

March 30, 1973

PETITIONERS' BRIEF

The Petitioners request a reclassification of the 100 foot by 205 foot parcel of land on the westernmost side of Harford Road, in Baltimore County, Maryland, from a D.R. 16 and D.R. 5.5 classification to a B.L. classification for the following reasons:

(1) There was an error in the original zoning in not designating the 100 ft. by 205 ft. parcel described above as B.L. The land is bounded on the south side by land zoned as B.L. The use of the easternmost side of the Harford Road are now an operating gasoline service station, a savings and loan association and a shopping center. The land to the north on the westernmost side of Harford Road is now zoned DR-16.

The property in question is just over 200 ft. to the North of the intersection of the Joppa Road and the Harford Road, which is one of the most heavily travelled intersections in Baltimore County and the intersection is to be improved in the near future by a complex series of lanes not unlike that of Loch Raven Boulevard and Joppa Road.

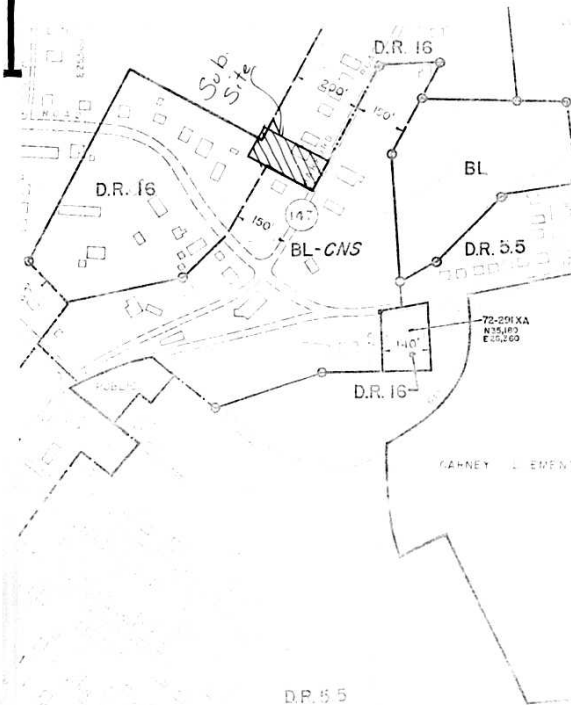
The existing shopping center, federal savings and loan association and gasoline service station have been in existence on the easternmost side of Harford Road for over 10 years and the area to the South and East of the intersection of the Harford and Joppa Roads has already been an active commercial area for over 20 years.

(2) There are many changes in the area since the zoning of DR-16 has been placed on the parcel of land, such as additional commercial development, increased traffic, larger sewer and water

lines and the newly proposed intersection at Joppa and Harford Roads mentioned hereinabove.

Respectfully submitted,

S. M. Almond, Jr., Attorney



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description				Yes No					
Previous case: <i>[Signature]</i>	Map #									

S. M. Almond, Jr., Esq.
407 Harcourt-Towson Bldg.,
Towson, Maryland 21204

Item 24

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 19th day of April 1973

[Signature]
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Florence S. Watkins

Petitioner's Attorney: S. M. Almond, Jr.
407 Harcourt-Towson Bldg.,
Towson, Maryland 21204

Reviewed by: *[Signature]*
Chairman,
Zoning Advisory Committee



September 3 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 3rd day of September 1973 that is to say, the same was inserted in the issue of August 30, 1973.

STROMBERG PUBLICATIONS, Inc.

[Signature]

PETITION FOR RECLASSIFICATION
SUBJECT: From D.R. 16 and D.R. 5.5 to B.L.
LOCATION: West side of Harford Road 175 feet, more or less, North of Joppa Road.
DATE: 1973
PUBLIC HEARING: 111 W. Chesapeake Avenue, Towson, Maryland
The Board of Commissioners of Baltimore County, by resolution of the Board of Commissioners, do hereby order that the petition for reclassification of the above described property be heard and considered at a public hearing to be held on the 19th day of September 1973 at 7:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Board of Commissioners of Baltimore County, by resolution of the Board of Commissioners, do hereby order that the petition for reclassification of the above described property be heard and considered at a public hearing to be held on the 19th day of September 1973 at 7:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Board of Commissioners of Baltimore County, by resolution of the Board of Commissioners, do hereby order that the petition for reclassification of the above described property be heard and considered at a public hearing to be held on the 19th day of September 1973 at 7:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 30, 1973.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one consecutive week before the 3rd day of September 1973, the first publication appearing on the 30th day of August 1973.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 8/30-73
Posted for: Henry Thun Sept. 20, 1973, 9:11 a.m. P.M.
Petitioner: Florence S. Watkins
Location of property: N/2 of Harford Rd. 270 ft. x Joppa Rd.
Location of Sign: 1 Sign Road Culver No. 9618 & 9616 Joppa Highway
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 9/14/73

BALTIMORE COUNTY, MARYLAND No. 8344
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 3, 1973 ACCOUNT: 01-662
AMOUNT: \$50.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Saunders M. Almond, Jr., Esq.
407 Harcourt-Towson Building
Towson, Md. 21204
Petition for Reclassification for Florence S. Watkins, et al 7-6-8-3 500.00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 2 day of April 1972. Item #

[Signature]
S. ERIC DINENNA
Zoning Commissioner

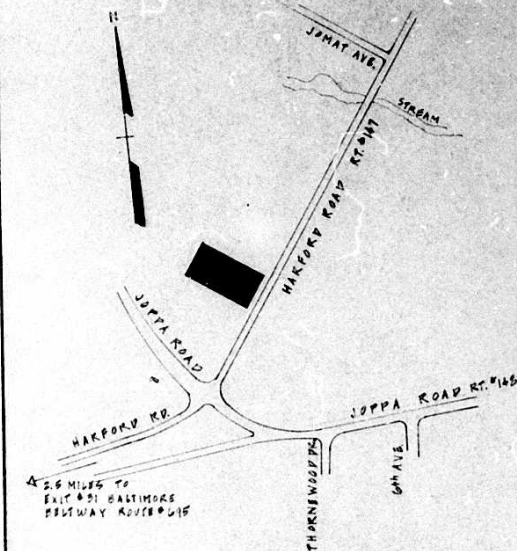
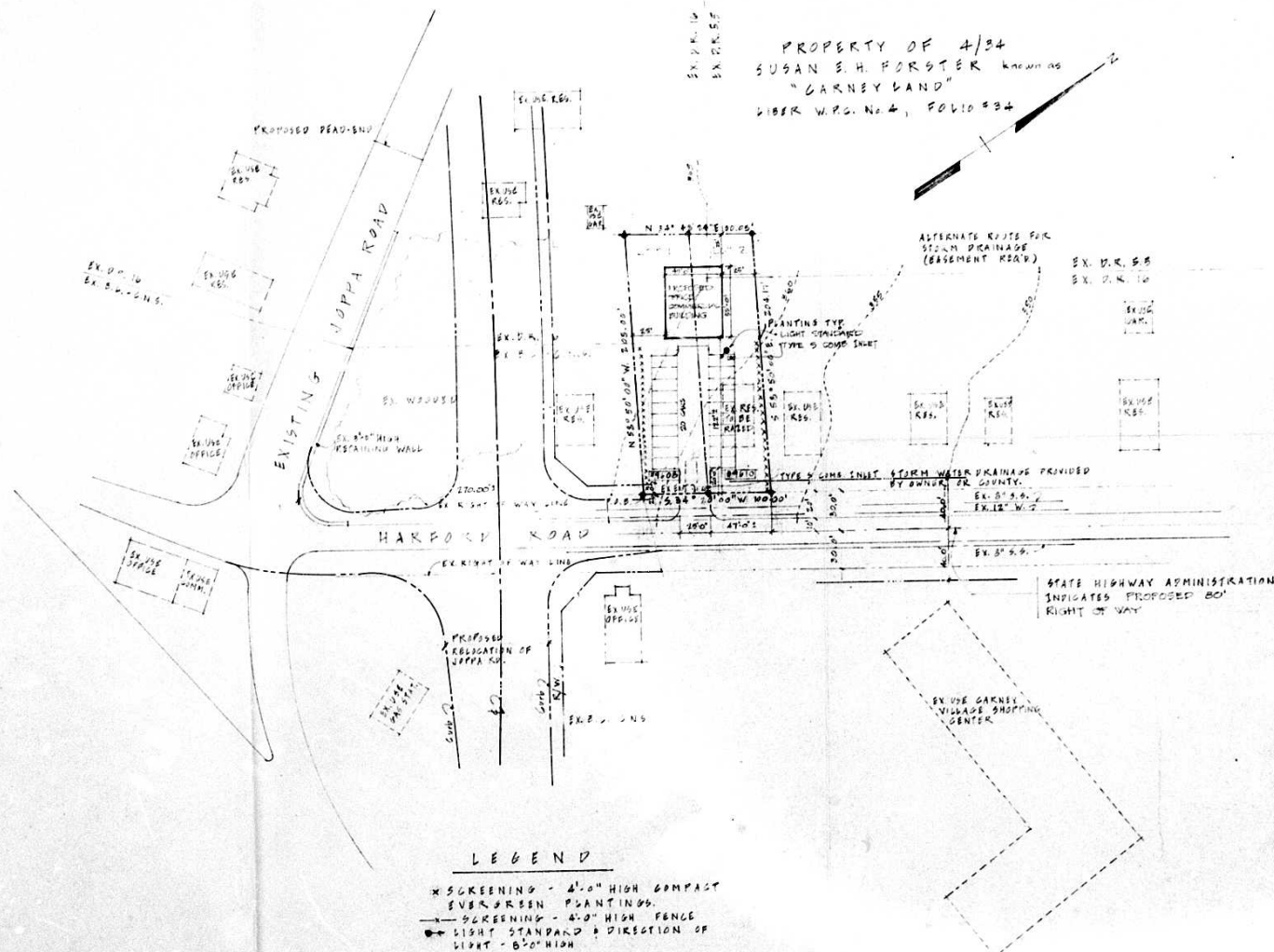
Petitioner: Florence S. Watkins Submitted by: Jack Watkins

Petitioner's Attorney: S. M. Almond, Jr. Reviewed by: *[Signature]*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 12409
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Sept. 17, 1973 ACCOUNT: 01-662
AMOUNT: \$125.32
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Commercial Contractors, Inc.
7112 Nanington Drive
Baltimore, Md. 21234
Advertising and posting of property for Florence Watkins-7-17-73 125.32



EXISTING ZONING
EXISTING USE
AREA OF TRACT
1ST FLOOR RETAIL SALES & SERVICE OFFICE (1/1000) 1/1000
2ND FLOOR RETAIL SALES & SERVICE OFFICE (1/1000) 1/1000
3RD FLOOR RETAIL SALES & SERVICE OFFICE (1/1000) 1/1000
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George Chappas
PROPERTY LINE SURVEYOR - REG. NO. 29

PLAT TO ACCOMPANY PETITIONS FOR RECLASSIFICATION
1015 / 0010 FLORENCE K. WATKINS (WIDOW)
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT # 1
MARCH 20, 1973
REVISIONS: MAY 31, 1973



Item 24
I Cycle
old Plat

GREEN ASSOCIATES INC.
32 WEST ROAD
TOWSON, MARYLAND 21204