

Petition for Zoning Re-Classification

Zoning

To The County Commissioners of Baltimore County—

I, Catherine Neilson, legal owner, of the property situate on the northeast side of Wilson Point Road (formerly Bull Neck Road), near "Stansbury Manor", in the 15th Election District of Baltimore Co. Beginning on the northeast side of Wilson Point Road 150' southeasterly from Stansbury Road running southeasterly on Wilson Point Road 50' with a rectangular depth northeasterly of 150'. Being the front or south-westerly 150' part of lot No. 764 on plat of "Bull Neck", recorded in Plat Book Liber No. 10, folio 26,

herby petition that the above described property or area, be changed or re-classified from a residential use area, to a commercial use area, as a general grocery store.

Reasons for Re-Classification—community needCharacter of commercial use for which above property is to be used—General Grocery Store

Material of Construction of Building—block
concrete, foundation, frame walls covered with
asbestos shingles, composition roof
 Size and height of building: front—20 feet; depth—30 feet; height—12 feet.
 Front and side set backs of building from street lines: front—30 feet; side—12 & 18 feet.

Property to be posted as prescribed by Zoning Department.

I, Catherine Neilson, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, and to accept same, 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 resolution and orders of the County Commissioners of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed by or referred to in the "Applications for Building Permits now adopted and used in the Baltimore County Department".

Catherine Neilson
 Legal Owner
 Address—1405 Wilson Point Road,
Baltimore - 10, Md.

ORDERED by The County Commissioners of Baltimore County, this 2nd day of January, 1945, that the subject matter of this petition be advertised, as required by the "Zoning Act", in a newspaper of general circulation throughout 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 15th Election District of Baltimore County, on the 22nd day of January, 1945, at 10 o'clock A. M.

John J. Tihanus
 Zoning Commissioner of Baltimore County.

Witness the signature of the above Re-Classification

(over) Catherine Neilson

January 2, 1945

\$0.00

RECEIVED of Catherine Neilson, the sum of \$0.00 dollars, being cost of advertisement and posting of property, North side of Wilson Point Road, formerly Bull Neck Road, in the 15th Election District of Baltimore County, pursuant to petition being filed for re-classification.

Zoning Commissioner.

Hearings

January 22, 1945

at 10:00 o'clock a.m.



Pursuant to the advertisement, hearing and public hearing on the above petition and it appearing that by reason of location and community need.....the above re-classification should be had.

It is Ordered by the County Commissioners of Baltimore County this 24th day of January, 1945, that the above described property or area should be and the same is hereby changed and reclassified, from and after the date of this Order, from a residential use area, to a commercial use area, as a general grocery store.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location and community need.....the above re-classification should NOT be had:

It is Ordered by the County Commissioners of Baltimore County, this 24th day of January, 1945, 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 and to remain a residential use area, district or division, 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: _____

Front _____

Depth _____

Approved: Upon recommendation of Zoning Commissioners of Baltimore County
 County Commissioners of Baltimore County.

Date: May 2, 1946

John J. Tihanus
 President.

Mrs. Catherine Neilson,
 1405 Wilson Point Road
 Middle River,
 Baltimore - 10, Md.

Dear Mrs. Neilson:

I have today passed my Order as Zoning Commissioner granting the reclassification of your property on Wilson Point Road, to a depth of 150 feet, from a residential use to a commercial use, in order to permit you to use the building facing Wilson Point Road as a general grocery store.

In granting this petition it is to be understood and agreed that no illuminated sign is to be used in connection with the store and any other sign is to be attached to the building. There are to be no receptacles of any kind on the front or sides of the building, that is boxes for bread, etc., and, of course, no garbage or waste allowed to accumulate on the outside of the building.

I have today delivered your application for trader's license to the Clerk's Office and you should get your license in the morning's mail.

Very truly yours,

JOHN J. TIHANUS,

Zoning Commissioner.

J.J.T.-jh

P.S. The above reference to signs also means that there must not be any cardboard or other signs advertising any product displayed on the outside of the building or on the property.

January 24, 1945.

ZONING DEPARTMENT—BALTIMORE COUNTY, MD.

Certificate of Posting of Re-Classification Notice

15 District Date of Return Jan 5 1945
 Date of Posting Property Jan 2
 Location of Sign on Property 20 feet from front Street or Road.
 Location of property 1405 Wilson Point Rd
 Re-Classification Petitioned for General Grocery Store
 Petitioner: Catherine Neilson
 Remarks:
 Inspector making return: H. E. Galt



CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 2 1945
 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 week, on the 2nd day of January, 1945, the first publication appearing on the 2nd day of January, 1945.
John J. Tihanus
 THE JEFFERSONIAN,
 Manager.

Cost of Advertisement, \$.....

NO PLAT
 IN
 THIS FOLDER