Petition for Zoning Re-Classification	1
/ ml	PU
	23.6
All that parcel of land in the Eighth District of Baltimore County	
thorne Nontheally and bi-di-	5293000
the die ass also or lors again segming all feet North of Belloma Avenher thence Northerly and binding on the Next size of York Road 179 feet; thence South 76 degrees 38 minutes Mest 295,02 feet; thence South 14 degrees 14 minutes East 179,11 feet; thence North 76 degrees 30 minutes East 292,04	140
feet to the place of beginning.	stro.
	-
the first of the second of the	
hereby petition that the zoning status of the above described property be re-classified, pursuant to the	. 7
Zoning Law of Baltimore County, from anR.6zone to anB.Lzone.	
Reasons for Re-Classification:To_bring_the_area_described_into_conformity	with
adjoining and adjacent properties.	
Eize and height of building: front 30 feet; depth 60 feet; height 15 feet.	
Front and side set backs of building from street lines: frontfeet; sidefeet.	
Property to be posted as prescribed by Zoning Regulations.	
I, or 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.	_
1 to Potte My Plat 9 Alland	6
sify - Senty Bedy a Edus m. Shock	
aude Honley	
net rational Bank Address Lutherville, Maryland	
ORDERED By The Zoning Commissioner of Baltimore County, this	
November 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 Balti-	
more County, that property be posted, and that the public hearing hereon be had in the office of the	
Milling 40 mission Baltimore County, in the Reckord Bldg, in Towson, Baltimore County, on	
the light day of December 1960, at 11200, clock & M.	
Zoning Commissioner of Baltimore County	
// A M (over)	
NING DEPARTMENT	
DA	

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

TOWSON 4, MARYLAND

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & PECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

on of Collection and Receipt COURT HOUSE

PAID - Feltown Court, and - Office of Person

12-560 3613 · · · NL-

#5160

No. 4098

2050

BUT ST

DATE 12/2/60

Zinno) stomisfait to tendesimmon gainoX to and to inverse, to approval of plan for the state for the series of plan for the series for t bereby reclassified, from and after the date of this Order, from a.n. Re-6" (recalization).....cone December or area should be and the above described property or area should be and the same is It is Ordered by the Noning Commissioner of Maltimore County this sheetewat ritlesset out 19 evellon farouss out bon violen attend attend out at Tife Insulated by Sold fill, doll's Sold files, 201 and 12 Pursuant to the advertisement, posting of property, and public hearing on the above petition

OFFICE OF PLANNING Inter - Office Correspondence

To: John G. Rose, Deputy Zoning Commissioner From:George E. Gavrelis, Deputy Director

Subject: #5160. R-6 to B.L. - W/S of York Road regiming MI rest north

of Bellona Aver Shock et al. 13th District

#5160

Date December 2, 1960 00

Hearing: Wednesday, December 14, 1960 (2:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from residential to conservial moning and has the following advisory comment to make with respect to pertinent planning features:

- Ribbon commercial moning was made possible along this portion of the fork Road frontage because one preparty in the vicinal area was re-classified. It may be that the turn of events has man rea-mercialisation here inevitable. Never these, this difference support or endors the reclassification sought by this petition.
- 2. We believe that ritbon commercial development is not a good utilization of land. Past experience has shown that such development has not, in the long run, been a good economic use of the land and that such commercial development tends to become marginal. Traffic problems, sarking problems, ingress and egress difficulties add to the woss of ribbon ownercial development. Nore strongly organized shopping center race with plenty of parking convenience of access, and greater selectivity for shopping needs have made and will make even less desirable the ribbon convercial developments.

We believe also that the 6th and 9th District Zoning Maps made ample provision for expansion of the existing ribbon type commercial months alongside forw Mond The commercial most (#HEI2) invendedably to the morth is occupied with an office tenancy rather than an active retail use. As such as tablessed as propriate stopping point for the expansion of commercial zoning south from the Lutherville School.

STATE ROADS COMMISSION

November 21, 1960

Mr. John G. Rose Deputy Zoning Commissioner County Office Building Towson 4, Maryland

RE: Zoning Petition No. 5180 R-5 Zone to a B-L Zone West side of York Road (Route 45) 411 North of Bellona Avenue

Dear Mr. Roses

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for egress and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief Development Engineering Section

whit. Duen BY: John L. Duerr Asst. Development Engineer

JID/ne

GEG : ad

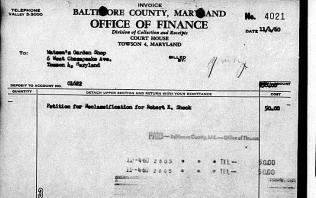
CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

ane published in Towson, Baltimore County, Md., necestar anetex sex 1 time ... XXXXXxxxxivx weeks before the ... lith day of December , 19 60 , whereast publication

THE JEFFERSONIAN,

zo r	ING DEPARTMENT OF BALTIMORE Towson, Maryland	-# 5760
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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.

appearing on the 25th day of November

