

Petition for Zoning Re-Classification

To the Honorable Commissioners of Baltimore County: (wife)
 2 or 3rd Floor, Eastman & Lillian, legal owner, of C-1 property abutting
 on the northeast side Eastern Ave., at corner, in the 10th Election
 District of Baltimore County beginning 765.37 feet from the west
 side of Race Avenue, fronting 100 feet south westerly on Eastern
 Avenue with an even rectangular depth of 200 feet.

hereby petition that the above described property or area, (being within the Baltimore County Metropolitan District) be changed or reclassified (as to zoning) from a Residential use area, (hereinafter referred to as a residential use area) to a commercial use area, (hereinafter referred to as a commercial use area) as follows:

Reason for Re-Classification: Commercial by location

Character of commercial use for which above property is to be used: Food market

Material of Construction of Building: To be determined by building engineer
 Size and height of building: front 100 feet, depth 100 feet, height 14 feet
 Front and side set backs of building from street lines: front 10 feet, side 10 feet
 Property to be posted as prescribed by Zoning Department.

Now we, agree to pay expenses of above reclassification, advertising, etc., upon filing of this petition, not to exceed \$500, and further agree to and are to be bound by the rules, regulations, provisions and requirements herein set forth and as set forth in the resolutions and orders of the Baltimore County Board of Commissioners, Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed by or referred to in the "Applications for Building Permits now issued and used in the Baltimore County Metropolitan District".

Legal Owner: *Eastman & Lillian*
 Address: 222 Eastern Ave., Baltimore, Md.

Ordered by the Zoning Commission of Baltimore County, this 1st day of December 1961, that the subject matter of this petition be advertised, as required pursuant to the "Zoning Act" in a newspaper of general circulation throughout the Baltimore County Metropolitan District, that the same be posted, and that the same be brought before the Baltimore County Board of Commissioners, Baltimore County, in the Baltimore County Metropolitan District, on the 1st day of December 1961, at 10 o'clock P. M.

Zoning Commissioner of Baltimore County: *John P. ...*

Subscribed and sworn to before me this 1st day of December 1961.

(over) Notary Public

Purview to the advertisement, posting of property, and public hearing on the above petition and in reporting that by reason of Location and in existing and potential commercial area the above reclassification should be held.

It is ORDERED by the Zoning Commission of Baltimore County this 2nd day of December 1961, that the above described property or area, fronting 100 feet southwesterly on Eastern Avenue with an even rectangular depth northerly of 200 feet (instead of 100 feet) be changed and reclassified, from and after the date of this Order, from a residential use area to a commercial use area, subject to the following conditions and requirements, to wit:

That the front set back of any building or buildings erected thereon shall be not less than 25 feet from the N.W. line of the north side of Eastern Avenue, as is to be determined by the City Roads Commission of Maryland; that the set back of said building from the east boundary line of the land hereby described, shall be not less than 60 feet therefrom; and that the area of land in said setback from the east boundary line, and the land in the rear of buildings to be erected, be used for automobile parking spaces.

Zoning Commissioner for Baltimore County

County Commissioners of Baltimore County

TO THE COUNTY COMMISSIONERS FOR BALTIMORE COUNTY
 BALTIMORE COUNTY
 ZONING RE-CLASSIFICATION
 PETITION NO. 1
 PETITION FOR
 BALTIMORE COUNTY

DEC 13 1961

CERTIFICATE OF PUBLICATION

TOWNSHIP, MD. 12/13/61
 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 the 12th day of December 1961, the first publication appearing on the 12th day of December 1961.

THE JEFFERSONIAN,
 Manager.

Cost of Advertisement, \$

November 20, 1961

RECEIVED of Walter E. Yanigar, the sum of Eight (\$8.00) Dollars, being cost of advertisement and inspection of property, Northeast side Eastern Avenue 15th district pursuant to petition being filed for reclassification from residential to commercial use.

Zoning Commissioner

APPLICATION FOR BUILDING PERMIT 11704 ZONING AND BUILDING DEPARTMENTS

1961 District Baltimore County, Md. Dec 23, 1961
 To: Mr. E. Fisher Building Inspector

Application is hereby made for a Building Permit as follows:
 Present Owner: Walter E. Lillian Yanigar Address of Present Owner: 220 E. Eastern Ave.

Former Owner: *Eastman & Lillian* (date of change of ownership within past two years)
 Builder's Name: *Kramer Co.* Architect's Name: *Kramer Co.*

Use of Building: Food Market
 Type of Building: Masonry building

Location of Building: North side Eastern Ave.
 Between what intersecting streets: Eastern Ave. & Race Avenue

Distance of Building: 715 feet from Eastern Ave. to Street or Road.
 Name of development: Eastern Terrace

Number of Lot, Block and Section on Plot: Plot 52 of 52 lots to be subdivided by State Rd.
 Front set back of building: 25 feet from front property line being the right of way line of State Rd.

Side set back of building: 60 feet from East side property line, leaving 60 feet per side on East side of lot.
 Character of Construction: Concrete foundation, brick masonry walls, occupation

Plans and specifications of above building to be furnished Building Engineer if requested.
 Existing building: Repaired

Describe Repairs: *As is*

Water Supply: *From Eastern Ave. Water or Well, etc.*

Sewage Disposal: *Into Eastern Ave. or into Sewer, etc.*

ACTUAL TOTAL VALUE of new Building, repairs, etc., at time of completion: \$14,000.00

NOTE: This application and the permit, if issued, are both subject to the following provisions:
 1. The permit of building or structure (or expansion or enlargement thereof) to project beyond line established by existing building.

2. The applicant of this application or issuance of permit does not waive or alter existing building restrictions.

3. Permit issued hereunder to be used only for above building and shall not be altered.

4. Work must be started within six months from date of permit and must be completed within one year.

5. When permit is issued and application made, Building permit to remain on premises until completion thereof and the "Zoning Act of Baltimore County" and the Building Code and regulations adopted in accordance therewith.

6. If we, certify that the answers to above questions are "true and I, or we, agree to above requirements."

Approved As To Zoning Only: (Applicant not to fill in this space)
 Date: Dec 23, 1961
 Issued Building Permit: Date: Dec 23, 1961

By: *John P. ...* Building Engineer

NO PLAT
 IN
 THIS FOLDER

ZONING DEPARTMENT-BALTIMORE COUNTY, MD. Certificate of Posting of Re-Classification Notice

Date of Return: 12/13/61
 Date of Posting Property: 12/13/61
 Location of Sign on Property: 12
 Location of property: N. S. OF EASTERN AVE.
 Location of property: AT NEELAN AVE.
 Re-Classification Petitioned for: FOOD MARKET
 Petitioner: YANIGAR
 Remarks: 177