

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to a "B-1" Zone - E. S. Satyr Hill Road, 101 1/2 S. Joppa Road, 9th Dist., Richard D. Ellis and Wilma H. Ellis, Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 4826

OPINION

The petitioners herein ask that we reclassify approximately one acre of land located on the east side of Satyr Hill Road near its intersection with Joppa Road. The property is presently zoned "R-6" and abuts certain "B-1" property now used as a shopping center. The peculiar situation of the property makes it nearly surrounded in its entirety by other than residential uses and destroys the utility of the property.

The Board finds that there have been substantial changes in the neighborhood to justify this reclassification and we feel that the only suitable use of this property is one compatible with its environs.

For the foregoing reasons the reclassification should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of September, 1960, by the County Board of Appeals, ORDERED that the reclassification from an "R-6" Zone to a "B-1" Zone should be and the same is hereby granted.

9th., Dist.

CERTIFICATE OF PUBLICATION

TOWNSHIP, MD. Dec. 18 19 59.
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 18th day of January 19 60 the first publication appearing on the 17th day of Dec. 19 59.

The COUNTY Paper, Inc.
Towson Office Manager

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Mr. Austin did not sit on this case.

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to a "B-1" Zone - E. S. Satyr Hill Road, 101 1/2 S. Joppa Road, 9th Dist., Richard D. Ellis and Wilma H. Ellis, Petitioners
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 4826

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, the subject property is located on the east side of Satyr Hill Road in a residential area, and not located on Joppa Road.

The petitioners showed many changes in the character of the neighborhood, all of which have occurred on Joppa Road. There have been no changes in the character of the property on Satyr Hill Road.

Mr. George G. Garvelis, Deputy Director of the Office of Planning, testified that the Office of Planning is opposed to the change as this would lead to further requests for changes on Satyr Hill Road, which is a residential road.

For the above reasons the reclassification should be denied. It is this 24th day of January, 1960, by the Zoning Commissioner of Baltimore County, ORDERED 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 an "R-6" Zone.

John W. Carson
Zoning Commissioner of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—
Richard D. Ellis and Wilma H. Ellis, his wife
DATE: October 21, 1959
legal owner of the property above

All that parcel of land in the Ninth District of Baltimore County on the east side of Satyr Hill Road beginning 101 1/2 feet South of Joppa Road thence South by the centerline of Satyr Hill Road 73 feet; thence North 74 degrees 52 minutes East 175.10 feet; thence North 39 degrees 15 minutes East 167.5 feet; thence North 70 degrees 23 minutes West 150 feet; thence South 39 degrees 15 minutes West 219.7 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-6" zone to an "B-1" zone.
Reasons for Re-Classification: change in character of neighborhood

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.

Richard D. Ellis
Richard D. Ellis
Wilma H. Ellis, his wife
Contract Purchaser
Address 1223 1/2 Satyr Hill Road, Balto., Md.
Tel. No. 402-6763
Address Satyr Hill Road, Balto., Md.
Tel. No. Robert E. Carney, Jr. VA 3-2980

NOV 1 1959
WHEREAS by the Zoning Commissioner of Baltimore County, this 16th day of October, 1959, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, and that a public hearing be held in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 14th day of January, 1960, at 9:00 A.M.

Attorney: Robert E. Carney, Jr.
Duncan Building
Towson, Md.
Tel. No. Valley 3-2980
Zoning Commissioner of Baltimore County
(over)

January 15, 1960

\$50.00

RECEIVED of Robert E. Carney, Jr., attorney for petitioners, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner denying reclassification of property on east side of Satyr Hill Road 101 1/2 south of Joppa Road, 9th District.

Zoning Commissioner

PAID - Baltimore County, Md. - Office of Finance

1-1860 2.81 • • • TIL - 5000
1-1860 2.81 • • • TIL - 5000

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to a "B-1" Zone - E. S. Satyr Hill Road, 101 1/2 S. Joppa Road, 9th Dist., Richard D. Ellis and Wilma H. Ellis, Petitioners
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 4826

NOTICE OF APPEAL

Please enter an appeal in the above-entitled case to the Board of Appeals from the Order of the Zoning Commissioner of Baltimore County dated January 5, 1960.



John W. Carson
Duncan Building
Towson, Md.
Valley 3-2980

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA 3-3000

NOTICE OF HEARING

Richard D. Ellis
Satyr Hill Rd.
Baltimore, Md.

Re: E/S Satyr Hill Rd. 101 1/2 S. Joppa Rd.
District
Richard & Wilma Ellis-Petitioners

DATE: Monday, January 10, 1960
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

Date: 12/1/59

RECEIVED of: Robert E. Carney, Jr.
LOCATION OF PROPERTY: 101 1/2 S. Joppa Road, Baltimore County, Md. - Office of Finance
AMOUNT: \$50.00

12-1499 9133 • • • TIL • 4000

6/27/60 4000

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 12-22-59
Posted for: E. S. Satyr Hill Road, 101 1/2 S. Joppa Road, 9th Dist.
Petitioner: Richard D. & Wilma H. Ellis
Location of property: E. S. Satyr Hill Road, 101 1/2 S. Joppa Road, 9th Dist.
Location of Sign: Satyr Hill Road, 101 1/2 S. Joppa Road, 9th Dist.
Remarks: George A. Hennessey
Posted by: George A. Hennessey Date of return: 12-22-59

ZONING: M.L.
USE: Shopping Center

#4826

ZONING: R-6
USE: PARKING LOT

ZONING: R-6
USE: Residence

ZONING: R-6
USE: Residence

OLD MAP
#9

BL
12/17/59

Scale 1" = 50'

9th Election DIST

Area .80 ac

Existing Use: Residence

Proposed Use: Storage

Present Zoning: R-6

Proposed Zoning: B.L.

SATYR HILL RD.

GL SATYR HILL RD.

