Petition for Zoning Re-Classification

S. S. Verier Commissions of Robbson Country

I as a COURS A. A LYLLYAN REPPROMOTE Level owner of the property situate All that purcel of land in the lith Dist. of Baltimore County, beginning for the same on the Northwest side of Marks Areme 15 feet wide at the distance of 330 feet Bananas Countries and the country of the same of the country of the same of the country of the same of the country of the same of measured Northeasterly along said side of rarks avenue from the cortex lormed by the intersection of said side of said avenue with the centerline of Fullarton Avenue, running themes and binding on the Northwest side of Marks Avenue, North by degrees 30 1 ning there am comming on the sorthwest size or marks avenue, North My degrees; 30 minutes East 277.95 feet; thence leaving the sense and running Sixth My degrees; 35 minutes set 189.15 feet, more or less, to a point 150 feet toutheasterly measured at an analysis of the set o and 150 feet soutcessery measured at a right angle from Relair Road) a distance of 350 feet, more or less, to the southmostermost outline of Pulletton Supply Company; thence binding on a part of said outline, South 85 degrees h5 minutes East 12 feet, wore or lear, to a require 150 feet measured Morth h8 degrees is immutes West from the more or less, to a point 190 feet measured North 40 degrees 45 minutes west from the Northwest side of Marks Avenue; thence North 49 degrees 30 minutes East parallel with Marks Avenue a distance of 75 feet; thence South 48 degrees 45 minutes East 150 feet to the place of heatming

hereby neighbor that the common status of the above described property he re-classified present to the Visited Format Political Country from an 1840 and a 1848 and 1848 Remons for Reffereing The State Roads purchased our property at 78/2-61 Belair Rd. which was necessary to continue expressway our Garage and Parking lot is at this location We only have until Feb. 1st.1959 to vacate from this property Size and height of building front feet death fort height feet Point and side set backs of building from street lines; front Property to be nosted as prescribed by Zoning Regulations I or we agree to pay expenses of above re-classification advertising posting etc. upon filing

of this actition and further agree to and are to be bound by the remine cornelations and cortelations of Baltimore County adopted pursuant to the Zoning Law for Baltimore County Louis a Butterworth.

7512 Marks Ave. Balto. 6 Md.

ChiDERED By The Zoning Commissioner of Baltimore County, this 15th day of 1959 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reekord Bldg., in Towson, Baltimore County, on day of February '9 59 at 11 n'clock A. M

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of to operty, and public hearing on the above petition and it appearing the by reason of location it will not be datrimental to the health. referr and the come al welfare of the localffy involved and will fit in with the avmented plan for that area in the near future, the above re-electification should be bed It Is Ordered by the Zoning Commissioner of Paltimore County this 6th March 1959 that the shave described property or area should be and the same is banks and willed from and after the date of this Order from a "Ba6" (Bestdonce) some TO Of (huntman madelda) Donnary to the advertisement martins of property and public hearing on the above petition and it appearing that by reason of - the above re-classification should NOT be had 19 that the above notition he and the same is hereby denied and that the shows described property or area be and the same is hereby continued as and to remain a Zoning Commissioner of Latimore County County Commissioners of Bultimore County

OFFICE OF DI ANNUA

Inter Office Correspondence

Office of Planning

Mr. Wilsie A. Adams . Zoning Commissioner

Feb. 25, 1050

Zoning Petition #h570, R-6 to R-R Northwest side of Marks Ave., beginning 336 Ft. Northeast of Fullerton Ave., and lving some 150 ft. Southeast of Bel Av. No. Approx. 12 acres.

Fab. 25, 1959 (77:00 4 H)

Advisory Comment.

This Office considers that general matters of land use are more in conflict. with the reclassification requested than favorable to it.

- (1) Planning Office proposals for comprehensive regoning of the 11th District. rianning office proposals for comprehensive rescaing of the lith Distr will show a large B-R Zone near the intersection of Bel Air Read and Will show a large B-M Zone near try intersection of sel Air Road and Putty Hill Rd., where B- uses will not be in conflict with other land use. and where a B-R character is already established by existing typical Rab
- (2) Although the frontage of Bel Air Road, near the subject tract, is occurred Although the frontage or sol Air Road, near the subject tract, is our by numerous commercial establishments, this property is also at the amproximate center of a sizeable and fully developed residential neighborhood. Some uses permitted in the H-R Zone are highly undesirable within a residential neighborhood. Among these are regular permitted uses, not requiring Special Exception. which would be feasable from a purely business requiring opecial exception, which would be reasons from a purely our point of view on the subject site - as for instance! Dog Kennel (not limited, as in some zones, to tracts of 3 acres or more); Tire retreating establishment; printing establishment employing more than 25 persons: possibly even "Motel".
- (3) The block bounded by Marks Ave., Fullerton Ave., Bel Air Ed., and Henry Ave. is in one sense a 200 ft. deep Bel Air Ed., frontage; 1200 ft. long. Reclassification of the subject property to Bel could become a strong precedent leading to B-2 goning within such or all of this block, Whatever residential character Marks Ave. has or could have, would be destroyed by full connercial development within this block- Siminating a desirable transition to the proposed Overles Elementary School site and residential areas surrounding it.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COURTY

Towers Maryland

+4579 Date of Posting 2-11-58

Posted for: an A-6 Bore to un B- BBent

NOTICE OF ZONING PETITION FOR

Petitioner: James Fand Pellean Ruthworth Levellon of recovery Mily Sof marketice 138 H. m. E. d. Valletin a. f. to Lustel Knowing 7510-12 marks before

CERTIFICATE OF PUBLICATION

EXCLASSIFICATION—1-ATR HOFFERD.

Permant is petilion flore with the Zening Commissioner in Ballmere County join
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On Wednards, Pathwary 25, 1505. On Wellender, Protecty II, 1979, it deciments designed on the filtering meeting and factoring received and the filtering meeting and factoring received received and factoring received received for the filtering TOWSON MD. February 13 1959 THIS IS TO CERTIFY. That the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towers Baltimore County Md owner by wear ofry 2 times xxxxxxxxxxxxxxxx before the 25th day of Esbruary 19 59the first publication appearing on the ... 6th ... day of February 19.59.

THE JEFFERSONIAN.

Cost of Advertisement S.

45

Location of Storas: Partid we swenty bearing at 7510-12 marks lad.

