

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, J. Norman Hobbs, legal owner, of the property situate

on the south side Old Frederick Rd. near Catonsville, in the 1st District Balto. Co., beginning 400' east Ingleside Ave., thence easterly on said side Old Frederick Rd. and south side Edmondson Ave. Extended 402.77' with a rectangular depth southerly of 150'.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A-1" residential zone to an "E-1" commercial zone.

Reasons for Re-Classification:-

Character of use for which above property is to be used: Restaurant and Dairy Bar.

Size and height of building: front 150 feet; depth 150 feet; height 15 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 Regulations.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

J. Norman Hobbs
Anna M. Hobbs

Legal Owner

Address 4004 Edmondson Ave., Balto., Md.

(over)

ORDERED by The Zoning Commissioner of Baltimore County, this 28 day of January, 1946, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 29th day of January, 1946, at 2:30 o'clock P.M.

J. Norman Hobbs
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location being an extension of existing commercial zone the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 28 day of February, 1946, that the above described property or area should be and the same is hereby re-classified, from and after the date of this Order, from an "A-1" zone to an "E-1" zone, subject, to the compliance with the following requirements, to wit: that the building to be erected shall not be nearer than 55' to the southernmost right-of-way line of New Edmondson Ave. Ext'd., nor shall said building be nearer than 50' to the easternmost side line of the lot.

J. Norman Hobbs
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing of the above petition and it appearing that by reason of location being an extension of existing commercial zone the above re-classification should NOT be had:

It is Ordered by the Zoning Commissioner of Baltimore County, this 28 day of February, 1946, 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 an "A-1" zone.

J. Norman Hobbs
Zoning Commissioner of Baltimore County

Approved Upon recommendation of the Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

Date, April 26, 1946

Christian H. Hall
President

January 8, 1946

\$21.00

RECEIVED OF J. Norman Hobbs, et al. the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification, advertisement and posting of property, Old Frederick Rd. and Edmondson Ave. Extended, east of Ingleside Ave., 1st District of Baltimore County, pursuant to petition being filed for reclassification.

PAID
JAN 28 1946
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
Zoning Commissioner

Hearing:
Tuesday, Jan. 29, 1946
at 2:00 p.m.

NOTICE OF ZONING RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, on January 8, 1946, for the reclassification of property situate on the south side Old Frederick Rd. near Catonsville, in the 1st District of Baltimore County, from an "A-1" residential zone to an "E-1" commercial zone, the following requirements, to wit: that the building to be erected shall not be nearer than 55' to the southernmost right-of-way line of New Edmondson Ave. Ext'd., nor shall said building be nearer than 50' to the easternmost side line of the lot, be complied with.

By Order of the Zoning Commissioner of Baltimore County, this 28th day of February, 1946.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 18, 1946

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., in each issue of the said newspaper, on the 29th day of January, 1946, the first publication appearing on the 29th day of January, 1946.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

ZONING DEPARTMENT-BALTIMORE COUNTY, MD.

Certificate of Posting of Re-Classification of Special Permit Notice

District 1 Date of Return, Jan 13, 1946

Date of Posting Property, Jan 11/46

Location of Signs on Property, South side of Old Fred Rd.

Location of property, South side of Old Fred Rd.

402 ft. east of Ingleside Ave.

Re-Classification of Special Permit Petitioned for, Restaurant

Petitioner, J. Norman Hobbs

Remarks: None

Inspector making return, Harry C. Bartels

INGLESIDE AVENUE

CHRYSLER PLACE

EDMONDSON ROAD

AVENUE

FREDERICK ROAD

OLD

2 ⁶⁶/₁₀₀ Acres

3 ⁴⁵/₁₀₀ Acres

N 3° 10' E 453.0'

S 3° 03' W 551.25'

S 3° 03' W 649.72'

372.0'

N 71° 15' E 249.86'

N 73° 37' E 250.0'

191.56'

222.77'

44.55'

N 86° 10' W 231.18'

N 86° 10' W 249.13'

Scale: 1" = 50'

June 12, 1943

E. V. Coorfan & Co.
Surveyors & Civil Engrs.
231 St Paul Place
Baltimore, Md.