

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County—
Sterling O. Downey and
Samuel M. Downey, his wife,
John W. L. Scharfe and
Emily J. Scharfe, his wife

situate at the northwest corner of Joppa Road and Lackawanna Ave.,
at Baynesville, in the 9th Election District of Balto. Co., fronting
westerly 140' on the north side of Joppa Road with a right angle depth
northerly of 160' and binding on the west side of Lackawanna Ave.,

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 shown on the map.~~
(as to zoning pursuant to Zoning Act of 1941)
~~be changed or re-classified from a residential use area, to a commercial use area, as shown on the map.~~

Reasons for Re-Classification: Community need

Character of commercial use for which above property is to be used: APPROX. 4 COMMERCIAL
USE

Material of Construction of Building: to be approved by Buildings Department
Size and height of building: front to be approved by Zoning Department feet; height to be approved by Zoning Dept. feet.
Front and side set backs of building from street lines: front to be approved by Zoning Dept. feet; side to be approved by Zoning Dept. feet.
Property to be posted as prescribed by Zoning Department.

that we, agree to pay expenses of above re-classification, advertising, etc., upon filing of this
petition, not to exceed \$100 and further agree to and are to be bound by the rules, regulations, zoning
visions and requirements herein set forth and as set forth in the resolutions and orders of the County
Commissioners of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed
herein referred to in the "Applications for Building Permits now adopted and used in the Baltimore
County Metropolitan District."

Ordered by The Zoning Commission of Baltimore County, this 2nd day of
April 1945, that the subject matter of this petition be advertised, as required
to 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
Zoning the County Commissioners of Baltimore County, in the Reckord Bldg.
on the 23rd day of April 1945 at 10 o'clock A. M.

John W. L. Scharfe
County Commissioners of Baltimore County.
Zoning

Pursuant to the advertisement, posting of petition, 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 Zoning Commission of Baltimore County this 23rd day of
April 1945 that the above described property or area should be and the same is
hereby changed and re-classified, from and after the date of this Order, from a residential use area,
to a commercial use area, as shown on the map.

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 23rd day of
April 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 as and to remain a residential
use area, district or division, subject, however, to the further order of the County Commissioners of
Baltimore County.

Location	PETITION NO.
19.	

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

Date: May 2, 1946

By Christen H. Hahn
President.

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

9 District Date of Return April 6, 1945
Date of Posting Property April 6, 1945
Location of Sign on Property 15 feet from front Street or Road.
North side of Joppa Rd 60 ft east of
Location of property Northwest corner of Joppa Road
and Lackawanna Ave.
Re-Classification of Special Permit Notice for Approved
Commercial use
Petitioner Sterling O. Downey & Emma
M. Downey his wife John W. Scharfe
Remarks Emily J. Scharfe his wife
Inspector making return Harry E. Embick

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 13/45
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 23rd
day of April 1945, the first publication
appearing on the 6th day of April
1945.

THE JEFFERSONIAN,
R. Downey
Manager.

Cost of Advertisement, \$

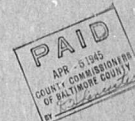
April 2, 1946.

\$18.00

RECEIVED of Sterling O. Downey, and wife, the sum
of Eighteen (\$18.00) Dollars, being cost of petition for
reclassification, advertising and posting of property on
North side of Joppa Road, Baynesville, 9th Election District
of Baltimore County, pursuant to petition being filed for
reclassification.

Zoning Commissioner.

Hearings:
April 23, 1945,
10:00 o'clock a.m.



Hoch Bend Apts

alley

Sterling O. Downing

Dwelling

porch

200'

15' 6"

12'

7' 7"

2'

46'

75'

← To Lock Raven Blvd.

Joppa

Road