

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, **BROADWATER, INC.**, legal owner... of the nonconforming situation

All that parcel of land in the Fourth District of Baltimore County on the East side of Hanover Road beginning 500 feet South of Ensey Road; thence Southerly and blinding on the East side of Hanover Road 2261.8 feet; thence North 88 degrees 3 minutes East 1079 feet; thence North 3 degrees 10 minutes West 150.8 feet; thence North 9 degrees 00 minutes East 330 feet; thence North 84 degrees 30 minutes West 272.3 feet; thence North 47 degrees 00 minutes West 471.0 feet; thence North 82 degrees 03 minutes West 229 feet to the place of beginning.

Reasons for Re-Classification: Need exists in this area for this classification.

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 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.

MARTIN & TAYLOR
203 W. Chesapeake Avenue
Towson 4, Maryland
Valley 3-4900

BROADWATER, INC.

By *John G. Rose*
John G. Rose, Zoning Commissioner
Address: *Equitable Trust*
6 Baltimore St., Md.

ORDERED: By The Zoning Commissioner of Baltimore County, this 25th day of December, 1961, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 25th day of January, 1962, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

NOTICE OF ZONING PETITION FOR RECLASSIFICATION - 4th DISTRICT
Payment to petition filed with the Zoning Commissioner of Baltimore County for change or release from R-4 Zone to a B-1 Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, January 25th, 1962, at 1:00 P.M.
As to whether or not the following petition and description, property, should be changed or released as aforesaid for Baltimore County to wit:
All that parcel of land in the Fourth District of Baltimore County on the East side of Hanover Road beginning 500 feet South of Ensey Road; thence Southerly and blinding on the East side of Hanover Road 2261.8 feet; thence North 88 degrees 3 minutes East 1079 feet; thence North 3 degrees 10 minutes West 150.8 feet; thence North 9 degrees 00 minutes East 330 feet; thence North 84 degrees 30 minutes West 272.3 feet; thence North 47 degrees 00 minutes West 471.0 feet; thence North 82 degrees 03 minutes West 229 feet to the place of beginning.
As shown on plat plan filed with the Zoning Department, being the property of Broadwater, Inc.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Jan. 6.

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY PRESS
Dundalk, Md.
THE HERALD - ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

January 7, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 six successive weeks before the 7th day of January, 1961, that is to say the same was inserted in the issues of January 6, 1961.
THE BALTIMORE COUNTIAN
By *Paul J. Morgan*
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *4th* Date of Posting: *1-4-61*
Posted for: *Law 8-6 Zone to an R-4 Zone*
Petitioner: *Broadwater, Inc.*
Location of property: *150 ft. of Hanover Rd. south of Ensey Rd.*
Location of Signs: *One sign 5' high on the 1725 ft. wall the 2475 ft. south of Ensey Rd. on the East side of Hanover Road.*
Remarks: *George Hoffmann*
Posted by: *George Hoffmann* Date of return: *1-5-61*

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 being detrimentally affected.

It is Ordered by the Zoning Commissioner of Baltimore County this 25th day of January, 1962, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "R-4" Zone to a "B-1" Zone, subject, however, to approval of plans by Division of Land Development, State Roads Commission and the Office of Planning and Zoning.

Division of Land Development, State Roads Commission and the Office of Planning and Zoning.

It is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of January, 1962, 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 "B-1" Zone.

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

OFFICE OF PLANNING

Inter-Office Correspondence

From: *George R. Carvelles, Deputy Director* January 13, 1961

To: *John G. Rose, Zoning Commissioner*

Subject: *2394 R-4 to B-1, E. side of Hanover Road beginning 500 feet south of Hanover Road. 44 acres. Broadwater, Inc.*

44th District 1/25/61 (1:00 P.M.)

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

1. Examination of land use in the vicinal area indicates to us that commercial and non-conforming uses impinge on the desirability of the northern part of this property for residential purposes. This is especially true of that portion of the property which abuts a junk yard. We are doubtful, however, as to the overall need for over four acres of commercial semi-rural zone.
2. In an urban context, we are reasonably sure that a retail shopping center of forty acres could not be justified on the basis of tributary population. In a rural context, it may be that rural needs for such B-1 type uses as farm implements, feed and grain stores, lumber yards, etc., may be needed to serve this rural area. Testimony produced at the hearing may shed further light on the need or reasons for such an extensive new commercial area.

JAN 13
ZONING DEPARTMENT

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST THURSTON STREET
BALTIMORE 1, MD.
January 16, 1961

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

RE: Zoning Petition No. 5154
R-4 Zone to an R-4 Zone
East side of Hanover Road
(Route 30) 500' South of
Ensey Road

Dear Mr. Rose:

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

BY: John L. Duerr
Asst. Development Engineer

JLD/ns

TELEPHONE VALLEY 3-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 4154
DATE 12/29/60
BILLED TO: Zoning
To: Martin & Taylor
203 W. Chesapeake Ave.
Towson 1, Md.
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY
Petition for reclassification for Broadwater, Inc.
TOTAL AMOUNT \$0.00
COST
12-30-60 4245 * * * TIL- 50.00

TELEPHONE VALLEY 3-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 4209
DATE 1/23/61
BILLED TO: Zoning Department of Baltimore County
To: Martin & Taylor
203 W. Chesapeake Ave.
Towson 1, Maryland
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY
Advertising and posting of property for Broadwater, Inc.
TOTAL AMOUNT \$4.50
COST
1-23-61 4209 * * * TIP- 34.50
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.

Zoning Plat

Existing Motel

HANOVER ROAD

500' ± to
EMORY RD.

Existing B-L uses
200' Scale

R-6

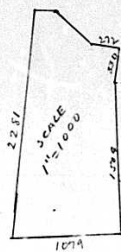


S 82° 3' E 229'

N 47° W 471.03'

N 84° 30' W 272.3'

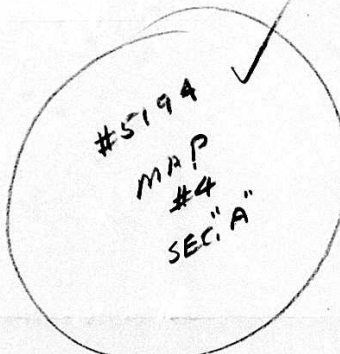
N 9° E 330'



44.38 A.

Proposed: R-6 to B-R

R-6



N 3° 10' W 1504.8'

N 88° 3' E 1079'

R-6

William A.

4th District

Owner: Broadwater, Inc.

APPROVED FOR FILING

Reviewed By: 710

Date: 12/8/60

5194