

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

F. Sponsler

XXX Mr. Charles L. Sponsler and Phoebe, legal owner of the above

All that parcel of land in the First District of Baltimore County on the South side of Powers Lane beginning 1000 feet West of Rolling Road; thence South and binding on the South side of Powers Lane 373 feet; thence South 26 degrees 00 minutes East 348 feet; thence South 64 degrees 00 minutes East 100 feet; thence North 26 degrees 00 minutes East 50 feet; thence South 64 degrees 00 minutes East 220 feet; thence North 26 degrees 00 minutes East 50 feet; thence South 64 degrees 00 minutes East 220 feet; thence North 26 degrees 00 minutes East 348 feet to the place of beginning.

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

Reasons for Re-Classification: Owner has sold the property to a company that desires to use the property (in conjunction with the second parcel) for the erection of a one-story retail merchandising building for the sale of household appliances and kindred items.

Size and height of building: front—200 feet; depth—100 feet; height 15 to 18 feet. Front and side set backs of building from street lines: front—260 feet; side 20 & 130 feet. Property to be posted as prescribed by Zoning Regulations.

XXX we, agree to pay expenses 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 for Baltimore County.

Charles L. Sponsler
Phoebe F. Sponsler
Legal Owner

Address 1000 N. Rolling Road
Baltimore-28, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of February 1960, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Backlot Bldg., in Towson, Baltimore County, on the 30th day of March 1960, at 10 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

OFFICE OF PLANNING

Inter-Office Correspondence

From George E. Gosselle, Deputy Director March 30, 1960

To Mr. Wilsie H. Adams, Zoning Commissioner

Subject #4911 R-6 to B-1, Southside of Powers Lane, beginning 1000 feet West of Rolling Road, Being property of Charles L. and Phoebe Sponsler 1st District

HEARING: March 30, 1960 10:00 A.M.

The Office of Planning has reviewed the subject petition for reclassification from R-6 to B-1 zoning and has the following advisory comments to make:

- (1) The Master Plan adopted by the Planning Board in 1959 recommends that the frontage along the northerly side of Baltimore National Pike be zoned for commercial purposes to a depth extending 175 feet southerly from the center line of Powers Lane. The frontage along Powers Lane is recommended for retention in residential zoning and would serve as a stopping point for the commercial activities along Route 40.
- (2) Examination of the petitioner's site plan indicates that extension of commercial zoning at this time would be a spot extension of Commercial Use not in conformity or in harmony with the residential zoning on the adjacent properties.

In as much as the granting of this petition would have far reaching effects on future zoning for other vicinal properties we recommend and suggest that the reclassification, if justified, be accepted on the basis of a comprehensive zoning map wherein proper transition of zones can be accepted. Granting the petition at this time would be premature.

GEOGRAPH

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 N. CHESAPEAKE AVE.
TOWSON 4, MARYLAND
CA. 5-5000

MALCOLM H. DILL
DIRECTOR

WILSIE H. ADAMS
ZONING COMMISSIONER

NOTICE OF HEARING

Mr. & Mrs. Charles Sponsler
1000 N. Rolling Road
Baltimore 28, Md.

Re: 33 Powers Lane 1000' W. Rolling Rd.-1st Dist.
Charles & Phoebe Sponsler-Petitioner

TIME: 10:00 A.M.

DATE: Wednesday, March 30, 1960

PLACE: Room 106, County Office Building, 111 N. Chesapeake Avenue

Towson, Maryland

Zoning Commissioner
of Baltimore County

PAID BY Baltimore County, Md.—Office of Finance

3-860 1749 • Date: 3/1/60 4000

RECEIVED of: 1000 N. Rolling Road 4000

LOCATION OF PROPERTY: see above

AMOUNT: \$10.00

Chas. M. Diffenderfer, Realtors
2204 N. Charles St. #10

Zoning Commissioner
of Baltimore County

01622 40.00

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
1st DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from R-6 Zone to a B-1 Zone of the property herein, after identification, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland, at 10:00 A.M., on Wednesday, March 30, 1960, to determine whether or not the following described and identified property should be changed, or reclassified or increased for such uses local to which it is in the First District of Baltimore County on the South side of Powers Lane beginning 1000 feet West of Rolling Road; thence South 26 degrees 00 minutes East 348 feet; thence South 64 degrees 00 minutes East 100 feet; thence North 26 degrees 00 minutes East 50 feet; thence South 64 degrees 00 minutes East 220 feet; thence North 26 degrees 00 minutes East 50 feet; thence South 64 degrees 00 minutes East 220 feet; thence North 26 degrees 00 minutes East 348 feet to the place of beginning. The petition is being filed with the Zoning Commissioner, being property of Charles L. and Phoebe Sponsler, 1000 N. Rolling Road, Baltimore 28, Md.

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

March 19, 1960

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie H. Adams, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for Two successive weeks before the 19th day of March, 1960, that is to say the same was inserted in the issues of

March 11-18, 1960.

THE BALTIMORE COUNTIAN

By Paul J. Morgan, Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 3-16-60
Posted for: Charles & Phoebe Sponsler
Petitioner: Charles & Phoebe Sponsler
Location of property: 33 Powers Lane 1000' W. of Rolling Road
Location of Signs: 1000 N. Rolling Road, 1000' West of Rolling Road
Remarks: Charles & Phoebe Sponsler
Posted by: Charles & Phoebe Sponsler Date of return: 3-17-60

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality not detrimentally affected,

IN PART

the above re-classification ☒ should be had.

It Is Ordered by the Zoning Commissioner of Baltimore County this 31st day of March, 1960, that that part of the hereinafter described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "R-6" (residence) zone

to a "B-L" (business Local) zone. ³⁴⁸Beginning for the same at a point 175 feet south of Powers Lane on the South 26° 00' west 248 feet line (said line beginning 1000' west of Powers Lane) thence binding on said line South 26 degrees 00' west 160 feet; thence N 64° 00' west 220 feet; N 26° 00' East 50 feet; North 64° 00' west 50 feet; S 26° 00' West 50 feet; N 64° 00' West 100 feet; N 26° 00' East 160 feet and S 73° 10' East 373 feet to beginning.

William H. Adams
Zoning Commissioner of Baltimore County

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 NOT be had:

It Is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ zone.

Zoning Commissioner of Baltimore County

Approved _____

County Commissioners of Baltimore County

Date _____

By _____

President

Total Area of property to
be Re-Zoned 127,304 sq. ft = 2.92[±] Ac.

