

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#5492 RX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Elmer L. Morsberger legal owner... 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 (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-L-X

zone; for the following reason: The property is in a "run-down" neighborhood, sandwiched in between a state apartment house and a colored residence. To build a new home on the property would be foolish in our opinion because of its certain low sale value in this neighborhood. We further believe that in a short time the entire area will become commercial.

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

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.

See Attached Description

Contract purchaser

Address

Petitioner's Attorney

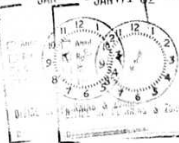
Address

Elmer L. Morsberger
James P. Morsberger
Legal Owner

Address 713 Frederick Ave.
Catonsville 28 Md.
21217-6905

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of January, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 28th day of February, 1962, at 1:00 o'clock P. M.



John G. Rose
Zoning Commissioner of Baltimore County
Feb. 28, 1962
Petition withdrawn by petitioners.
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#5492

Date of Posting 2-7-62
District 1st
Posted for an R-6 zone to an B-L zone and service garage
Petitioner Elmer L. & James P. Morsberger
Location of property S.S. of Melrose Ave. 241.42 ft. East of Egges Lane
Location of Sign Both signs 28 ft. East of Egges Lane on the S.S. of Melrose Ave.
Remarks George R. Hummel
Posted by George R. Hummel Date of return 2-8-62

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 16, 1962
FROM: Mr. George E. Gavrelis, Deputy Director
SUBJECT: #5492-RX. R-6 to B-L and Special Exception for Service Garage. Southside of Melrose Avenue 241.42 feet East of Egges Lane. Being property of Elmer L. Morsberger et al.

1st District

HEARING: Wednesday, February 28, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-L zoning together with a special exception for a service garage. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Zoning Map for the 1st District affirmed retention on residential use potentials for the subject property as well as for all of those properties to the rear of the commercial developments alongside Frederick Road. Creation of commercial zoning here would result in land use potentials for the subject property which would be grossly out of character with those of adjacent properties and would constitute a classic example of spot zoning. The Planning staff believes that commercial zoning here is inappropriate.
2. In their deliberations on the Zoning Map for this portion of the 1st District, both the Planning Board and the County Council gave due consideration to the fact that properties in the vicinal area are in many ways substandard. The recommendations of the Planning Board and the action of the Council clearly recognized that these properties subsequently should be reused as part of the orderly and comprehensive renewal of the Catonsville Business District. Baltimore County now has the power, the tools, and the agency to undertake such renewal of redevelopment projects. Creation of commercial zoning here at this time would impinge adversely upon the potential for proper expansion of the Catonsville Business District and the ability of the community to adequately plan for such a project.

OK:mas



5492

Feb. 26, 1962

Mr. John Rose
Zoning Commissioner
Dear Mr. Rose,
Please withdraw our petition for a zoning change and special exception concerning our property at 21 Melrose Ave.
#5492-RX R-6 to B-L +
Special exception for Service Garage
Southside of Melrose Ave. 241.42 feet East of Egges Lane.

Signed:
Elmer L. Morsberger
James P. Morsberger

FEB 27 62 AM

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

No. 11646
DATE 5/8/62
5492

TO: Mr. Elmer L. Morsberger
713 Frederick Ave.
Catonsville 28, Md.
BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Advertising and postin. of your property	\$50.00

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.

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

No. 10251

D.T. 1/10/62

TO: Mr. Elmer L. Morsberger
713 Frederick Ave.
Catonsville 28, Md.
BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Petition for Reclassification & Special Exception to your property	\$50.00

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.

PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION

1st DISTRICT

ZONING: From R-6 Zone to B-L Zone. Petition for Special Exception for Service Garage.

LOCATION: South side of Melrose Avenue 241.42 feet East from Egges Lane.

DATE AND TIME: WEDNESDAY, FEBRUARY 28, 1962 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, the Zoning Commissioner will hold a public hearing concerning all that parcel of land in the First District of Baltimore County

Beginning for the same at a point on the southerly side of Melrose Avenue, being N 82 degrees 00 minutes E 241.42 feet from the intersection formed by the southerly side of Egges Lane and the southerly line of Melrose Avenue, thence blinding on the southerly side of Melrose Avenue N 82 degrees 00 minutes E 84.85 feet to an iron pipe, thence leaving said southerly line of Melrose Avenue and blinding on the westernmost line of C-va Rheubottom's lot, recorded among the Land Records of Baltimore County in Liber W.P.C. 839 folio 437 E 13 degrees 00 minutes E 135.30 feet to an iron pipe, thence S 82 degrees 00 minutes W 10.30 feet to an iron pipe, thence blinding on the easternmost line of Wallace D. Phillips lot, recorded among the land records of Baltimore County in Liber G.L.B. 2841 folio 373, N 14 degrees 20 minutes 20 seconds W 135.42 feet to the place of beginning.

Being part of that parcel of land described in a deed from Eva Seicko Young et al to Elmer L. Morsberger et al, recorded among the Land Records of Baltimore County in Liber W.J.R. 3728 folio 537. Being the property of Elmer L. and Louise P. Morsberger, as shown on plat filed with the Zoning Department. By Order of John G. Rose Zoning Commissioner of Baltimore County

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Reisterstown, Md.
THE COL. MUNIITY PRESS
Dundalk, Md.
THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

February 12, 1962.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 12th day of February, 1962, that is to say the same was inserted in the issues of

February 9, 1962.
THE BALTIMORE COUNTEAN

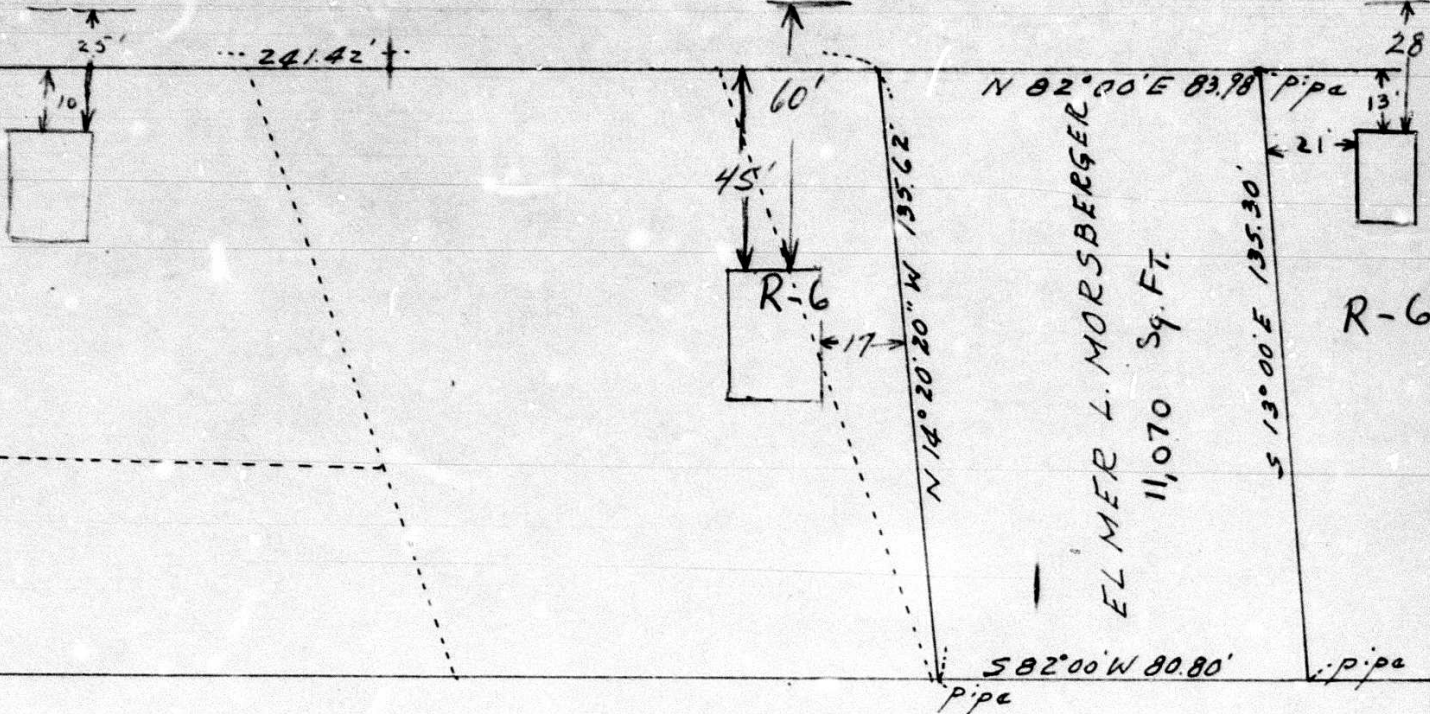
By Paul J. Morgan
Editor and Manager

LANE

EGES

MELROSE

AVENUE



ELMER L. MORSBERGER
DISTRICT 1, BALTO. CO. MD.
SCALE 1" = 40' DEC. 30, 1961.
CHAS. W. HEMLER.

BL

#5492 R
MAP
#1
SEC. 2-A

