. - Betty Mae Huber, Petitioner

BEFORE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

AWES

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property described therein from an "R-6" Zone to a "B-1". Zone and by reason of changes in the vicinity, the petition for reclassification should be granted.

The Office of Planning has set forth the following recommendations in the matter of the petitioner's request for a reclassification from an "R-6" Zone to a "B-1" Zone.

1. The site is practically adjacent to the proposed cloverleaf interchange between the planned Whitmarsh Expressway and the planned relocation of Eastern Boulevard. Engineering designs are completed for this work and construction is expected to take place before 1962. The site is served by a separate road, however, essentially not involved in the interchange. A commercial enterprise will thus be available to adjoining residential areas appropriately at their outer edge and without threatening future complications from through traffic.
2. There is little danger, along this frontage, of creeping ribbon roadside B-1, with its attendant traffic and parking problems. The span of Carroll Island Road in question is only 2000 ft. long and has its own distinct and separate character. At one end, character is interrupted by the termination of Carroll Island Road where it meets Eastern Avenue extended. At the other end or East end, of the span, Carroll Island Road crosses Whitmarsh Blvd., which will be a major highway and an effective termination to the commercial character.

In agreement with the Office of Planning and because of the change in the area wherein lies the petitioner's property, it is this 16th day of July, 1958, by the Deputy Zoning Commissioner of Baltimore

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County, ORDERED that the aforesaid petition for a reclassification should be and the same is hereby granted.

John S. Davidson
Deputy Zoning Commissioner of Baltimore County

June 26, 1958

\$60.00

RECEIVED of Leonard A. Nadala, Esquire, for petitioners, Betty Mae Huber, the sum of Forty Dollars (\$40.00) to cover cost of petition, advertising and posting property situate on the North side of Carroll Island Road, beginning 143 feet East of Eastern Avenue.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
Wednesday, July 16, 1958 at 1:00 P. M.
Room 108
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland

RECEIVED
JUN 24 1958
COMPTROLLER'S OFFICE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 7-3-58
Posted for Ans. 53-6 zone to an B-1 zone
Petitioner: Betty Mae Huber
Location of property 143 ft. East of Eastern Ave. N. of Carroll Island Rd. beg. 143 ft. East of Eastern Ave.
Location of Signs North side of Carroll Island Rd. 143 ft. East of Eastern Ave.
Remarks: George B. Hummel
Posted by George B. Hummel Date of return: 7-5-58

Certificate Of Publication

ESSEX, Md., June 27th 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 16th day of July 1958, the first publication appearing on the 26th day of June 1958.

THE EASTERN ENTERPRISE, INC.
John S. Davidson
OFFICE Manager

MAP
15-C

