

Set number 345-386-387

0593 ✓

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, George C. Nickel and Della A. Nickel legal owners of the property situate

at the northwest corner of Felt Ave. & 45th St., at "Harbor View", in the 12th District of Balto. Co., fronting northerly, on the west side of 45th St., 128' with a rectangular depth westerly of 128' and binding on the north side of Felt Ave. Being lots Nos. 386, 386 and 387 on plat of "Harbor View"

hereby 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 "A-1 Commercial" zone.

Reason for Re-Classification:

Character of use for which above property is to be used: Confectionery Store in existing building

Size and height of building: front 24 feet; depth 32 feet; height 22 feet.

Front and side set backs of building from street lines: front 14 ft 6 in. feet; side 14 ft 6 in. feet.

Property to be posted as prescribed by Zoning Regulations.

~~xxx~~ we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of 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.

George C. Nickel
Della A. Nickel
Legal Owner
Address 6844 Felt Ave.

ORDERED by The Zoning Commissioner of Baltimore County, this 7th day of March, 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 Berkard Bldg., in Towson, Baltimore County, on the 1st day of April, 1946, at 10 o'clock a.m.

George C. Nickel
Zoning Commissioner of Baltimore County
(over)

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 an existing commercial use the above re-classification should be had.

It Is Ordered by the Zoning Commissioner of Baltimore County this 7th day of April, 1946, that the above described property is area should be and the same is hereby re-classified, from and after the 1st day of April, 1946, from an "A-1" zone to an "A-1" zone.

George C. Nickel
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 the above re-classification should NOT be had

It Is Ordered by the Zoning Commissioner of Baltimore County, this 7th day of April, 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 residential zone.

George C. Nickel
Zoning Commissioner of Baltimore County

Approved Upon recommendation of the Zoning Commissioner of Baltimore County
County Commissioners of Baltimore County

Date APR 11 1946
Christina Hall
President

March 7, 1946

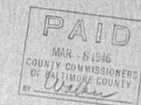
\$18.00

RECEIVED OF Charles A. Buck, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property Northwest corner of Felt Avenue and 45th St., "Harbor View", 12th District of Baltimore County, pursuant to petition being filed for reclassification.

Zoning Commissioner

Hearings:

Monday, April 1, 1946
at 10:00 o'clock a.m.



REC'D MAR 25 1946

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 27 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., once in each week before the 1st day of April, 1946, the first publication appearing on the 1st day of April, 1946.

George C. Nickel
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....



ZONING DEPARTMENT—BALTIMORE COUNTY, MD.

Certificate of Posting of Re-Classification of Special Permit Notice

District 12 Date of Return March 20 1946
Date of Posting Property March 19 1946
Location of Signs on Property 20 feet from front Street or Road
West side of Felt Ave
Location of property Northwest corner of Felt Ave & 45th St
Re-Classification of Special Permit Petitioned for Confectionery Store
Petitioner George C. Nickel and Della A. Nickel
Remarks: None
Inspector making return Henry C. Santora

RECORDED

NO PLAT
IN
THIS FOLDER