

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Know all men that Stephen A. Meszaros, et al. legal owners, of the property situated on southwest side of Belasterton Road, Pikesville, in the 3rd District of Baltimore, Md., beginning 110' southeast of said road, thence south-
east, on said side of Belasterton Road, 40', thence southeast, at
right angles to Belasterton Road, 100', thence northeast, parallel
to Belasterton Road, 30', thence northeast, at right angles to
Belasterton Road, 45' 7", thence southeast, parallel to Belasterton Road,
100', 10' and thence northeast, at right angles to Belasterton Road,
100' to beginning.

Whereby 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 "A" Commercial zone.
Reason 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 front feet; side feet.
Property to be used as provided by Zoning Regulations.

And we, after a full exposure of above recitations, 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 of Baltimore County.

Witness my hand and seal this 15th day of February, 1946.
Stephen A. Meszaros
Mary D. Meszaros
Legal Owner

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of
February, 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 herein be had in the office of the Zoning
Commissioner of Baltimore County, in the Rock Hill, in Town, Baltimore County, on the 21st
day of October, 1947, at 11:00 A.M.
Charles H. Dine
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 had.
It is Ordered by the Zoning Commissioner of Baltimore County this day of
October, 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 "A" Residence
to an "A" Commercial zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and
location, the opening of which would constitute an
appearing that by reason of the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 26th day of
October, 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 denied and that to remain an "A"
Residence zone.

The appeal in the above entitled petition for reclassification
coming on for hearing on the 4th day of December, 1947, from the Order
of the Zoning Commissioner of Baltimore County passed on the 20th
day of October, 1947, denying the petition for reclassification from an
"A" Residence zone to an "A" Commercial zone, and it appearing from
the facts and evidence adduced at the appeal hearing that the petition
should be denied, since the granting of same would constitute an
unwarranted encroachment upon a predominantly residential area and would
create congestion in the roads and streets and be a menace to health,
safety, morals and the general welfare of the community, therefore:

It is this 15th day of February 1946, ORDERED by the
Board of Zoning Appeals of Baltimore County, that the Order of the
Zoning Commissioner in denying the petition in this matter for the
reasons above set forth, is hereby affirmed.
William A. Gapp
Board of Zoning Appeals
of Baltimore County.

Approved County Commissioners of Baltimore County
Date By President

RE: PETITION FOR RECLASSIFICATION FROM "A"
RESIDENCE ZONE TO "A" COMMERCIAL ZONE -
DW. S. BELASTERTON ROAD, 110' SO. CLADE
AVE., STEPHEN A. MESZAROS, ET AL.,
PETITIONERS.

Pursuant to the advertisement, posting of property, and
a public hearing on the above petition before the Zoning Commissioner
of Baltimore County, a subsequent appeal to the Board of Zoning
Appeals of Baltimore County held thereon, and a subsequent appeal
to the Circuit Court of Baltimore County, in which the Honorable
John B. Conrum on the 7th day of December, 1948, ORDERED a reclassi-
fication of the property described in said petition; therefore,
It is ORDERED by the Zoning Commissioner of Baltimore
County this 26th day of September, 1949, 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 an "A" residence
zone to an "A" commercial zone.

Approved
County Commissioners
of Baltimore County
Date 1/18/49 By President

STEPHEN A. MESZAROS and
MARY D. MESZAROS, his wife
vs.
BARRY D. MESZAROS,
DAUGHTER OF STEPHEN A. MESZAROS and
MARY D. MESZAROS, his wife
vs.
WILLIAM A. GAPP, Zoning Commissioner
of Baltimore County,
Respondent

TO THE HONORABLE THE JUDGES OF SAID COURT:

Stephen A. Meszaros and Mary D. Meszaros, his wife, by this petition
respectfully submit:

1. Stephen A. Meszaros and Mary D. Meszaros, his wife, own in
fee simple and pay taxes on a lot of ground, with improvements, situate on
the west side of Belasterton Road at a point 110 feet south of Clade Avenue
with a frontage of 40 feet and an even rectangular depth westerly of 200 feet
in or near Pikesville, Baltimore County, Maryland.

2. Meszaros Stephen A. Meszaros and Mary D. Meszaros, his wife,
filed with Charles H. Dine, Zoning Commissioner of Baltimore County, a
petition wherein Stephen A. Meszaros and Mary D. Meszaros, his wife, petitioned
that the property owned by them as aforesaid be reclassified and changed
from "A" Residence zone to "A" Commercial zone.

3. The Zoning Commissioner passed an Order denying the petition
for reclassification as proposed.

4. Stephen A. Meszaros and Mary D. Meszaros, his wife, entered an
appeal from the decision of the Zoning Commissioner of Baltimore County to the
Board of Zoning Appeals of Baltimore County, and on the 19th day of February,
1948, the Board of Zoning Appeals of Baltimore County denied the reclassification
as sought in the appeal made to it.

5. Four Petitioners being aggrieved by said decision and said Order
of the Board of Zoning Appeals by the denial of their petition for reclassification
respectfully represent:

(a) That said Order of the Board of Zoning Appeals of
Baltimore County, on the 19th day of February, 1948 should be
reversed in whole, set aside and annulled by this Honorable Court for the

Following reasons

- (1) The action of said Board of Zoning Appeals in refusing
said reclassification was, and is, arbitrary, capricious and unreasonable.
- (2) Substantial and sufficient evidence, uncontroverted,
showed that for the matter of public convenience the property of your
Petitioners should be reclassified as petitioned.
- (3) The said Order of the Board of Zoning Appeals was
plainly against the weight of the evidence before said Board.
- (4) That no evidence was produced before said Board showing
that the health, safety, morals or general welfare of the community in
which your Petitioners' property is located would be adversely
affected by the granting of the reclassification as petitioned.
- (5) And for other reasons to be shown at the hearing of
this appeal.

WHEREFORE YOUR PETITIONERS PRAY this Honorable Court:

- (a) To issue a writ of certiorari directed to the Board of Zoning Appeals
of Baltimore County for the purpose of reviewing said decision and Order
entered February 13, 1948, and prescribe therein the time within which a
return thereto must be made and served upon the said Board or its attorney.
- (b) To reverse and set aside the said Order of the Board of Zoning Appeals
entered February 13, 1948.
- (c) To request said Board of Zoning Appeals to return to said Honorable
Court the original papers acted upon by it or certified or sworn copies thereof,
all estimates taken before said Board of Zoning Appeals at the hearing on this
application and to set forth conspicuously such other facts as may be pertinent
and material to show the grounds of the decision and Order appealed from.
- (d) To reclassify your Petitioners' property as herein set out.
- (e) To grant your Petitioners such other and further relief as the nature
of their case may require.
- And as in duty bound, etc.

Attorney for Petitioners

Petitioners

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit—

I HEREBY CERTIFY that on this 15th day of February, 1946, before
me, the undersigned, a Notary Public of the State of Maryland, in and for
Baltimore County, personally appeared Stephen A. Meszaros and Mary D.
Meszaros, his wife, the within Petitioners, and they made oath in due form
of law that the matters and facts set forth in the foregoing petition are
true and correct as therein set forth to the best of their knowledge,
information and belief.

As witness my hand and Notarial Seal.

Notary Public

ORDER

Upon the foregoing Petition and affidavits it is this 3rd day
of February, 1946, ORDERED by the Circuit Court for Baltimore County, that
a writ of certiorari be issued directed to Samuel H. Hoover, Marie L.
Dingle, and William A. Gapp, constituting the Board of Zoning Appeals
of Baltimore County, to review the decision and Order of said Board
dated February 13, 1948, and that the return thereof be made and served
upon the said Board of Zoning Appeals of Baltimore County or its attorney
within fifteen days from the date of this Order and

It is further ORDERED that said Board of Zoning Appeals of Baltimore
County shall return to this Court either the original papers acted upon
by it in said proceeding or certified or sworn copies thereof; that
such return shall include the petition and application of Stephen A. Meszaros
and Mary D. Meszaros, his wife, for reclassification of their property;
the Order of Charles H. Dine, Zoning Commissioner of Baltimore County,
the appeal from the decision of said Zoning Commissioner to the Board of
Zoning Appeals of Baltimore County; all exhibits, plans and blue prints
filed at the hearing before the said Board of Zoning Appeals, the transcript
of all testimony produced at said hearing; the Order of the Board of
Zoning Appeals dated February 13, 1948.

John B. Conrum
Judge

Service of copy of the foregoing petition
and order submitted this 15th day of February,
1946.

Stephen A. Meszaros
Petitioner

Mr. Charles H. Dine
Zoning Commissioner
Baltimore County, Maryland

Mr. Commissioner:

You will please enter an appeal to the Board of Zoning Appeals
of Baltimore County from your decision of October 26th, 1947 denying
the petition filed by Stephen A. Meszaros in the above case and
forward the papers to the Board of Zoning Appeals of Baltimore County.

Stephen A. Meszaros
Petitioner
Michael Paul Smith
Attorney for Petitioner

Dated this 25th day of October, 1947.

REC'D OCT 25 1947

REC'D MAR 4 1948
MAR 4 1948

#1046
MAP
#213-A

Sept. 24, 1947

\$18.00

RECEIVED of Stephen A. Meszaros, et al, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, southwest side of Reisterstown Road, 110' southeast of Glade Avenue, 3rd district of Baltimore County.

Zoning Commissioner

Hearings

Tuesday, Oct. 14, 1947
at 11:00 o'clock a.m.

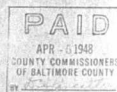


April 8, 1948.

\$4.00

RECEIVED of Stephen A. Meszaros, et al, the sum of Four Dollars and Twenty Cents (\$4.00), being cost of certified copies of papers to be filed in the appeal for reclassification of property on southwest side of Reisterstown Road, 3rd District.

Zoning Commissioner

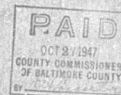


October 23, 1947

\$22.00

RECEIVED of Stephen A. Meszaros, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals from the decision of the Zoning Commissioner, passed on October 20, 1947, denying petition for reclassification of property on the Southwest side of Reisterstown Road, 3rd District of Baltimore County.

Zoning Commissioner



Michael Paul Smith, Esq.,
Reckord Building,
Towson - 4, Md.

to

March 22, 1948

County Commissioners of
Baltimore County,
Zoning Department of
Baltimore County,
Towson - 4, Md.

making certified copies of papers filed in the matter of petition of Stephen A. Meszaros, et al, for reclassification of property, on southwest side of Reisterstown Road, 3rd District of Balto. Co.,

\$4.00

Handwritten: Paid 4/5/48

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1046

District 3 Date of Posting Sept 25/47
Posted for: Commercial Use
Petitioner: Stephen Meszaros
Location of property: Southwest side of Reisterstown Road
110 feet southeast of Glade Ave
Location of sign: Southwest side of Reisterstown
Road 120 feet southeast of Glade Ave
Remarks: By
Posted by: Frank E. Goss Date of return: Sept 25/47

NO PLAT
IN
THIS FOLDER