

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

For we, Leroy Y. Hails and Lillian S. Hails, his wife, legal owner of the property situate

at southwest corner of Washington Ave. and Joppa Road, Towson, in the 9th District of Balto. Co., fronting westerly on south side of Joppa Road 49.5' with an average rectangular depth southerly of 65' and binding on west side of Washington Ave.,

herely 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 "R" Commercial zone.

Reasons for Re-Classification:

Character of use for which above property is to be used: Professional Office Building

To be approved by Buildings Dept.  
Size and height of building: front \_\_\_\_\_ feet; depth \_\_\_\_\_ feet; height \_\_\_\_\_ feet.  
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.

And 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.

Lillian S. Hails  
Legal Owner  
Address 415 York Road - Towson

ORDERED by The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 13th day of November 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 Reckord Bldg., in Towson, Baltimore County, on the \_\_\_\_\_ 3rd day of December 1946, at \_\_\_\_\_ 1:30 P.M.

John P. ...  
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 re-classification should be made.  
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 \_\_\_\_\_ 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 re-classification should NOT be had:

It is Ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, 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 \_\_\_\_\_ zone.

Pursuant to advertisement, posting of property, and by hearing on the within petition and it appearing that by reason of the original zoning of the property described in the petition, as well as adjacent property being a "C" Residence Zone and that this petition for "R" Commercial Zone should not be had, but that in lieu of hereby adopting any zoning reclassification that a special permit should be issued to allow the erection on the property described herein of a Professional Office Building, therefore:

It is this 30th day of December, 1946, ORDERED by the Zoning Commissioner of Baltimore County, that such special permit to use the property for a Professional Office Building, be and the same is hereby granted. This Order is passed on the strict compliance with the following provisions and restrictions, to wit:

That any building or structure erected or placed on the property shall be used solely as a Professional Office Building and not for stores of any character or for any commercial or other use, that said building shall resemble a colonial type dwelling, with but two full stories and with gable roof and, further, that the setback distance of any building or structure shall not be nearer than 10' to the nearest right-of-way line of Joppa Road and the 10 foot right-of-way along the westernmost side line of property and the 3 foot setback distance from the southernmost line of property, as shown on plat filed with the petition and made a part hereof shall be complied with.

Approved \_\_\_\_\_  
County Commissioners of Baltimore County  
Date \_\_\_\_\_ By \_\_\_\_\_ President

RECD NOV 25 1946

## CERTIFICATE OF PUBLICATION

TOWSON, MD. Nov 24/46

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 \_\_\_\_\_ 1946, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1946.

THE JEFFERSONIAN,  
Manager.  
Cost of Advertisement, \$ \_\_\_\_\_

NOTICE OF HEARING  
RECLASSIFICATION  
Pursuant to an order made by the Zoning Commissioner of Baltimore County, a change of residential zoning from an "A" Residence Zone to an "R" Commercial Zone of the property hereinafter described, situate in the 9th District of Baltimore County, by authority of the Zoning Act and Regulations, shall be a public hearing at the Zoning Office, in the Reckord Building, Towson, Maryland, on \_\_\_\_\_ day of \_\_\_\_\_ 1946.  
To determine whether or not the following mentioned and described property should be changed or reclassified as above, all interested parties are notified that all persons having an interest in the property described in the above notice of hearing, are to appear and be heard at the hearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1946, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., at the Zoning Office, in the Reckord Building, Towson, Maryland, on the \_\_\_\_\_ day of \_\_\_\_\_ 1946, and to bring on with them an average rectangular plat of the property, showing the location of the property on the west side of Washington Avenue, in the 9th District of Baltimore County.  
Nov. 19-46

## CERTIFICATE OF POSTING

District \_\_\_\_\_ Date of Posting Nov 17/46  
Posted for: Professional Office Building  
Petitioner: Leroy Y. Hails and Lillian S. Hails  
Location of property: southwest corner of Washington Ave and Joppa Rd  
Location of signs: southwest corner of Washington Ave and Joppa Rd  
Remarks: \_\_\_\_\_  
Posted by: Harry E. Gombich Date of return: Nov 20/46

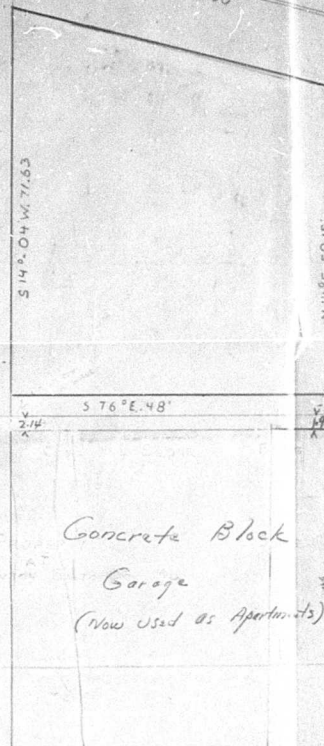
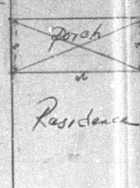
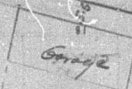
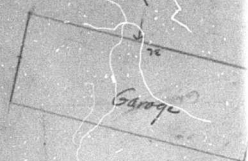
November 15, 1946

\$18.00  
RECEIVED OF Leroy Y. Hails, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, S.W. Cor. Washington Ave. & Joppa Road, 9th District of Baltimore County.

Zoning Commissioner.

Hearing:  
Tuesday, Dec. 3, 1946  
at 1:30 o'clock p. m.

PAID  
NOV 14 1946  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY



10' RIGHT OF WAY

S 14° 04' W 71.63

S 76° E 48'

Concrete Block  
Garage  
(Now used as Apartments)

JOPPA ROAD  
Curb  
N 61° 25' W 49.50'

WASHINGTON AVE  
Curb  
N 14° 59' E 13.4'

N 14° 59' E 13.4'

13.4'

13.0'

Scale 1"=10'

