

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" Zone to a "B-1" Zone
of Property on East Side of
York Road, S. Sussex Road, 9th
District - Thomas Edw. Fritsch,
Eleanor K. Fritsch, Thos. B. Dies,
Helen Dies, and Lillian K. Roddy,
Petitioners

BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
NO. 4703

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of the property described therein from an "R-6" Zone to a "B-1" Zone, and it appearing that by reason of location the reclassification from an "R-6" Zone to a "B-1" Zone should be denied. However, in accordance with the power and authority vested in me as Deputy Zoning Commissioner I hereby grant the reclassification from an "R-6" Zone to a "B-1" (apartment) Zone with a special exception to use the following described property for Offices:

All that parcel of land on the northeast side of York Road beginning 22.78 feet southeast of Sussex Road, thence southeasterly, on the northeast side of York Road 70 feet; thence easterly 140 feet to a 10 foot alley thence northeasterly, on the west side of a 10 foot alley, 70 feet and thence westerly 140 feet to place of beginning. Properties being known as Nos. 7309-11-13 York Road.

It is this 29th day of July, 1959, by the Deputy Zoning Commissioner, ORDERED that the aforesaid described property should be and the same is hereby reclassified from an "R-6" Zone to a "B-1" Zone with a special exception for Offices.

Deputy Zoning Commissioner
of Baltimore County

NOTE: The granting of the reclassification and special exception is subject to approval of plans for ingress and egress by the Maryland State Roads Commission.

Petition for Zoning Re-Classification #4703

To The Zoning Commissioner of Baltimore County:-

I, or we, Thomas Edward Fritsch & Eleanor K. Fritsch, owners of the property known as

All that parcel of land in the Ninth District of Baltimore County on the Southeast corner of York and Sussex Roads, thence running Southerly and Winding on the East side of York Road 92.78 feet with a rectangular depth Easterly of 140 feet and ending on the South side of Sussex Road known as 7309 to 7315 York Road to the place of beginning.

hereby 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:

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.

Thomas Edward Fritsch & Eleanor K. Fritsch
Legal Owner

Address 7313 York Rd.
Ethel M. Murphy 7315 York Rd.
S. Sussex Rd.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 29th day of July, 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, Maryland, at _____ o'clock _____ P.M.

At _____ o'clock _____ P.M. the property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beckwood Bldg. in Towson, Baltimore County, on _____ day of _____, 1959, at _____ o'clock _____ P.M.

Zoning Commissioner of Baltimore County

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A BILL 177

ENITLED

AN ACT, to approve Zoning Reclassification No. 4703, dated July 29th

and to amend the official Zoning Map of Baltimore County, pursuant to Section 34-3 of the Code of Public Local Laws of Baltimore County, 1958 edition.

SECTION 1. Be it enacted by the County Council of Baltimore County, Maryland, that Zoning Reclassification No. 4703, dated July 29th, 1959

reclassifying the property of Thomas Edw. Fritsch, Eleanor K. Fritsch, Thos. B. Dies, Helen Dies, and Lillian K. Roddy from R-6 Zone to B-1 Zone

be and the same is hereby approved, said property being situate in the Ninth

Election District of Baltimore County and more particularly described as follows: All that parcel of land on the northeast side of York Road beginning 22.78 feet southeast of Sussex Road, thence southeasterly, on the northeast side of York Road 70 feet; thence easterly 140 feet to a 10 foot alley; thence northeasterly, on the west side of a 10 foot alley, 70 feet and thence westerly 140 feet to place of beginning. Properties being known as Nos. 7309-11-13 York Road.

SECTION 2. And be it further enacted, that the official Zoning Map of Baltimore County is hereby amended in accordance with the reclassification described in Section 1 hereof, and the Zoning Commissioner of Baltimore County is hereby directed and authorized to make said amendment upon the official Zoning Map.

SECTION 3. And be it further enacted, that this Act is hereby declared to be an emergency measure affecting the public health, safety or welfare, and, having been passed by the affirmative vote of five (5) members of the County Council the same shall take effect from the date of its enactment.

met
Comp. 8/19/57

ZONING DEPARTMENT OF BALTIMORE COUNTY

NOTICE OF HEARING

Thomas E. Fritsch et al
7313 York Road

Re: S/E corner of York and Sussex Roads

TIME: 1:00 P.M.

DATE: Wednesday, July 29, 1959

PLACE: Room 105, County Office Building, 111 N. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

PAD - Baltimore County, Md. - Office of Plans
Date: Jun 29, 1959

RECEIVED OF: Thomas E. Fritsch et al - 4703

LOCATION OF PROPERTY: S/E corner of York and Sussex Roads

AMOUNT: \$6.00

Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 29th, 1959

THIS IS TO CERTIFY. That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 29th day of July, 1959, the first publication appearing on the 29th day of July, 1959.

The COUNTY Paper, Inc.
Towson, Maryland
Manager

Essex Office

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

4703

District: 9th Dist. Date of Posting: 7/29/59

Posted for: Thomas E. Fritsch et al

Petitioner: Thomas E. Fritsch et al

Location of property: S/E cor. York & Sussex Rd.

Location of Signs: Signs on York Rd. front

Remarks: All signs

Posted by: [Signature]

Date of return:

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OFFICE OF PLANNING

Inter-Office Correspondence

From: George R. Gervais July 29, 1959

To: Miles H. Adams, Zoning Commissioner

Subject: 8703, S-6 to B-1, Southeast corner of York and Sussex Rd., Fritsch Property 9th District

(1:00 P.M.)

The Office of Planning has reviewed the subject petition for zoning reclassification and has the following advisory comments to make:

- In retrospect, we feel that the adopted Zoning Map for the Ninth District did not make proper provision for the property contained in the subject petition. No transition or buffering was provided between the commercial zone at the northeast corner of Stevenson Land and York Road and the well-established residential area to the north.
- We disagree, however, with the requested change for commercial zoning here. We feel that the error in the map more logically was its failure to provide proper transition from the existing commercial zone south of the subject property to the adjoining residential area. A proper transition would be B-1, apartment, zoning which, with a special exception for office uses, would give the subject tract an economic utility to remedy the adverse effects of the commercial area to the south and, at the same time, provide for new uses which would be compatible with adjoining commercial or residential areas. Re-zoning on the subject tract would open the door wide open to any permitted commercial use in that zone for the subject property and would subsequently require additional reclassifications of adjacent properties to provide buffering or transition from commercial to residential uses.
- Because we feel that B-1 zoning makes better provision for transition and buffering from commercial to residential uses here and is more in the interest of the general public welfare, the Office of Planning recommends that the petition for B-1 zoning be withdrawn and substituted by a new petition for B-1 zoning with a special exception for office use. If the petitioner chooses not to withdraw, we recommend that the petition be denied.

OSB:ad

