

4759

ORDERED by the Zoning Commissioner of Baltimore County
this 1st day of September, 1959,
that the subject matter of this petition be advertised in a
newspaper of general circulation throughout Baltimore County
and that the property be posted, as required by the Zoning
Regulations and Act of Assembly aforesaid, and that a public
hearing thereon be had in the office of the Zoning Commissioner
of Baltimore County, Maryland, on the 7th day of
October, 1959, at 1:00 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from an "R-6" Zone to an "E-10" Zone and (2) for a special exception to use said property for a Trailer Park, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the reclassification and special exception should be granted, therefore:

It is this 21st day of October, 1959, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid reclassification and special exception should be granted; the first, for reclassification from an "R-6" Zone to an "R-10" Zone and, second, for a special exception for the operation of a Trailer Park, subject, however, to compliance with Section 415 - Trailers - of the Zoning Regulations, and, further, subject to compliance with the requirements and regulations of the Baltimore County Health Department governing the operation of Trailers in Baltimore County.

Nilsen S. Johnson
Zoning Commissioner of
Baltimore County

20, 3-4 (47)

MICROFILMED

to pave the way for the granting of a special exemption, there had to be a clear showing of changes to a zone where the proposed use could be permitted. In other words, before the Appellant can obtain a special exemption for a trailer park, he must have the E-6 properly renamed E-10, and in order to do that he must show that the area in question has changed from an E-6 area to a E-10 area in the essential character. Unfortunately for the Appellant here he cannot do so, and the decision of the Hearing Board must be affirmed.

May 24, 1960

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Inter-Office Correspondence

From - George R. Lewis October 6, 1959
To - Missie H. Adams
Subject - Zoning Petition #4759 RX
Reasoning and Special Exception for
Trailer Park - Lincoln Avenue near
Linwood Avenue
15th District - *1500 & N.*

The subject Trailer Park has been presented to the Joint Subdivision Planning Committee for comment under date of September 24, 1959.

Attached herewith is a copy of those minutes. It is requested that any approval of the zoning be made subject to final approval of a plan to conform to the requirements of Baltimore County indicated in the attached comments.

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

cc: Mr. Stirling

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON 4, MARYLAND
YA 3-3000

Mr. & Mrs. Claude Walter
2909 Ritchie Avenue
Baltimore 19, Md.

NOTICE OF HEARING

Re: Beg. at a point 120' North of Linwood
Ave. centerline of Lincoln Ave.
Claude & Louise Walter--Petitioner
15th District

TIME: 1:00 P.M.
DATE: Wednesday, October 7, 1959
PLACE: Room 106, County Office Building, 111 N. Chesapeake Avenue
Towson, Maryland

of Baltimore County.

PAID—Baltimore County, Md.—Office of Finance
R E C E I P T

9-1659 5751 • Date: 12/16/52 4000
RECEIVED of: John 9-1659 5751 • • • TXL- 4000
LOCATION OF PROPERTY: see above
AMOUNT: \$10.00

Zoning Commissioner
of Baltimore County

01031 8 40.50

MICROFILMED

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County **MICROFILMED**
I, or we, Claude and Louise Walter Legal Owner

Beginning at a point 120 feet north of Linwood Avenue measured along the centerline of Lincoln Avenue; thence along the following four courses and distances measured along the centerline of Lincoln Avenue N-19°-56'-E 102.72'; N-32°-56'-E 487.00'; N-49°-56'-E 247.50'; N-28°-26'-E 297.00'; thence S46°-14'-W 909.36'; thence N-81°-35'-W 474.90' to point of beginning. Said parcel of land containing 5.23 acres located in the 15th Election District of Baltimore County.

herely petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to an R-10 Zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a trailer park.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.

✓ Eland H. Walter
 x Louise M. Walter
 Legal Owner

1928 Eastfield Road
Baltimore 22, Maryland

200 W. 4th St.
John Smith

U-5-1331
11:00 PM (15th)

2909 Ritchie Avenue
Address ☐ Read ☒ [unclear]
Baltimore 14, Maryland ☐ Ford

☐ Field
☐ Unit
☐ Other

7 - SICK

MICROFILMED

RE: PETITION FOR RECLASSIFICATION :
 AND SPECIAL EXCEPTION FOR :
 TRAILER PARK on Lincoln Avenue : BEFORE
 120 feet N. Linwood Avenue, :
 15th District - : COUNTY BOARD OF APPEALS
 Claude and Louise Walter, :
 Petitioners : OF
 : BALTIMORE COUNTY
 : No. 4759-RX

OPINION

The petitioner herein seeks to reclassify an unimproved tract of land, approximately $5\frac{1}{2}$ acres, from an "R-6" classification to an "R-10" Zone with a special exception for a trailer park. It was testified that a small trailer park presently exists in a nonconforming use status directly across the street from the subject property.

A substantial number of residents in the neighborhood objected to the proposed reclassification and special exception on the grounds that it would increase traffic congestion, overcrowd existing schools and depreciate the value of their homes.

There was testimony to the effect that there had been no change in the neighborhood except the building of many new homes in the area. Mr. George E. Gavrelis, Deputy Director of Planning for Baltimore County stated that the Office of Planning had taken no position on this petition. He further stated that an area of two miles around the subject property is predominantly "R-6" in character.

The Board feels that no evidence was presented to show an error in original zoning of this property or that there had been a substantial change in the neighborhood. We are further of the opinion that the granting of a special exception for a trailer park would be detrimental to the general welfare of the locality involved in that it would depreciate

vicinal property values, would tend to create congestion in roads and streets therein, and would create an immediate adverse affect on the school facilities as contrasted to the gradual changes resulting from normal residential development.

For the reasons set forth above the petition is hereby denied.

Any appeal from this decision must be in accordance with Rule No. 1101 of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

ORDER

It is this 21st day of January, 1960, by the County Board of Appeals, ORDERED that the reclassification and special exception sought is hereby denied.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Charles Stewart, Jr.
Spencer T. Rogers

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 0936

DATE

4759

TO: Messrs. Rouse & Ellicott,
375 West Pennsylvania Avenue,
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.

REFUSED TO ACCOUNT NO. 01-602

QUANTITY	DESCRIPTION UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Cost of certified documents filed in the matter of special exception for Trailer Park - Lincoln Ave. 170' N. Linwood Avenue	\$8.00
	4"-8.00 29x2 * * * TIL -	8.00
	4"-8.00 29x2 * * * TIL -	8.00

MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



