

REC'D APR 30 1947

0916
#916

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

xxx we, Harry F. Pickett, et al., legal owners of the property situate

on southwest corner of Dunbar and Duvren Roads, Dundalk, in the 18th District of Baltimore Co., fronting westerly, on south side of Dunbar Road, 26' with a rectangular depth southerly of 100' and binding on west side of Dunbar 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 "R" Residence zone to an "C" Commercial zone.

Reasons for Re-Classification: Character of use for which above property is to be used. Assessment of existing building to be used for confectionery store. Affected Community.

Size and height of building: front.....feet, depth.....feet, height.....feet. Front and side setbacks 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 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.

Harry F. Pickett
Little J. Pickett
Legal Owner
Address 6855 DUNBAR RD.
DUNDALK - 22 -
MD

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of April 1947, 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 Record Bldg., in Towson, Baltimore County, on the 10th day of May 1947 at 1:00 P. M.

Charles H. Deane
Zoning Commissioner of Baltimore County

(over)

May 1, 1947

\$18.00

RECEIVED of Carroll W. Rozman, City, for Harry A. Pickett, Petitioner, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Southwest corner of Dunbar and Dunbar Roads, 18th District of Baltimore County.

Zoning Commissioner

Hearings:
Tuesday, May 20, 1947
at 1:00 o'clock a.m.

PAID
JUN 11 1947
COUNTY COMMISSIONERS
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, being a community need the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 17th day of June 1947, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "R" Residence zone to an "C" Commercial zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being a community need the above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 19th day of June 1947, 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 none.

Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County
Date August 5, 1947 By Charles H. Deane President

RE: PETITION FOR RECLASSIFICATION, FROM "R" RESIDENCE ZONE TO "C" COMMERCIAL ZONE - S. W. COR. DUNBAR AND DUNBAR ROADS - 18th District, Harry F. Pickett, et al, Petitioners

ORDER OF BOARD OF ZONING APPEALS OF BALTIMORE COUNTY:

Upon hearing before this Board from the Order of the Zoning Commissioner of Baltimore County, dated June 11, 1947, in granting the petition for reclassification, it appears to the Board from the evidence and facts brought out at the hearing as well as an inspection of the premises and its vicinity, the said Order of the Zoning Commissioner should be reversed, therefore, the facts in impelling this decision are briefly as follows:

The area involved has been set up and established as a "R" Residence Zone, there are no other commercial enterprises in that vicinity except two nonconforming uses at the northeast corner of Dunbar and Dunbar Roads, both of which existed prior to the zoning setup, one of which is considered as a delicatessen confectionery, etc., which the applicants in this case desire to install within a reasonable distance of the property in question. Another impelling reason which this Board cannot ignore is the fact that both Dunbar and Dunbar Roads are heavily travelled of both roads have but 18 foot of paved travelable width, the width of both roads from curb to curb being but 10 feet. There is no portion of these roads. This condition in our opinion, if this petition should be granted, would create a definite congestion as above stated and that the granting of this petition would adversely affect the safety and general welfare of the community, as well as creating a definite congestion and traffic hazard as aforesaid, the Order of the Zoning Commissioner must be reversed:

It is this 17th day of August, 1947, ORDERED by the Board of Zoning Appeals of Baltimore County that the aforesaid Order of the Zoning Commissioner in granting the reclassification is hereby reversed and it is further ORDERED that the property described in said petition be and remain as a "R" Residence Zone as now so classified.

Charles H. Deane
William A. Deane
John A. Deane
Board of Zoning Appeals of Baltimore County

Charles H. Deane, Esquire, Zoning Commissioner of Baltimore County, Record Building, Towson, 4, Md.
RE: Petition for Reclassification from "R" Residence Zone to "C" Commercial Zone; S.W. corner Dunbar and Dunbar Roads, Harry F. Pickett, et al.

Dear Sir:- Please enter a protestants appeal from your decision of June 11, 1947, to the Board of Zoning Appeals of Baltimore County, in the above cited case.
My check for \$22.00 for cost of appeal is enclosed.

Very truly yours,
Little J. Pickett
Attorney for Protestants.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 9, 1947
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 week, before the 20th day of May 1947, the first publication appearing on the 2nd day of May 1947.
THE JEFFERSONIAN,
Manager.
Cost of Advertisement, \$.....

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 17 Date of Posting May 1, 1947
Posted for: Commercial use
Petitioner: Harry F. Pickett
Location of property: Southwest corner of Dunbar and Dunbar Roads
Location of signs: Southwest corner of Dunbar and Dunbar Roads
Remarks: None
Posted by: Harry F. Pickett Signature Date of return: May 1, 1947

