PETITION FOR ZONING RE-CLASSIFICATION 15356 AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Blanch Edgar Bradley and Janine L. Bradley, his wife,

K-West, Carroll, Webstar Cook: and (legal owners of the property situate in faltimore to the description and plat oltached bereto and made a part hereof, 55C. 3-D. hereby petition (1) that the zoning status of the herein described property be re-class B-L zone; for the following reasons: Because of substantial changes in the immediate vicinity of this See Attached Description Property is to be posted and advertised as prescribed ov 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 Balt County.

County.

Later Website Cook Address 2 & 4 Roundridge Road Address Campbell Building .. Towson 4, Maryland UA-3-1800 ORDERED By The Zoning Commissioner of Baltimore County, this 19th , 196.1., 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, 1961 , at 11;00 o'clock - JUL 19 61 MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

COURT HOUSE
TOWSON 4, MARYLAND

IMPORTANTS MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

\$55.00

MICROFIL

OFFICE OF PLANNING AND ZONING Inter -Office Correspondence

Date September 15, 1961

To: John G. Bose. Zoning Coundarioner .. From: George E. Gavrelia, Deputy Director

Subject: #5356. R-13 to B.L. N/E corner -

<u>Juh District</u> <u>HEARING: 9/27/61 (11:00 A.H.)</u>

The staff of the Office of Flanning and Zoning has reviewed the subject petition for reclassification from R-6 to R-10 zoning. These the following advisory comment to sake with respect to pertinent planning factors:

- Bevelopes, N.R. property (Rudson Building Supply Co.) exists immediately to the north. To the south, a tract associated with a large dwelling exists -the aspeciance of the property is that of vecant property as it, bouts the subject tract. Properties on both sides of Romaridge Road ascent at a repid rate of great change from York Road. Across York Road is situated the Thomata Fair Grounds.
- 2. In the judgment of the planning staff, creation of commercial soning potentials on the subject property is not surranted nor is commercial soning suitable or appropriate. Commercial soning here would set-up use polentials grossly out of character with those of the adjoining residential or restricted manufacturing areas. It is to be noted that the liberate Comming paper principally retained R-10 soning alongside the frontage of Soundridge Road as a guarantee of a residential approach to the Stratford subdivision. The map, as a statement of development policy and legislative intent did not err by folling to some the subject properties for Bile purposes.
- 3. The Zening Hap was correct in its judgment not to create correctal zoning here because the evolving development pattern related these projection specifically to Roundriage Read retains than to York Boad. The development pattern turned the back of these lots to the adjoining N.H. land. The controls inherent in N.H. premumbly have provided adequate sorrecting and protection between the N.H. use and these properties. If not, this can be restified by enforcement of the N.H. devolopment plan aproved for the adjoining property.
- h. Any development which has occurred in the area immediately vicinal to the subject property has occurred within the use potentials established or affirmed by the 5th District Zoning Map. In our opinion, the character of the neighborhood has not changed to any degreen which justifies the reclassification coing sought.

CERTIFICATE OF POSTING

	TOIGING DELWY IMPL		3	
	Tow	son, Maryland	# 5356	
District 8th		Date of Po	sting 9-6-61	
Posted for: GNA	3-10 30x to a	west gone	<u>,</u>	
Petitioner: Carrol	P Number	inter a stage	dudye Roads	,
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Location of Signs	engin Mil Con	us of your any	Janualing Sound	2
anostel segue	165 ff Sand	your gronder	is of foundacyps way	,
Remarks: Men	we R. Hen	Date of return	9-7-61	
Posted by San Pure	Signature	MICROF	ILMED	

BALTIMORE COUNTY, MARGLAND No. 7418 OFFICE OF FINANCE DATE 7/19/61 Noticion of Collection and Recei COURT HOUSE TOWSON 4. MARYLAND MICROFILMED IMPORTANTI 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. OFFICE OF PLANNING AND ZONING

Date September 15, 1961

Tot. John S. Bose, Zoning Counterinner .. From: George E. Gavrelia, Deputy Director Subject: Petition #5356

PETITION FOR ZOST RECLASSIFICATION SIL DISTRICT

HEARING Room 168, Office Building, 111 W. Deake Avenue, Towner,

rning all that parcel of lan NO 1. BLOCK "R", SECTION NR STRATPORD" FIGHT LECTION DISTRICT BALT! ORK COUNTY, MD. IINNING for the same at the said and of the fillet curve ting the East side of Yor as hald out 64 feet wide, will cert haids of Roundridge Road. Page 2

5. We note that the petitioners indicates offices as the potential use of their property. It may be that the feots and conclusions dorived therefore would differ if the petitioners cought. A.i. soning with a "pecial Exception for offices in lieu of B.I. soning. It is to be noted that the N.I. sone is skin to a special Exception. The controls and conditional features of a Special Exception could lead to establishment of Except justifying H. A. here.

MIGROFILMED

1356

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____Sept. 7_19 ... 61 THIS IS TO CERTIFY. That the annexed advertisement

was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of __One__ successive weeks before the 27th day of September 19 61 the first publication appearing on the ___7th______ day of September 19 61.

> The COUNTY Paper, Inc. 7 Keyen

PROCTOR, ROYSTON & MUELLER



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

Re: Petition for Reclassification for Carroll W. Cook & Donald L. Bradley, et. al. located on the northeart corner of York and Roundridge Roads - 8th District.

This will confirm what I told you on Wednesday,

We wish to withdraw the zoning application re-ferred to above. Within a few days I expect to file a new application for reciassification for this property

In the meantime, on behalf of my clients. I wish to register a complaint concerning the Hudson Building Company. I believe investigation will show that they have not complied with the Order of February 8, 1960, in several respects.

> Sincerely/yours, Kenneth C. Proctor.

KCP/le

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 8, 1961 THIS IS TO CERTIFY, that the annexed advertisement was

5356

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., exposinguable

day of September 19 61, the strat publication appearing on the 8th day of September

THE JEFFERSONIAN.

Cost of Advertisement. \$_

MICROFILMED

