

RE: PETITION FOR RECLASSIFICATION
From "R-10" and "R-40" Zones to
a "B-1" Zone - S. W. Side West-
minster Road 2695' N.W. Bal-
tistown Road, 14th District -
Carl Hauswald, Petitioner

BEFORE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 4817

On March 2, 1954 a petition was filed for the reclassification of the above property from an "R-10" Residence Zone to an "R-40" Commercial Zone. After advertising and posting property a hearing was held on March 29, 1954 and after due consideration of all the facts the Zoning Commissioner granted the reclassification from "R-10" Residence Zone to an "R-40" Commercial Zone for Approved Commercial Use. On April 12, 1954 the County Commissioners of Baltimore County approved the reclassification.

Upon the adoption of the Zoning Regulations on March 30, 1955 the "R-10" Residence Zone was changed to "R-40" (residence) Zone and the "R-40" Commercial Zone was changed to "B-1" (business local) Zone.

At the time the Office of Planning prepared the map for the Fourth District an error was made in removing the business local zone on the subject property as it was the policy of the County Commissioners of Baltimore County that whenever an area previously zoned was taken off the map it was put back.

The petitioners at the time of the adoption of the land use map was not aware that the zoning of the property had been changed, and, therefore, was required to file a petition for the reclassification of the property for the purpose of having it returned to the original business local classification.

For the foregoing reasons and the facts presented at the hearing on December 9, 1959, it is the opinion of the Deputy Zoning Commissioner that the reclassification should be granted.

It is this 6th day of December, 1959, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order from "R-10" and "R-40" Zones to a "Business Local" Zone, subject, however, to approval of plan for ingress and egress by the State Roads Commission.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification #4817

To The Zoning Commissioner of Baltimore County--

I, or we, CARL HAUSWALD

DATE: 11-25-59
legal owner... of the property MAP #4 SEC. 1-D BL 12/15/57

All that parcel of land in the Fourth District of Baltimore County on the Southwest side of Westminster Road beginning 2695 feet Northwest of Westminster Road 600 feet; thence South 55 degrees 10 minutes West of Westminster Road 600 feet; thence South 55 degrees 10 minutes West 600 feet; thence South 55 degrees 10 minutes East 600 feet; thence N. 45 degrees 10 minutes East 600 feet to the place of beginning.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 & R-40 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 expense 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.

Contract Purchaser Carl P. Hauswald Legal Owner
Address Old Court Rd. Parkville, Md.
Tel. No. 10. M

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of November, 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 here be held in the office of the Zoning Commissioner of Baltimore County, in the Rockford Bldg., in Towson, Baltimore County, on the 9th day of December, 1959, at 1:00 o'clock P.M.
Attorney Smith & Harrison
Tel. No. 0-3-6360 12/7/59 10. M (over)
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11-D Date of Posting 11-25-59
Posted for 11-25-59 to 11-25-59
Petitioner: Carl Hauswald
Location of property Westminster Rd. 1/4 Sec. 1-D, Bl. 12/15/57
Location of Sign Westminster Rd. 1/4 Sec. 1-D, Bl. 12/15/57
Remarks: Reclassification from R-10 & R-40 to B-1
Posted by George S. Himmelfarb Date of return: 11-26-59

NOTICE OF ZONING PETITION
FOR RECLASSIFICATION
AS DIRECTED
Payment to petition filed with
the Zoning Commissioner of Bal-
timore County for change of re-
classification from R-10 and R-40
Zones to B-1 Zone of the prop-
erty described above. The
Zoning Commissioner of Baltimore
County, by authority of the Zon-
ing Law of Baltimore County, will hold a hearing
in Room 106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland, December 9, 1959,
at 1:00 P.M.
It is determined whether or not the
following petition and described
property should be changed or re-
classified as proposed for Bal-
timore County.
All that parcel of land in the
Fourth District of Baltimore Coun-
ty on the Southwest side of West-
minster Road beginning 2695 feet
Northwest of Westminster Road,
600 feet; thence South 55 degrees
10 minutes West 600 feet; thence
South 55 degrees 10 minutes East
600 feet; thence North 45 degrees
10 minutes East 600 feet to the
place of beginning, as shown on
plat filed with the
Zoning Department, being
property of Carl Hauswald.
BY ORDER OF
WILHELM H. ADAMS
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Nov. 20-27.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

November 28, 1959

THIS IS TO CERTIFY, that the annexed advertisement of
Wilhelm H. Adams, Zoning Commissioner of
Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 28th day of November, 1959, that is to say
the same was inserted in the issue of

November 20-27, 1959.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING #4817

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND
VA. 21206

WILHELM H. ADAMS
ZONING COMMISSIONER

Carl Hauswald
Old Court Rd.
Parkville, Md.

NOTICE OF HEARING

Re: Old Westminster Rd. 1/4 Sec. 1-D, Bl. 12/15/57
Reclassification to B-1 Zone
Carl Hauswald - Petitioner

TIME: 1:00 P.M.

DATE: Wednesday, December 9, 1959

PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

PAID - Baltimore County, Md. - Office of Planning
RECEIVED

11-18-59 8330 • No. • 4817 • 4300
11-18-59 8330 • No. • 4817 • 4300

RECEIVED of: Carl Hauswald

LOCATION OF PROPERTY: see above

AMOUNT: \$ 13.00

Zoning Commissioner
of Baltimore County



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST FREDERICK STREET
BALTIMORE 1, MD.

December 8, 1959

Wilhelm H. Adams
Zoning Commissioner
County Office Building
Towson 4, Maryland

Dear Mr. Adams:

This office has reviewed the subject petition and has found that the subject property is seriously affected by right of way requirements for the tentatively proposed Northwestern Expressway.

Inasmuch as the property may be taken almost in its entirety this office requests that the present zoning of R-40 and R-10 be retained.

Thank you for your cooperation.

Very truly yours,

Edward D. Kelly

Development Engineer

[Signature]

Mr. John L. Durr

Asst. Development Engineer

JLD/oa

ROUTE 140 (WESTMINSTER PIKE)

TO WESTMINSTER

S 48° 46' 00" E 600.00'

2695' TO REISTERSTOWN RD.

E TRANSMISSION LINE

R-40
JEWISH HOME FOR CONSUMPTIVES
(CHILDREN REHABILITATION INSTITUTE)
N 55° 10' 00" E 600.00'

R-40
VACANT

R-40

PRIVATE SEWER
CITY WATER AVAILABLE
AREA OF PROP - 8.26A±
EXIST. USE OF PROP - VACANT
PROP. USE OF PROP - BL
PRES. ZONING OF PROP - R-6
PROP. ZONING OF PROP - BL

N 48° 46' 00" W 600.00'

R-40
VACANT

MULLER, RAPHEL & ASSOCIATES, INC.
201 COURTLAND AVE. TOWSON 4, MD.

PLAT TO ACCOMPANY ZONING PETITION

4TH ELECT. DIST. BALTO. CO., MD.

SCALE: 1" = 50' OCT 15 1959

OK JEO 11/4/59

