#709-1

0709

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, or we, D. Harry Finn, Trustee under the last will & testament of Augusta Finn, deceased legal owner of the property situate on west side of Middle River Ave. (otherwise known as Beech Drive) near "Stansbury Manor", in the 15th District of Balto. Co., beginning 150' southerly from the intersection of Middle River Ave. and Cypress Drive, if extended westerly, running southerly and fronting 550', more or less, on west side of Middle River Ave. to Dark Head Creek, with a rectangular depth westerly of 150'

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.

I, or 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.

Leo Brown
John G. Mellon
Victoria Roach
Max Rev. Hendricks
Albert J. Pritchett
Catherine Schubert Sneed

Xavier Edward B. Albert
Marie E. Norber

D. Harry Finn, Trustee under the last will & testament of Augusta Finn deceased
Legal Owner
Address 1519 Pudding Ridge Road
Baltimore 18, Md.

ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 19..., 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 Reckord Bldg., in Towson, Baltimore County, on the 16th day of September, 1946 at 10:30 o'clock A.M.

John J. Timanus
Zoning Commissioner of Baltimore County

(over)

David H. Finn
403 Fairbridge Rd.
Balto. 26

MICROFILMED

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 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 re-classified, from and after the date of this Order, from a ..... zone to a ..... zone.

John J. Timanus
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, not adjacent to or connected with existing commercial zone and if granted being "spot zoning" the above re-classification should NOT be had;

It Is Ordered by the Zoning Commissioner of Baltimore County, this 16th day of September, 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 Residence "A" zone.

John J. Timanus
Zoning Commissioner of Baltimore County

The appeal of D. Harry Finn, Trustee, from the Order of the Zoning Commissioner of Baltimore County, passed on the 16th 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 being used on January 2, 1945, or in the one year period immediately prior thereto, for the operation of an Automobile Repair Shop, it is the opinion of this Board that a lawful nonconforming use existed on the effective date of the adoption of the Zoning Regulations for the use of this land for the operation of an Automobile Repair Shop 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. A. Mahaney
Edward T. Foster
Louis Wolfe Jr.
Board of Zoning Appeals.

Approved .....
County Commissioners of Baltimore County

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

MICROFILMED

#709-2

709

Sept. 24, 1946.

$22.00

RECEIVED of D. Harry Finn, et al, Appellants, the sum of Twenty Two ($22.00) Dollars, being cost of appeal to the Board of Zoning Appeals from decision of Zoning Commissioner of Baltimore County in denying petition for reclassification of property, west side of Middle River Avenue, near "Stansbury Manor", 15th District of Baltimore County.

Zoning Commissioner.

Hearing:
Saturday, October 19, 1946
at 10:30 o'clock a.m.

PAID
SEP 24 1946
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY

MICROFILMED

#709-3

August 27, 1946.

$21.00

RECEIVED of David H. Finn, Sr., et al, the sum of Twenty One ($21.00) Dollars, being cost of petition for reclassification, advertising and posting of property South side Middle River Ave., 15th District of Baltimore County.

Zoning Commissioner.

hearing:
Monday, Sept. 16, 1946
at 10:30 o'clock a.m.

PAID
AUG 28 1946
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY

MICROFILMED

RECD SEP 23 1946

#709-5

RE: PETITION FOR RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "E" COMMERCIAL ZONE - W.S. Middle River Ave. (Or Beech Drive) Beginning 150 ft. Southerly from Cypress Drive - D. Harry Finn, Trustee, et al

BEFORE
JOHN J. TIMANUS,
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal, from your decision refusing the granting of petition in the above matter, to the Board of Zoning Appeals of Baltimore County.

D. Harry Finn
Trustee under Will of
Augusta Finn, deceased

NOTE: Make check for $22.00 payable to the County Commissioners of Baltimore County, for appeal cost.

MICROFILMED

RECD SEP 9 1946

#709

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING RE-CLASSIFICATION.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, I will hold a public hearing on the proposed change of the property hereinafter described, in accordance with Section 22 of the Zoning Act and Regulations of Baltimore County, under the authority vested in me by the Zoning Commissioner, Reckord Building, Towson, Baltimore County, Maryland, on Monday, September 16, 1946, at 10:30 o'clock A.M.

All that parcel of land situate on south side of Middle River Avenue, near Stansbury Manor, in the 15th District of Baltimore County, beginning 150' southerly from the intersection of Middle River Avenue and Cypress Drive, if extended southerly, to intersect Middle River Avenue to Dark Head Creek, with a rectangular depth southerly of 150 feet.

By Order of
ZONING COMMISSIONER OF BALTIMORE COUNTY.

Aug. 30—Sept. 6.

TOWSON, MD., Sept. 6, 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 of ..... successive weeks, before the 2nd time 16th day of September, 1946, the first publication appearing on the 30th day of August 1946.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $.....

MICROFILMED

#709-4

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting Sept 7/46
Posted for: Commercial use
Petitioner: D. Harry Finn
Location of property: south side of Middle River Ave 150 feet east of Cypress Drive
Location of signs: 2 signs - one sign 300 ft the other sign 400 feet east of Cypress Drive on the south side of Middle River Ave
Remarks:
Posted by Harry E. Hartsock (Signature) Date of return: Sept 5/46

MICROFILMED

NO PLAT
IN
THIS FOLDER