

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, ANDREW N. & ADELIA L. SMITH, legal owner(s) of the property situated

All that parcel of land in the Fifteenth District of Baltimore County on the North side of Virginia Avenue, beginning 831 feet West of Marilyn Avenue; thence westerly and binding on the North side of Virginia Avenue 333 feet; thence North 15 degrees 35 minutes East 245 feet; thence North 77 degrees 23 minutes East 38 feet; thence South 43 degrees 29 minutes West 127 feet to the place of beginning.

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

Reasons for Re-Classification:

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 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.

Andrew N. Smith
Adelia L. Smith
Legal Owner
Address 223 Riverdale Rd
Baltimore 34 Md

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of August, 19 58, 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 Reckord Bldg., in Towson, Baltimore County, on the 17th day of September, 19 58, at 10 o'clock A. M.

Sept 17 1958
10: A.M.
(over) AUG 8 1958

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being adjacent to an existing "B-L" Zone, the granting of which will not be detrimental to the safety, health and the general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County this 25th day of September, 19 58, 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 n "R-C" (residential) zone to a "B-L" (Business Local) zone, subject, however, to approval of the development plans by the Office of Planning and the Bureau of Land Development.

William H. Adams
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

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ zone.

Zoning Commissioner of Baltimore County

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

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning Sept. 17, 1958
To William H. Adams, Zoning Commissioner
Subject Zoning Petition #4485, R-C to B-L
North side of Virginia Ave., beginning
831 ft. West of Marilyn Ave. Approx. 3/4
acre.
Lots 9 through 14, Plat of "Bolton",
15th District.
Hearing: Sept. 17, 1958 (10:00 A.M.)

Advisory Recommendation

The Office of Planning considers the requested reclassification from R-C to B-L to be undesirable, for the following reasons:

- (1) The fact that adjacent lots 7 and 8 already have commercial zoning is not, in our view, an argument supporting B-L classification on these other lots. Lots 7 and 8, although accessible to Marilyn Ave., and reclassified since 1951, have not yet been developed for commercial purposes. In the future, commercial development on the Marilyn Ave. frontage will be discouraged through comprehensive zoning proposals to be made by this Office for the 15th District. For reasons founded in the geography, present development, and future potentialities of the Back River Neck Peninsula, our planning will encourage specialization of Marilyn Ave. as a residential feeder road and development of commercial enterprises for the area will be encouraged along Eastern Ave., Back River Neck Road and at new centers to the south.
- (2) B-L on lots 9 through 14 will constitute a commercial incursion down a residential side street - palpable in its effect. The lots across Virginia Ave. are already laid out. Virginia Ave. further west is a residential street. The tract formed by lots 9 through 14 is of such a shape that its border is long in relation to its area, increasing the commercial impact on surrounding land.
- (3) While Eastern Ave. is already a commercial street and the commercial function of its frontage will be encouraged by this Office, extension of this area in area down residential feeder streets like B Marilyn Ave. is not a proper expression of functions of the area. Where Back River Neck joins the mainland, traffic movement along Eastern Ave. must accommodate circulation in and out of the Peninsula. This is only possible if tributary roads are specialized for this purpose. Commercial frontage along such roads near Eastern Ave. increases traffic complexity.

OS/ih

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

BUREAU OF PUBLIC SERVICES

Inter-Office Correspondence

From George R. Lewis September 15, 1958
To William H. Adams
Subject Zoning Petition #4485
Reclassification R-C to B-L
W/B Virginia Avenue 831' W of Marilyn Ave
District 15

This office has the following comments on the referenced petition:

Virginia Avenue has been set up as a 50' right of way for a residential street. If there is a zoning change in the area, the street right of way must be widened to 60'.

It is also requested that, if needed, the zoning be subject to approval of development plans by the Office of Planning and the Bureau of Land Development.

Present plan does not indicate type and method of development; therefore no comment can be made on the proposed site improvements.

George R. Lewis
Chief - Permit Section
Division of Land Development

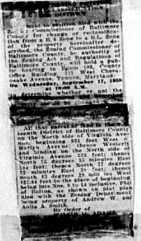
GR/Lis

cc: Mr. Stirling (Planning)

Certificate Of Publication

ESSEX, MD., September 4th 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 17th day of September, 1958, the first publication appearing on the 22th day of August, 1958.

THE EASTERN ENTERPRISE, INC.
Office Manager



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 9-15-58
Posted for Andrew N. Smith & Adelia L. Smith
Petitioner: Andrew N. Smith & Adelia L. Smith
Location of property: North side of Virginia Avenue 831 feet West of Marilyn Ave.
Location of Signs: North side of Virginia Avenue 831 feet West of Marilyn Ave.
Remarks: None
Posted by George R. Lewis Date of return 9-5-58

August 26, 1958

\$10.00

RECEIVED of Raymond R. Feecey for petitioners, Andrew N. Smith, the sum of Forty Dollars (\$40.00) to cover cost of petition, advertising and posting property situate on the North side of Virginia Avenue, beginning 831 feet West of Marilyn Avenue.

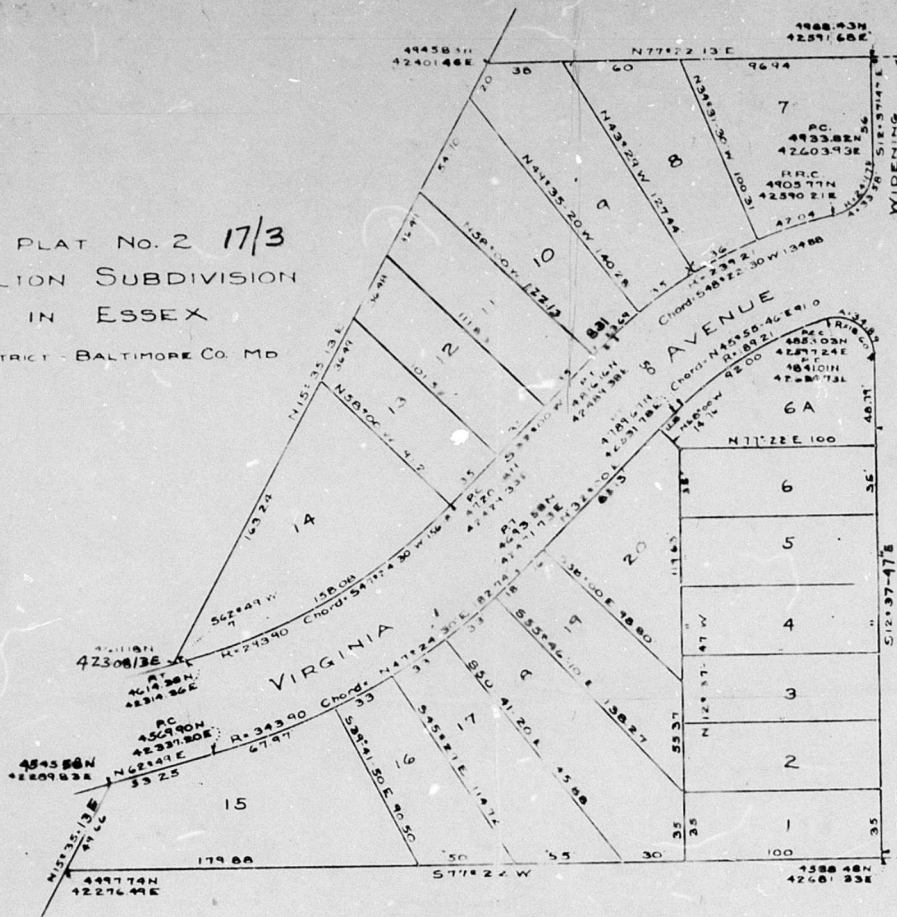
Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
Wednesday, September 17, 1958
at 10:00 A. M.
Room 108
County Office Building
131 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
AUG 28 1958
COMPTROLLER'S OFFICE

PLAT No. 2 17/3
BOLTON SUBDIVISION
IN ESSEX
15th DISTRICT - BALTIMORE CO. MD



The Avenues as shown hereon and the mention thereof in deeds are for the purpose of description only and same are not intended to be dedicated to public use, the fee simple title thereof is expressly reserved in the Grants of the deed to which this plat is attached, their heirs and assigns.

The coordinates shown hereon are based on the system established by the Baltimore County Metropolitan District and the courses are referred to the True Meridian.

APPROVED BY
BALTIMORE COUNTY
PLANNING COMMISSION

Signed: *Malcolm R. Dill*
Director

Date: *Feb 24, 1961*

APPROVED FOR
STREET ALIGNMENT
AND LOCATION

Signed: *Paul A. Hoffman*
Asst. Engr. for Balto Co

Date: *Feb 22, 1961*

I hereby certify that the requirements as set forth in Sections 72A, 72B, 72C, and 72D of Article 71 of the Annotated Code of Maryland (1956 Edition) Title Clerk of Courts as far as it concerns the making of this plat have been complied with.

Signed: *Paul A. Hoffman*
Director

Signed: *Paul A. Hoffman*
Registered Professional Engineer
and Land Surveyor No 1371

SCALE 1"=50' FEBRUARY 8, 1961
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGRS.
709 WASHINGTON AVE. TOWSON, MD.

REGISTERED PLAT 22
17/3