

Petition for Zoning Re-Classification

#720 0720 MAP #13 E

To The Zoning Commissioner of Baltimore County --

George Hoffman, legal owner of the property... at the northeast corner of Annapolis Road and Hoffman Ave., (said Hoffman Ave. being 600 feet north of the northernmost end of the Patapsco River Bridge), near Baltimore Highlands, in the 15th District of Baltimore Co., crossing northerly 128.58' on east side of Annapolis Road and easterly 150' on north side of Hoffman Ave. Being Lots Nos. 1, 2, 3, 4, 5 and a part of 6, on plat No. 1 or "Patapsco Highlands" as prepared by William Whitner, Surveyor, April 8, 1939,

herely petition that the zoning status of the above described property, be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "R" Commercial Zone.

Reasons for Re-Classification... Character of use for which above property is to be used: Restaurant and Tavern.

Size and height of building: front... To be approved by Buildings Dept. To be approved by Zoning Dept. 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 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.

George Hoffman Legal Owner Address: Annapolis Road & Patapsco Bridge, Baltimore - 27, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this... 18th day of September 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 Beckett Bldg. in Towson, Baltimore County, on the 7th day of October 1946 at 9:30 o'clock A.M.

George Hoffman 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 reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this... day of... 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... zone to... zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of petitioned property, not being near or adjacent to any existing commercial use, no public or community need shown, the granting of which would be a detriment to the neighborhood, the above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this... day of... 1946 that the above petition be and the same is hereby denied and the zoning status of the above described property or area be and the same is hereby continued as and remain an "A" zone.

Upon hearing had on appeal from the Order of the Zoning Commissioner of Baltimore County passed on October 10, 1946 denying the petition for reclassification and it appearing to the Board on evidence produced that the said Order of the Zoning Commissioner of Baltimore County should be reversed, therefore:

It is this... day of November, 1946, ORDERED by the Board of Zoning Appeals of Baltimore County that the aforesaid Order of said Zoning Commissioner be and the same is hereby reversed and it is further ORDERED that the petition for reclassification from an "A" Residence Zone to an "R" Commercial Zone is hereby granted for the use as set forth in petition.

George Hoffman Board of Zoning Appeals of Baltimore County

Approved: Date: 10.8.46 By: Christian H. Hahn President

REC'D OCT 18 1946

RE: PETITION FOR RECLASSIFICATION NORTHEAST CORNER OF ANNAPOLIS ROAD AND HOFFMAN AVE., GEORGE HOFFMAN, PETITIONER

Mr. Commissioner: Please enter appeal in the above matter to the Board of Zoning Appeals of Baltimore County. George Hoffman Petitioner

\$22.00 ✓ October 17, 1946.

RECEIVED of George Bury, agent for George Hoffman, 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 at Northeast Corner of Annapolis Road and Hoffman Avenue for Restaurant and Tavern.

PAID OCT 17 1946 COUNTY COMMISSIONERS OF BALTIMORE COUNTY

REC'D SEP 28 1946 #720

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 day of... October 1946, the first publication appearing on the... day of... THE JEFFERSONIAN, Manager.

CERTIFICATE OF POSTING

District: 13 Date of Posting: Sept 27/46 Posted for: Restaurant and Tavern Petitioner: George Hoffman Location of property: northeast corner of Annapolis Road and Hoffman Ave. Location of signs: northeast corner of Annapolis Road and Hoffman Ave. Remarks: Harry G. Gantuch Date of return: Sept 27/46 Posted by: Harry G. Gantuch

PAID SEP 18 1946 COUNTY COMMISSIONERS OF BALTIMORE COUNTY

Mr. George Hoffman, Annapolis Road and Patapsco River Bridge, Baltimore - 27, Md. Re: Petition for Reclassification R. R. Corp. Annapolis Road and Hoffman Ave., Reg. 699' N. of end of Patapsco River Bridge -- George Hoffman, Petitioner

In the above petition and the neighborhood in general, I am constrained to deny your petition for reclassification from an "A" Residence Zone to "R" Commercial Zone, my reasons for denying this petition are briefly as follows:

Your property is situated on the east side of the Annapolis Road, presumably at the corner of an unopened or designated Hoffman Avenue, and is distant over 600 feet north from the Patapsco River, the dividing line between Baltimore and Anne Arundel Counties. Annapolis Road along your property has considerable grade and there is some four or five feet below the grade of the land on either side and of itself would not allow the parking of any vehicles thereon for patrons of a new restaurant or tavern. Perhaps you intend to open Hoffman Avenue or a drive in from the road and provide parking area, even this situation would be undesirable because of ingress and egress to the property from the Annapolis Road.

The area on either side of the Annapolis Road in the vicinity of this property is very sparsely settled and any trade which would patronize your establishment would of necessity be transit trade or come from a distance.

Zoning to be sound must be on a district or area basis, that is, having some relation to existing roads or public needs. Isolated parcels of property cannot be zoned other than as established, merely upon the wish or wish of

property owners who desire for their own personal reasons to have the zoning status of property changed. To allow this would be a breakdown in zoning regulations, would nullify the purpose of zoning and cause a very chaotic condition in general.

An inspection of the Annapolis Road at the Patapsco River shows the property, on either side, to be more level and possibly flattened out and would allow better facilities for commercial use as to parking and other desirable features. Any sizable area on either side of the Annapolis Road, at the Patapsco River, would seem logical to have reclassified but the location in question which is a considerable distance therefrom and due to the topography of the land, the grade of road and the desirability for any commercial use, which would invite considerable patronage, I am, therefore, compelled to deny your petition.

Any appeal from my decision may be taken to the Board of Zoning Appeals of Baltimore County within ten days from the date of this Order. This appeal must be in writing, and must be accompanied by appeal costs of \$22.00. Make check payable to the County Commissioners of Baltimore County.

Very truly yours, JJT:jh Zoning Commissioner

cc: Mr. George Bury, 5214 Jette Ave., Landowen, Baltimore - 27, Md. P. S. Above Order dated and passed October 10, 1946.

