

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, Mr. Jacob C. Dimis, and wife, legal owner of the property above on the southeast corner of Harford and North Wind Roads, at Cub Hill, in the Eleventh District of Baltimore County, fronting southwesterly on the southeast side of Harford Road, 150.8 feet, with a rectangular depth southwesterly of 150 feet and binding on the southwest side of North Wind Road,

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "C" Commercial Zone.

Reasons for Re-Classification: _____

Character of use for which above property is to be used: Approved Commercial use

Size and height of building fronting on North Wind Road, _____ feet, to be approved by the Building Department
 Front and side set backs of building from street lines: front _____ feet, side _____ feet, to be approved by the Zoning Department
 Property to be used as provided by Zoning Regulations.

I, Mr. Jacob C. Dimis, and wife, agree to pay expenses of above reclassification, 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.

Robert C. Dimis
Robert C. Dimis
 Legal Owner

Address _____

ORDERED by The Zoning Commissioner of Baltimore County, this _____ 5th day of _____ August, 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 herein be held in the office of the Zoning Commissioner of Baltimore County, in the Bockard Bldg., in Towson, Baltimore County, on the _____ day of _____ August, 1946, at 10:00 o'clock A.M.

Robert C. Dimis
 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 _____ the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ 1946, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ Zone to _____ Zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ August, 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 to remain in _____ Zone.

Robert C. Dimis
 Zoning Commissioner of Baltimore County

It now appearing that at the time of the hearing on the foregoing petition for reclassification and the passage of the disapproval Order of the Zoning Commissioner thereon, that the property was improperly described in not including the area of ground sought to be reclassified but only included that portion of the property therefore used as a lawful nonconforming use and excluding an additional area to the rear which was the purpose of said petition for reclassification and now at the request of the petitioner:

It is this _____ day of September, 1946, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid denial Order of August 30, 1946, be and the same is hereby rescinded and annulled and the property therein described to be held by said petitioner as in its former state and as if the said petition for reclassification had not been filed.

Approved _____
 County Commissioners of Baltimore County
 Date _____ By _____ President

Mr. Jacob C. Dimis,
 Route 6,
 Towson - 4, Md.
 Dear Mr. Dimis:

Re: Petition for Reclassification
 from an "A" Residence Zone to an
 "C" Commercial Zone, S.E. Cor. Harford
 and North Wind Roads, at Cub Hill,
 Jacob C. Dimis, & wife, Petitioners

Your petition filed in this case seeks the reclassification from an "A" Residence Zone to an "C" Commercial Zone of a portion of your property at the southeast corner of Harford and North Wind Roads, in the 11th District of Baltimore County, that portion thereof described in the petition having a frontage of 150.8 feet on Harford Road with a rectangular depth southwesterly of 150 feet and binding on North Wind Road. The entire parcel of ground, now fully or partially owned by you, and situated at the above location, fronts 150.8 feet on Harford Road with a depth southwesterly on North Wind Road of approximately 340 feet.

Under our original zoning map the area in which your property is located was set up as an "A" Residence Zone, however, as the large building on your property had been prior to the enactment of Zoning Regulations in 1925 for commercial purposes, under our Zoning Regulations your property comes under the classification as a nonconforming use, that is, a commercial use existing at the time of the zoning map and, therefore, have a right to continue. There is no need for reclassification of your property or any portion thereof to commercial use to permit your continuance of the business you are now conducting, being that of the sale of package goods, but Zoning Regulations do not permit of the use for any other purpose.

It developed at the hearing this morning on your petition that you have allowed a welding shop to be located in part of your main building, which is located on the lot described in the petition. This being a different nonconforming use than that conducted by you or your predecessor in title, is prohibited under Zoning Regulations.

August 30, 1946.

Lawrence H. Enzor, Esq.,
 O'Fallon Building,
 Towson - 4, Md.

Re: Petition for Zoning
 Reclassification from "A"
 Residence Zone to "C"
 Commercial Zone, S.E. Cor.
 Harford Road & Northwind
 Road, Cub Hill,
 Petitioners: Dimis, et al.

Dear Mr. Enzor:

I cannot pass an Order granting in full the petition in the above entitled matter commercializing the entire parcel of land as described in the petition. It is obvious that a portion of this entire tract, at the southeast corner of Harford and North Wind Roads, has for some time been used for commercial purposes, and that is clearly shown under Zoning Regulations, as a nonconforming use. The area of the land so used being the entire frontage thereof, to wit, 150.8 feet and with a rectangular depth southwesterly of at least 150 feet, which depth in main established by the depth from the fronting road of commercial areas. The land described in the above petition calling for a depth of 340 feet is 130 feet in excess of the usual depth of commercial property.

The Board of Zoning Appeals has, at times, granted depths of commercial areas in excess of the usual 150 feet depths as I have explained above and it may be that that they will take that view in the instant case but being consistent with proper interpretation of Zoning Regulations and has been my practice in similar cases, I cannot see any justification for making an exception in this particular case.

I am, therefore, as indicated above passing my Order as of this date, November 30, 1946, granting the petition for zoning reclassification for that part of the entire tract of Harford and North Wind Roads with a frontage of 150.8 feet on Harford Road and with a rectangular depth southwesterly, and binding on North Wind Road, of 150 feet and dismissing.

It also developed at the hearing that you had previously sold a lot at the southeast end of your property on North Wind Road with a frontage of 100 feet and that you have or are now about to sell an additional frontage of 50 feet on North Wind Road adjoining the 100 feet sold and it is on these last two mentioned lots that your tenant, Mr. Zim, intends to erect a welding shop and transfer his business there from his present location in your dwelling or building.

As I stated above it is not necessary that this petition for reclassification be granted to enable you to continue to conduct your business and as the petition only calls for a depth of 150 feet on North Wind Road, the reclassification would not cover Mr. Zim's property where he intends to erect a welding shop and, therefore, his operation of any business whatever on his lots purchased from you would be contrary to Zoning Regulations and not allowed.

In view of the above summary I am compelled to deny your petition for reclassification and to intend to make some investigation and thereafter make what proceeding a might be necessary to compel the vacation of your premises by the operators of the welding shop. As I outlined to you this morning the operation of a welding shop has no place in a commercial zone but should be relegated to industrial areas.

Very truly yours,

Zoning Commissioner.

J.T.-Jh

the petition as to the balance of the land described in the petition and which is to remain an "A" Residence Zone.

You are aware an appeal may be taken to the Board of Zoning Appeals within ten days from this date. The cost of appeal being \$25.00 and check for cash must be sent payable to the County Commissioners of Baltimore County.

Very truly yours,

J.T.-Jh
 Zoning Commissioner.
 Mr. Elmer R. Hall, Esq.,
 Bockard Building,
 Towson - 4, Md.

August 5, 1946

\$ 18.00

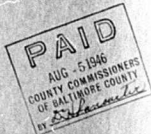
RECEIVED of Jacob G. Dinnis, and wife, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property. southeast corner of Harford and North Wind Roads, Eleventh District, Baltimore County, pursuant to petition being filed for reclassification.

Zoning Commissioner.

Hearing:

Monday, August 26, 1946

at 10:30 o'clock a.m.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

696

District 11 Date of Posting Aug 12/46
Posted for: Commercial Use
Petitioner: Jacob G. Dinnis and wife
Location of property: Southeast corner of Harford Road
and North Wind Road
Location of signs: East side of Harford Road 75 feet
South Wind Road
Remarks: Harry E. Gattis Date of return: Aug 13/46
Posted by: Harry E. Gattis Signature

MICROFILMED

NO PLAT
IN
THIS FOLDER

NOTICE OF ZONING
RECLASSIFICATION

Pursuant to petition filed with the Zoning Commission of Baltimore County for change of reclassification from an "A" Residence Zone to an "C" Commercial Zone of the property hereinafter described, the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations, will hold a public hearing at the Zoning Office, in the Harford Building, Towson, Baltimore County, Maryland.

On Monday, August 26, 1946.

At 10:30 o'clock a.m. to determine whether or not the following mentioned and described property should be changed or reclassified, if reclassified, for approved Commercial Use, to wit: All that parcel of land situate on the southeast corner of Harford and North Wind Roads, at Sub. 1111, in the Eleventh District of Baltimore County, Maryland, containing 1.14 acres, with a rectangular depth approximately of 120 feet and 100 feet to the south-west side of North Wind Road. By order of the ZONING COMMISSIONER OF BALTIMORE COUNTY
Aug. 5-46

CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 2 times before the 26th day of August, 1946, the first publication appearing on the 7th day of August.

19-4946-

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$-----