

To The Zoning Commissioner of Baltimore County:—

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" Residence zone to an "E" 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: front.....feet; depth.....feet; height.....feet.
Front and side set backs of building from street lines: front.....feet; side.....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.

Edw. B. Abbey
Marie C. Abbey
Legal Owner

Mrs. B. Gonzalez
Luis L. Hernandez
Legal Owner

ORDERED by The Zoning Commissioner of Baltimore County, this 21st 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 had in the office of the Zoning Commissioner of Baltimore County, in the Beekod Bldg., in Towson, Baltimore County, on the 10th day of September, 1946, at 9:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

(over)

LAP-OVER MARGIN

IN THE MATTER OF: :
:
DECLASSIFICATION OF PROPERTY OF : JOHN J. TIMANUS, ESQ.
WILLIAM H. HARKNETT, ET AL.
SOUTH SIDE OF MIDDLE RIVER AVENUE
AT INTERSECTION OF CYPRESS DRIVE, :
IF EXTENDED SOUTHWEST, FROM "X"
RESIDENCE HOME TO "M" COMMERCIAL :
COUNTY

Mr. Commissioner:

Please enter an Appeal to the Board of Zoning Appeals from the Order of the Zoning Commissioner of Baltimore County passed on September 10, 1926, in the above captioned cause, and transmit all records and papers incident thereto to said Board.

Joseph Koefler
Malcolm R. Koefler
Attorneys for Petitioner

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

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a _____ zone to a _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and
 it appearing that by reason of location, not being adjacent to or connected with
existing commercial use, no impelling community or public need being shown
and the granting of which would be.....the above re-classification should NOT be had:
spot zoning 10 26 Ave of

at zoning-
Ordered by the Zoning Commissioner of Baltimore County, this 10th day of

September 1946, that the above petition be and the same is hereby denied and that the Residence above described property or area be and the same is hereby continued as and to remain in "A" zone.

The appeal of William R. Hardester, et al, from the Order of the Zoning Commissioner of Baltimore County, passed on the 10th day of September, 1946, coming before the Board of Zoning Appeals of Baltimore County and testimony having been taken and it appearing to the Board that this property was lawfully used for the purpose of growing and raising produce, and that the same was offered for sale by the said Hardester et al, for the sale of produce, in connection with a truck route, it is the opinion of this Board that a lawful use existed on the effective date of the adoption of the Zoning Regulations for the use of this land for the Sale of Vegetables and Fruits and that this use has not been abandoned to this date, therefore:

It is Ordered this 24th day of October, 1946, by the Board of Zoning Appeals of Baltimore County, that the Order of the Zoning Commissioner of Baltimore County be and the same is hereby affirmed, subject, however, to the nonconforming use as heretofore set forth.

W. H. Wakarusa
Edward C. Carter
Thos. Bennett
Board of Zoning Appeals.

Approved _____
County Commissioners of Baltimore County

Date..... By..... President.....

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD. *April 3, 1986* 15-

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* *weeks* before the *10th* day of *Sept* *11* 1986, the first publication appearing on the *33rd* day of *Sept* 1986.

THE JEFFERSONIAN,
McClure, Bangor.

Cost of Advertisement, \$.....

\$18.00

RECEIVED of Wm. R. Hardester and wife, the sum
of Eighteen (\$18.00) Dollars, being cost of petition
for reclassification, advertising and posting of property,
west side of Middle River Avenue at Intersection of
Cypress Drive, Middle River, 15th District of Baltimore
County.

Zoning Commissioner.

Hearing:
Tuesday, Sept. 10, 1946
at 9:30 o'clock a.m.

PAID
AUG 22 1946
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
BY *[Signature]*

\$22.00

RECEIVED of Joseph Koefler, Attorney for Appellant, the sum of Twenty Two (\$22.00) Dollars. Being cost of appeal to the Board of Zoning Appeals from decision of the Zoning Commissioner of Baltimore County denying petition of William R. Hardister, et al, property on West side of Middle River Avenue, near "Stansbury Manor", in the 15th District of Baltimore County.

Zoning Commissioner

Hearing:
Saturday, Oct. 19, 1946
at 9:30 o'clock a.m.

PAID
SEP 24 1946
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *[Signature]*

RECD SEP 18 1946

REC'D AUG 5 4 1946

4747-

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, Maryland

Date: 15 _____ Date of Posting: Aug 28/46
 Posted by: Commercial Use
 Applicant: William R. Hardister
 Location of property: South side Middle River & off Cypress
River Baraboo Manor
 Location of signs: South side Middle River & off Cypress
River MC
 Remarks: _____
 Posted by: Angela Gattiel Date of return: Aug 28/46

707

NO PLAT
IN
THIS FOLDER

44-727-24