

Petition for Zoning Re-Classification

4837

To The Zoning Commissioner of Baltimore County: DATE: 1/11/59

I, or we, Francisco Battelli, legal owner of the property situate

On Taylor Ave, 100' west of Shippard Ave, RA
as lot 9, 10, 11, 12 recorded C.N. 1225 Folio 92 1/4/59

All that parcel of land in the Ninth District of Baltimore County on the North side of Taylor Avenue beginning 100 feet West of Shippard Avenue, thence running westerly and binding on the North side of Taylor Avenue 123 feet with an average rectangular depth hereof of 116 feet being lots 9 to 12 inclusive recorded in C.N. 1225 Folio 92.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R6 zone to an RA zone.

Reasons for Re-Classification: To construct apt building

Size and height of building: front, 52' feet; depth, 33' feet; height, 18' feet.
Front and side set backs of building from street lines: front, 48' feet; side, 8' feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expense of above re-classification, 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 of Baltimore County.

Francis Battelli
Contract Builder
Address 118 Ridgeway St
Tel. No. EPS-5011
Legal Owner
Address 788 Henderson
Tel. No. none

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of December, 1957, 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, THE JEFFERSONIAN, on the 12th day of January, 1958, at 10:00 a.m. to 2:00 p.m.
Attorneys: 100' West of Shippard Ave
Zoning Commissioner of Baltimore County
Tel. No. 4837

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 16th day of January, 1958, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a R6 zone to a RA zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition

and it appearing that by reason of this area, having been developed over a long period of time for strictly business residential use, the granting of the reclassification from an R6 zone to an RA zone of the subject property, which is a small lot, would be detrimental to the neighborhood and be "spot zoning", therefore,

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 16th day of January, 1958, 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 a R6 zone.

Approved _____
County Commissioners of Baltimore County
Date _____
President

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson 2, Md.
Tel. 9-3000

MASTON W. DILL
DIRECTOR

WILLIAM H. ADAMS
ZONING COMMISSIONER

NOTICE OF HEARING

Mr. Francisco Battelli
7800 Windsor Rd.
Baltimore 18, Md.

Re: N/S Taylor Ave. 100' W. Shippard Ave
9th District - Francisco Battelli-Petitioner

TIME: 10:00 A.M.
DATE: Wednesday, January 9, 1958
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

RECEIPT

Date: 12/14/57

RECEIVED of: Francisco Battelli 100' West of Shippard Ave
LOCATION OF PROPERTY: as above
AMOUNT: \$ 10.00 121539 9196 • • • TIL • 4000

Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From: George E. Garrelis Deputy Director
To: Mr. William H. Adams Zoning Commissioner
Subject: 100' West of Shippard Ave
9th District - Francisco Battelli-Petitioner

9th District

HEARING: January 6, 1960 (10:00 A.M.)

The Office of Planning has reviewed the subject petition and has the following advisory comment to make:

- At the moment, reclassification of the subject property from R-6 to R-4 would create a zone and land use potentials which would not be in harmony with the dominant single family residence character of the vicinal area. The area embraced by the petition itself is not sufficiently large enough to provide for a good apartment zone and would tend to be a spot of R-4 zoning amidst R-6 zoning. If and when such zoning is justified here, we suggest that it would be accomplished better as part of a comprehensive proposal of rezoning for the area.

Comments

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 25, 1957

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on January 9, 1958 at 10:00 A.M. before the 6th day of January, 1958, at 10:00 A.M. the first publication appearing on the 17th day of December 1957.

THE JEFFERSONIAN
Frank M. Miller
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 12-22-57
Posted for: Francisco Battelli
Petitioner: Francisco Battelli
Location of property: 100' West of Shippard Ave
Location of Sign: 100' West of Shippard Ave
Remarks: None
Posted by: George A. Harmon Date of return: 12-23-57

NOTICE OF ADVERSE EFFECTS FOR RECLASSIFICATION-SEE ADVERT

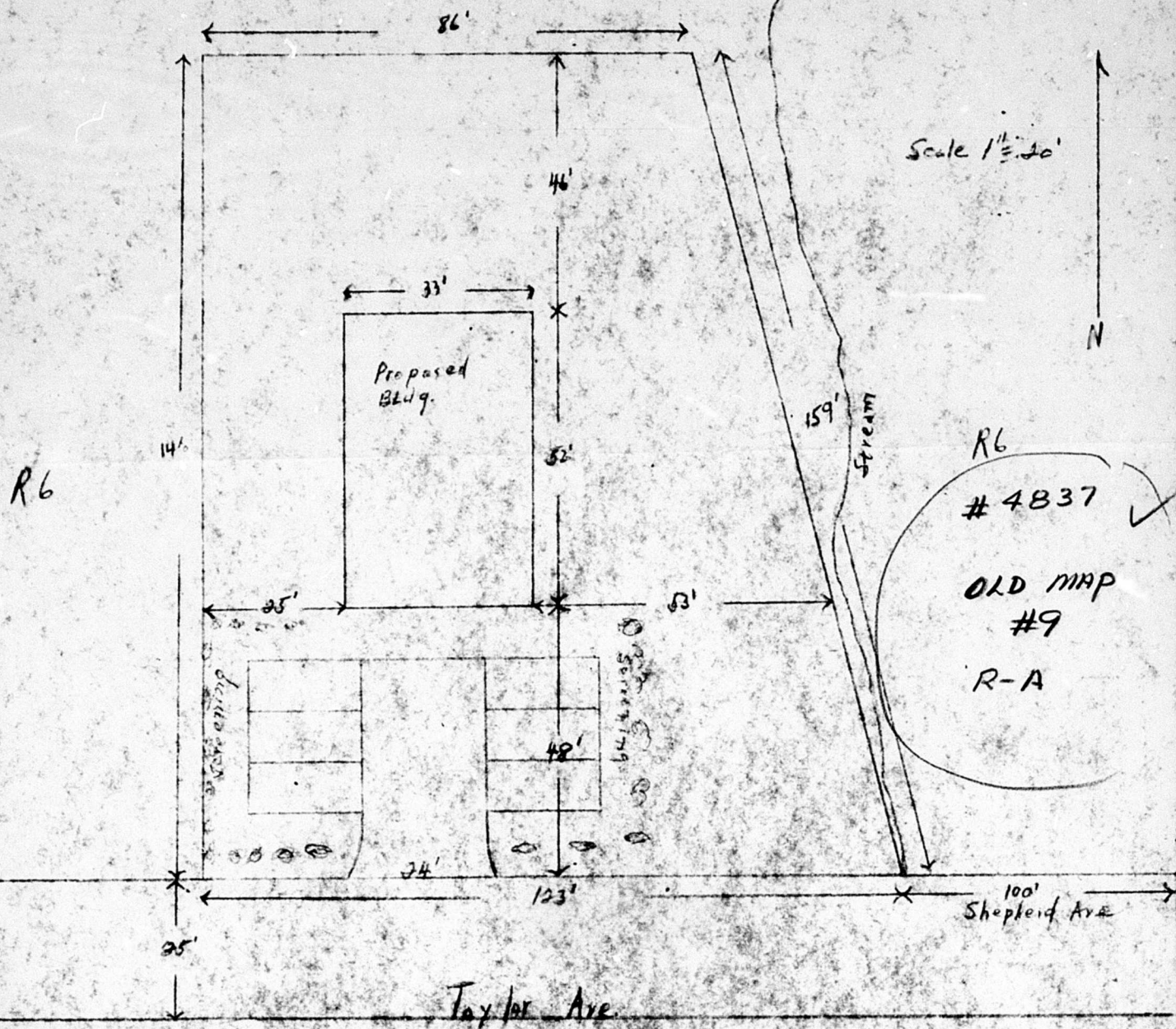
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of this area, having been developed over a long period of time for strictly business residential use, the granting of the reclassification from an R6 zone to an RA zone of the subject property, which is a small lot, would be detrimental to the neighborhood and be "spot zoning", therefore,

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 16th day of January, 1958, 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 a R6 zone.

WILLIAM H. ADAMS
Zoning Commissioner of Baltimore County

Dec. 18-57

Election Dist. _____ 9
Area of Property _____ 15,618 sq. ft.
Existing use of Property _____ Vacant Lot
Proposed use of Property _____ Garden Apts.
Present Zoning _____ R6
Proposed Zoning _____ RA



OK LEO 11/23/59