

# Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County:-

I, Philip Buechel, owner of the property situate on the south side of Eastern Avenue, at Essex, in the 18th Election District of Baltimore County, beginning 58 feet west of Riverside Drive fronting 100 feet on the south side of Eastern Avenue with an averaged depth southerly of 77 feet.

herely petition that the above described property or area, (being within the Baltimore County Metropolitan District), be changed or re-classified (as to zoning) from a residential use area, district or division to a commercial general commercial area use area, district or division.

Reasons for Re-Classification: General commercial area

Character of commercial general commercial area use for which above property is to be used:-

Gasoline Service Station

Material of Construction of Building: single block and stucco, slag roof

Site and height of building: front 38 feet; depth 33 feet; height 12 feet

Front and side set backs of building from street lines: front 33 feet; side 10 feet

Property to be posted as provided by Zoning Department.

I, Philip Buechel, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed \$6.00, and further agree to and are to be bound by the rules, regulations and provisions as prescribed by or referred to in the "Application for Building Permit" now adopted and used in the "Baltimore County Metropolitan District."

Philip Buechel  
Owner

Address Essex, Md.

ORDERED by The County Commissioners of Baltimore County, this 14th day of November 1939, that the subject matter of this petition be advertised, as required by the "Zoning Act", in a newspaper of general circulation throughout the Metropolitan District of Baltimore County, that property be posted, and that the public hearing herein be had in the office of the County Commissioners of Baltimore County, in the Court House, in Towson, Baltimore County, on the 4th day of December 1939 at 2:00 o'clock p.m.

Philip Buechel  
County Commissioners of Baltimore County.

I disapprove/recommend the granting of the above Re-Classification.

(over) Zoning Clerk.

DUPLICATE

## CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 in each day of December 1939, before the 4th day of December 1939, the first publication appearing on the 14th day of November 1939.

THE JEFFERSONIAN.

Manager

Cost of Advertisement, \$

Towson, Md. Nov. 14, 1939

\$6.00

RECEIVED of Philip Buechel, the sum of Six (\$6.00) Dollars, being cost of advertisement and inspection of property on the south side of Eastern Avenue, Essex, 18th district of Baltimore County petition being filed for re-classification thereof from residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE CO.

BY Zoning Clerk.

Towson, Md., November 14, 1939.

\$6.00

RECEIVED of John J. Timanus, Zoning Clerk, the sum of Six (\$6.00) Dollars, being cost of advertisement and inspection of the above property pursuant to petition filed for re-classification from residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE CO.

BY John J. Timanus Zoning Clerk.

December 5th, 1939.

Mr. Harry W. Smith,  
Essex, Md.

Dear Sir:

The County Commissioners today have re-classified the Buechel property, situated on the south side of Eastern Avenue east of and adjoining your property, to commercial use.

In view of the surrounding or adjacent business enterprises there was no alternative but to have re-classified the Buechel property for commercial use. If this re-classification had been denied and an appeal taken to the Court there would be no question but the Court would direct that the property could be used for business purposes.

You will recall that Mr. Buechel agreed before the Commissioners yesterday that any building erected on his property would conform with the building line of your house and the other houses to the west, that is that any building erected would not project beyond your dwelling. Before issuing building permit to Mr. Buechel both he and his wife will be required to sign an agreement in which they agree to this building line.

Mr. Buechel also stated, as did the representative of the Gulf Oil Company, that there would be no waste water allowed to drain on your property and also that there would be no waste or objectionable materials allowed to accumulate on the property. You may rest assured that the County Commissioners will protect you in this respect upon my just complaint.

While, no doubt, you and your co-proprietors would rather have seen the Buechel lot improved by cottages yet, as I stated above, the fact of it being a business locality had to be considered as otherwise the Courts would have overruled the County Commissioners.

December 5th, 1939.

Mr. Philip Buechel,  
Essex, Md.

Dear Sir:

The County Commissioners today passed an order re-classifying your property on the south side of Eastern Avenue at Essex, described in your petition or zoning re-classification, from residential use to that of commercial use. This re-classification is made contingent upon your compliance with your statement and agreement made to the County Commissioners yesterday that any building erected on this property would not be nearer than 10 feet to the west side line of the lot and that no building would be erected beyond the front wall line of the cottages situate west of the lot re-zoned.

I have written this agreement as to building line and side areas on the reverse side of your application for building permit and must be signed by yourself and wife before building permit will be issued by Mr. William E. Richardson, the Building Inspector of your district.

I am today writing Mr. Richardson enclosing copy of this letter and as soon as you have signed the agreement as outlined above, Mr. Richardson will issue your permit.

Very truly yours,

JOHN J. TIMANUS,

Zoning Clerk.

JTT-M

cc: William E. Richardson,

The plan submitted by the Oil Company shows a very attractive building and I feel sure that there will be no objectionable features that you can justly complain of. It would appear to be better to have an up-to-date filling station adjoining your property than to have some other unsightly building or objectionable business enterprise.

I trust you will see this situation in the light in which I have tried to explain and again wish to assure you, that you, as well as your neighbors, will be protected from any annoying conditions.

Very truly yours,

JOHN J. TIMANUS,

Zoning Clerk.

JTT-M

cc: Mr. E. Richardson,

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the above reclassification should be had:

It is Ordered by the County Commissioners of Baltimore County this 5th day of December 1939, that the above described property or area be and the same is hereby changed and reclassified, from and after the date of this Order, from a residential use area, district or division to a commercial (RECLASSIFIED) use area, district or division.

*John R. Hall*  
County Commissioners of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the above reclassification should not be had:

It is Ordered by the County Commissioners of Baltimore County, this day of 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 residential use area, district or division area, subject, however, to the further order of the County Commissioners of Baltimore County.

County Commissioners of Baltimore County

To County Commissioners for  
Baltimore County

PETITION FOR  
ZONING RECLASSIFICATION

PETITION NO. ....

Location:

Filed

By .....

No  
PLAT