

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:
Joseph Eugene Mulligan and Ruth A. Mulligan, his wife, Catherine M. Storck
i, or we, and D. Craig Storck, her husband. Real owners, of the property above.

All that parcel of land in the Eighth District of Baltimore County on the North side of Joppa Rd. beginning 225 feet East of Thornton Avenue thence South and bluing on the North side of Joppa Road 77.10 feet thence North 5 degrees 55 minutes East 206.10 feet thence North 87 degrees 57 minutes West 81 feet thence South 5 degrees 55 minutes West 191.09 feet to the place of beginning.

Reasons for Re-Classification: This property for many years has been used for commercial purposes. It was operated as a store, is close to the railroad, and only a few feet from a large filling station.

Size and height of building: front 62 feet depth 36 feet height 28 feet. Front and side set backs of building from street lines: front 17 feet side 7 feet on east side and 15 1/2 feet on west side.

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.

Joseph Eugene Mulligan
Catherine M. Storck
D. Craig Storck
Legal Owner
Address: 123 Rosebank Avenue, Balto. 12, Md.
21 Ridgefield Road, Lutherville, Md.



ADVERTISED BY The Zoning Commissioner of Baltimore County, this 12th day of April, 1960, that the subject matter of this petition is 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 Reckord Bldg., in Towson, Baltimore County, on the 18th day of May, 1960, at 11:30 A.M.

Zoning Commissioner of Baltimore County
(over)

5/18/60
11 AM

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:
Joseph Eugene Mulligan and Ruth A. Mulligan, his wife, Catherine M. Storck
i, or we, and D. Craig Storck, her husband. Real owners, of the property above on the north side of Joppa Road 235 feet east of Thornton Avenue, in the 8th District of Baltimore County, and described as follows:
BEGINNING for the same on the north side of the Joppa Road at the end of the 3rd or south 3 degrees west 192 feet 6 inches line of the land which by deed dated July 25, 1893 is recorded among the Land Records of Baltimore County in Liber 189 folio 340 cc. was conveyed by John T. Maron and David O. Heintzsch, Trustees, to Catherine Boyd, and running thence and binding on the north side of said road and on part of the fourth line of said land, south 79 degrees 5 minutes east 77 feet 10 inches, running thence for a line of division north 5 degrees 55 minutes east 206 feet 10 inches to intersect the second line of the above mentioned land, running thence and binding on said line north land, south 5 degrees west 191 feet 9 inches to the place of beginning.

BEING the same land which by a deed of Trust dated February 19, 1957 and recorded among the Land Records of Baltimore County in Liber 61.1.1, No. 3106 folio 10, was conveyed by Ruth A. Pearson, unmarried, to Catherine M. Storck and D. Craig Storck, her husband, and Joseph Eugene Mulligan and Ruth A. Mulligan, his wife, Trustees.

Reasons for Re-Classification: This property for many years has been used for commercial purposes. It was operated as a store, is close to the railroad, and only a few feet from a large filling station.

Size and height of building: front 62 feet depth 36 feet height 28 feet. Front and side set backs of building from street lines: front 17 feet side 7 feet on east side and 15 1/2 feet on west side.

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.

Joseph Eugene Mulligan
Catherine M. Storck
D. Craig Storck
Legal Owner
Address: 123 Rosebank Avenue, Balto. 12, Md.
21 Ridgefield Road, Lutherville, Md.



ADVERTISED BY The Zoning Commissioner of Baltimore County, this 12th day of April, 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 Reckord Bldg., in Towson, Baltimore County, on the 18th day of May, 1960, at 11:30 A.M.

5/18/60
11 AM

MICROFILMED

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

It is Ordered by the Zoning Commissioner of Baltimore County this 12th day of May, 1960, 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 to B-1.

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 petitioner having failed to show an error in the original zoning or that changes in the character of the neighborhood had taken place to warrant same...

It is Ordered by the Zoning Commissioner of Baltimore County, this 12th day of May, 1960, 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 in "B-10" (residence) zone.

William H. Adams
Zoning Commissioner of Baltimore County

Approved: _____
County Commissioners of Baltimore County
By: _____
President

OFFICE OF PLANNING

Inter-Office Correspondence

From: George H. Carralis, Deputy Director
To: William H. Adams, Zoning Commissioner
Subject: R-10 to B-1. Bldg. of Joppa Road beginning 235 feet E. of Thornton Road, Mulligan & Storck, et al.

8th District
RECEIVED: May 18, 1960 (11:00 A.M.)

The Office of Planning has reviewed the subject petition for reclassification from R-10 to B-1, zoning and has the following advisory comments to make:

- The intent of the 8th & 9th District Zoning Maps was to preserve specifically the residential character of the Ridewood area. Commercial uses existing along Joppa Road prior to the adoption of the map were not recognized, but, rather, were left with their non conforming status. The map provided for a nucleus of commercial zoning to meet neighborhood needs in the vicinity of Ruxton Road and Bellona Avenue.
- When population growth in the area reaches the point where a definite need for additional commercially-used land can be shown, provision of such zoning desirably should be incorporated in a comprehensive planning and zoning map wherein proper consideration is given to relating the zoning to neighborhood and community patterning, circulation, etc.
- The subject petition for commercial reclassification is situated in an area where no changes in land use have occurred to the extent of creating a change in the character of the vicinity area. R-10 - residential, zoning exists on either side, to the rear, and across the street from the subject property. In the opinion of this office, creation of commercial zoning for this property would not be in accord with the spirit and intent of the 8th and 9th District Zoning Maps and would result in use potentials not in harmony with those of adjacent properties.

GDH:mas

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 8th Date of Posting: 5-11-60
Posted for: 10 days to 10:30 AM on 5-11-60
Petitioner: Joseph E. Mulligan et al. 123 Rosebank Ave. Balto. 12, Md.
Location of property: 123 Joppa Rd. 235 ft. East of Thornton Avenue
Location of Signs: North side of Joppa Rd. 235 ft. East of Thornton Avenue
Remarks: George H. Carralis
Posted by: George H. Carralis Date of return: 5-5-60

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 6, 1960

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 the 2nd day of May, 1960, the first publication appearing on the 28th day of April, 1960.

THE JEFFERSONIAN
Franklin H. Buckner
Manager

Cost of Advertisement, \$.....

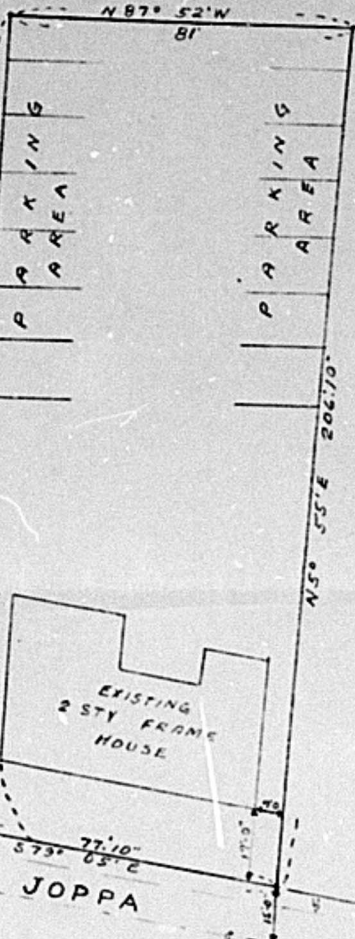
NOTICE OF ZONING PETITION FOR RECLASSIFICATION-8TH DISTRICT
The Zoning Commission of Baltimore County has received a petition for reclassification of the property above described from Joseph Eugene Mulligan and Ruth A. Mulligan, his wife, Catherine M. Storck, et al. The petition is for the reclassification of the property from R-10 to B-1. The petition is being published in the JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 2nd day of May, 1960, the first publication appearing on the 28th day of April, 1960.

TELEPHONE VALLEY 3-3000		INVOICE		No. 0951	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE 4/13/60	
Division of Collection and Receipts		COURT HOUSE		TOWSON 4, MARYLAND	
To: Lawrence E. Rouse, Esq., Campbell Building, Towson, Md.		Bill to: Zoning		RECEIVED	
REPORT TO ACCOUNT NO. 0162		DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		NOVEL AMOUNT \$160.00	
QUANTITY		Petition for Re-classification		160.00	
4-1360 3156		4-1360 3156		4000	
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.					



R-10

N 87° 52' W
81'



R-10

R-10

PRESENT ZONING - R-10
PROPOSED ZONING B-L

SCALE 1" = 30'

ZONING PLAT
PROPERTY OF
CATHERINE M. STORCK
AND HUSBAND,
E
JOSEPH EUGENE MULLIGAN
AND WIFE.

← 255' TO E THORNTON AVE
JOPPA
NOTE - BEGINNING POINT
IS 255' EAST FROM
THE E OF THORNTON AVE
AND JOPPA ROAD.

#4958
MAP
#9
SEC. 3-C

PROPERTY LOCATED
IN
RIDERWOOD
8TH DIST. BALTIMORE CO. MD.

REVIEWED BY THE OFFICE
OF PLANNING - APPROVED
FOR FILING LEO
DATE 4/13/60