

RECD JUL 23 1947

#986 ✓
0986

MHP
#9

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Charles C. DeCms and Norma E. DeCms, legal owners of the property situated

on the west corner of Harford and Garnet Roads, Parkville, in the 9th District of Balto. Co., fronting southeast, on southwest side of Harford Road, 76.35' with an average rectangular depth northwesterly of 146.74' and binding on the south side of Garnet Road,

humbly 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 "B" 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 line: front.....feet; side.....feet

Property to be posted as provided by Zoning Regulations.

And 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.

Charles C. DeCms
Norma E. DeCms
Legal Owner

Address.....

ORDERED By The Zoning Commissioner of Baltimore County, this.....24th.....day of.....July.....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 Hickland Bldg., in Towson, Baltimore County, on the.....11th.....day of.....August.....1947, at.....o'clock, P. M.

Charles C. DeCms
Zoning Commissioner of Baltimore County

(over)

August 27

\$22.00

RECEIVED of Charles C. DeCms, et al, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying petition for reclassification of property, from an "A" Residence zone to an "B" Commercial zone, southwest corner of Harford and Garnet Roads, 9th District of Baltimore County.

Buildings & Zoning Commission

PAID
AUG 2 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.....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 reclassified, from and after the date of this Order, from a.....zone to a.....zone.

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 re-classification should be had

It is Ordered by the Zoning Commissioner of Baltimore County, this.....day of.....August.....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 an "A" Residence.....zone.

Charles C. DeCms
Zoning Commissioner of Baltimore County

Upon hearing on appeal from Order of Zoning Commissioner of Baltimore County passed August 23, 1947, denying the within petition for reclassification from an "A" residence zone to an "B" commercial zone, and from the evidence adduced at the hearing and after an inspection of the property in question and property adjacent thereto, the Board of Zoning Appeals is compelled to reverse the said order of the Zoning Commissioner.

Harford Road on both sides from the City line on the south to Pitty Mill Road on the north, a distance of over 5000', and to a depth of 150', is now zoned as "B" commercial with the exception of one block on the northeast side between Hobbs Avenue and Garnet Road (the property in question is on the southwest corner of Harford & Garnet Roads) and a portion of the block on the southeast side of Harford Road beyond the property in question. It is logical, and can be expected, and is the proper method of zoning, that the two small residential cases, would, of necessity, have to become also commercial. The granting of this reclassification does not affect or vitiate the safety, health, morals or general welfare of the vicinity, nor would cause undue competition in the roads or streets, nor create any traffic hazard any more so than there is in the now existing large commercial zones aforesaid, therefore:

It is this.....day of October, 1947, ORDERED by the Board of Zoning Appeals of Baltimore County that the aforesaid order of the Zoning Commissioner be and the same is hereby reversed, and it is further ORDERED that the land petitioned for as aforesaid be and the same, from and after the date of this Order, be reclassified from an "A" residence zone to an "B" commercial zone, the set-back of commercial buildings or enterprises, from the right-of-way line of Harford Road, to be approved by Zoning Commissioner of Baltimore County.

Approved.....
Board of Zoning Appeals of Baltimore County
County Commissioners of Baltimore County

Date: October 7, 1947

Charles C. DeCms
President

FILED AUG 22 1947

RE: PETITION FOR RECLASSIFICATION, FROM "A" RESIDENCE ZONE TO "B" COMMERCIAL ZONE - S. W. Cor. Harford and Garnet Roads, Parkville, 14th District of Baltimore County, BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY OF BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal from your decision to the Board of Zoning Appeals of Baltimore County, in the above entitled matter, and transmit all papers to the Board.

Charles C. DeCms
Norma E. DeCms

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

986

District..... Date of Posting July 25/47
Posted for..... Commercial use
Petitioner..... Charles C. DeCms
Location of property..... Southwest corner of Harford Road and Garnet Road
Location of signs..... Southwest corner of Harford and Garnet Roads
Remarks.....
Posted by..... Harry E. Bartick
Date of return: July 29/47

MICROFILMED

RECD AUG 4 1947

#986

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., on the.....day of.....the.....11th.....day of.....August.....1947, the first publication appearing on the.....25th day of.....August.....1947.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION OF PROPERTY FROM "A" RESIDENCE ZONE TO "B" COMMERCIAL ZONE. The Board of Zoning Appeals of Baltimore County, on the.....day of.....August 23, 1947, denied the within petition for reclassification from an "A" residence zone to an "B" commercial zone, and from the evidence adduced at the hearing and after an inspection of the property in question and property adjacent thereto, the Board of Zoning Appeals is compelled to reverse the said order of the Zoning Commissioner. Harford Road on both sides from the City line on the south to Pitty Mill Road on the north, a distance of over 5000', and to a depth of 150', is now zoned as "B" commercial with the exception of one block on the northeast side between Hobbs Avenue and Garnet Road (the property in question is on the southwest corner of Harford & Garnet Roads) and a portion of the block on the southeast side of Harford Road beyond the property in question. It is logical, and can be expected, and is the proper method of zoning, that the two small residential cases, would, of necessity, have to become also commercial. The granting of this reclassification does not affect or vitiate the safety, health, morals or general welfare of the vicinity, nor would cause undue competition in the roads or streets, nor create any traffic hazard any more so than there is in the now existing large commercial zones aforesaid, therefore: It is this.....day of October, 1947, ORDERED by the Board of Zoning Appeals of Baltimore County that the aforesaid order of the Zoning Commissioner be and the same is hereby reversed, and it is further ORDERED that the land petitioned for as aforesaid be and the same, from and after the date of this Order, be reclassified from an "A" residence zone to an "B" commercial zone, the set-back of commercial buildings or enterprises, from the right-of-way line of Harford Road, to be approved by Zoning Commissioner of Baltimore County.

PAID
JUL 23 1947
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

MICROFILMED

16.00 ✓

RECEIVED of Charles C. DeCms, et al, the sum of Eighteen (\$16.00) Dollars, being cost of petition for reclassification, advertising and posting of property, southwest corner of Harford and Garnet Roads, 9th District of Baltimore County.

Zoning Commissioner

Hearings:

Monday, August 11, 1947
at 2:00 o'clock P. M.

986

Sec 17-10
C.D. O'Neil
508 Highland St
Bolt. 17th.



HARTFORD RD

Garnet Rd

Plot Being Zone

156.87
 142.61
 279.48
 149.74
 50.90
 50.89
 6.85

C. DeOms
 848 Hartford Rd. Baito 14 Md.
 Scale - 1" = 30'