

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#5345
MAP #11-14A
BL-X
8/25/61

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, Howard Frederick Winter, et al. legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone; and (2) for the following reasons:

For a public parking lot to be used by the public and in conjunction with the operation of the contract purchaser

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

Rocco J. Gabriels
Rocco J. Gabriels, President
Rosedale Vol. Fire Dept., Inc.
Contract purchaser
Address: 1830 Philadelphia Road, Baltimore, Md.
Legal Owner
Ralph E. Deitz
Ralph E. Deitz, Esq.
212 Washington Avenue, Towson 4, Md.
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of September, 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 be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1961, at 11:00 o'clock A.M.



- LEGAL OPINIONS
- Howard Frederick Winter (Howard Frederick Winter)
 - Frances Ethel Winter (Frances Ethel Winter)
 - Anna M. Rohrs (Anna M. Rohrs)
 - Herman A. Rohrs (Herman A. Rohrs)
 - Evelyn Rohrs (Evelyn Rohrs)
 - George A. Rohrs (George A. Rohrs)
 - Martha Rohrs (Martha Rohrs)
 - Charles A. Rohrs (Charles A. Rohrs)
 - Elizabeth Rohrs (Elizabeth Rohrs)
 - Frederick W. Rohrs (Frederick W. Rohrs)
 - Mildred Rohrs (Mildred Rohrs)
 - Catherine H. Schmitt (Catherine H. Schmitt)
 - George A. Schmitt (George A. Schmitt)

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 involved will not be detrimentally affected;

the above Reclassification should be had; and that the Special Exception should be granted;

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of September, 1961, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an B-1 zone, and that the Special Exception should be granted, from and after the date of this order, subject to approval of site plan by the State Roads Commission, Bureau of Land Development and the Office of Planning & Zoning.

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, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of September, 1961, that the above re-classification 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 an R-6 zone; and/or the Special Exception for Public Parking be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

OFFICE OF PLANNING
Inter - Office Correspondence

Date September 1, 1961
To: John G. Rose, Zoning Commissioner
From: George E. Garris, Deputy Director
Subject: 1830 Philadelphia Road, Baltimore, Md.
11th District HEARING: 9/11/61 (11:00 A.M.)

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

- While there are a number of non-residential uses on the north side of Philadelphia Road and some B-1 on the southwest corner of Hamilton (Rosedale) and Philadelphia Rd. There is no apparent reason to zone this land B-1. It could be B-2. However site considerations must predominate in any decision for B-1 zoning here.

GGH:Gad

PETITION FOR ZONING RE-CLASSIFICATION

#5345
MAP #11-14A
BL-X
8/25/61

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Howard Frederick Winter and Frances Ethel Winter, his wife, Anna M. Rohrs, Single, Herman A. Rohrs and Evelyn Rohrs, his wife, George A. Rohrs and Martha Rohrs, his wife, Charles A. Rohrs and Elizabeth Rohrs, his wife, Frederick W. Rohrs and Mildred Rohrs, his wife, Catherine M. Schmitt and George T. Schmitt, her husband, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition that the zoning status of the herein described property be re classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to a Business Local zone; for the following reasons: For a public parking lot to be used by the public and in conjunction with the operations of the contract purchaser. Said property being described as follows:

BEGINNING for the same at the point of intersection of the center lines of the Philadelphia Road and Hamilton Avenue at the beginning point of the land described in the deed from Charles H. Seward and wife to Frederick W. Rohrs and Anna Rohrs, his wife, dated April 6, 1920, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 524, folio 291, etc., thence running along the center of Hamilton Avenue and binding on the first line of said deed North 23 degrees 26 minutes West 138.57 feet; thence running and binding on a part of the second line of said deed North 68 degrees 45 minutes East 198.23 feet to the end of the third line of the land described in a deed from Frederick W. Rohrs, widow, to the Trustees of the Anne Nissen Hebrew Congregation of Baltimore City, dated September 3, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2167, folio 441, etc.; thence running and binding on the fourth line of the last mentioned deed South 31 degrees 22 minutes East 118.12 feet to the center of the Philadelphia Road; thence running along the center of the road and binding on a part of the last line of the deed first mentioned above South 57 degrees 30 minutes East 217.20 feet to the point of beginning.

BEING the property outlined in red on the plat attached hereto.

11:00 AM
9/11/61

TELEPHONE VALLY 3-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

INVOICE No. 8083 DATE 9/13/61

To: Downes & Deitz
Attorneys-at-Law
212 Washington Ave.
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETAILS OF SERVICE AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
	Advertising and posting of property for Frederick Winter, et al	29.50
		29.50

DEPOSIT TO ACCOUNT NO. 01622

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 8-23-61
Posted for: Lawyer to an R-6 zone
Petitioner: Howard F. Winter, et al.
Location of property: 1830 Philadelphia Rd. and Hamilton Ave.
Location of Signs: Northwest corner of Philadelphia Rd. and Hamilton Ave.
Remarks: George A. Schmitt
Posted by: George A. Schmitt Date of return: 8-24-61

Property is to be posted and advertised as prescribed by Zoning Regulations.

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.

Rosedale Volunteer Fire Company, Inc.
By Rocco J. Gabriels
Rocco J. Gabriels, President
Contract Purchaser
Rosedale, Maryland

William E. Brennan, Esq.
William E. Brennan, Esq.
Equitable Building
Baltimore 2, Maryland

Ralph E. Deitz, Esq.
Ralph E. Deitz, Esq.
212 Washington Avenue
Towson 4, Maryland

Jul 10 61
OFFICE OF PLANNING & ZONING

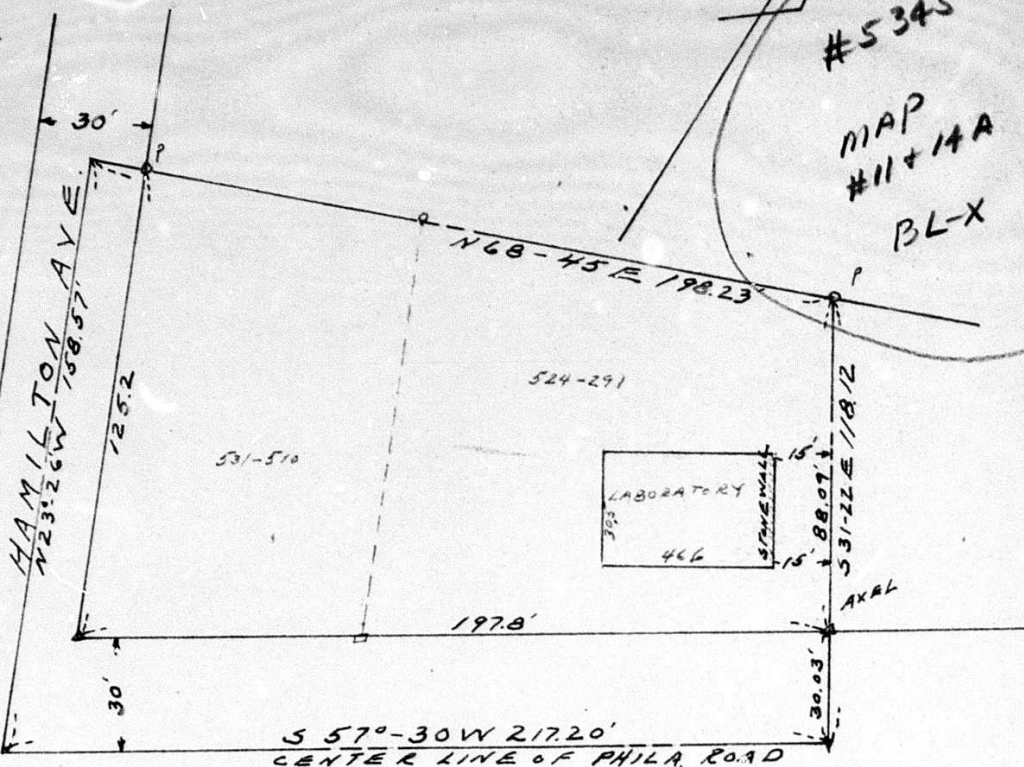
Petitioners' Attorneys
Catherine M. Schmitt
Catherine M. Schmitt
Rosedale, Maryland
George A. Schmitt
George A. Schmitt
Rosedale, Maryland
Legal Owners

PETITION FOR ZONING RECLASSIFICATION
ZONING: From R-6 Zone to B-1 Zone
LOCATION: Northwest corner of Philadelphia Road at Hamilton Avenue, Baltimore County, Maryland
FILED: 1961, Monday, September 11, 11:01 AM
OFFICE: TOWSON, BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION
ZONING DEPARTMENT
TOWSON, MD.
August 25, 1961
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 August 25, 1961 of 1 issue before the 11th day of September, 1961, the 6th publication appearing on the 25th day of August, 1961.

THE JEFFERSONIAN
Frank Matthews
Manager
Cost of Advertisement \$.....

ROSEDALE VOL. FIRE DEPT.



Plat of the land to be acquired by the
 Rosedale Vol. Fire Dept., Inc.
 Fourteenth, District, Balto. Co., Md.
 Total acreage, 0.65 acres more or less
 in the two roads $\frac{-0.18}{0.47}$ acres net \pm .



Scale 1 in. to 40 ft. Mar. 31, 1961

Robert C. Norris, Reg. Surveyor
 Old Court Road, Balto. # 7, Md.

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