

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

XXXX vs. Lynch Brothers, Inc. Legal ownerS. of the property situated on the northeast side of Terrace Road, Essex, in the 15th District of Balto. Co., beginning 150' northwest of Eastern Boulevard, thence northwest, on said side of Terrace Road, 75' with a right angle depth northeasterly of 175',

herby 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 "E" Commercial Zone.

Reason for Re-Classification: Approved Commercial Use

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 lines: front feet, side feet. Property to be posted as provided by Zoning Regulations.

XXXX agrees to pay expenses of above reclassification, advertising, posting, etc, upon filing of this petition, and further agrees to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Lynch Bros Inc
By Charles E. Lynch
Legal Owner
Address: 310 Eastern Ave. Balto 21/164

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of October, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Richard Bldg., in Towson, Baltimore County, on the 27th day of October, 1947, at 3:00 o'clock P.M.

Charles H. Denny
Zoning Commissioner of Baltimore County

(over)

December 3, 1947

\$22.00

RECEIVED of John Gerson Turnbull, Attorney, for Charles E. Lynch, Petitioner, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from decision of Zoning Commissioner in denying petition for reclassification of property, from an "A" Residence Zone to an "E" Commercial Zone, Northeast side of Terrace Road, Essex, Baltimore County, Maryland.

Zoning Commissioner
of Baltimore County.

PAID

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 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 a Residence Zone to a Commercial 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 location and being an unwarranted invasion of a residential area the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this day of December, 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 H. Denny
Zoning Commissioner of Baltimore County

Then hearing on appeal on December 11, 1947 from the Order of the Zoning Commissioner of Baltimore County, passed on November 24, 1947, denying the petition for reclassification from an "A" Residence Zone to an "E" Commercial Zone, in the above entitled matter, and it appearing from the facts and evidence adduced at the appeal hearing that the application of the petitioner should have been granted due to the fact that the granting of same would not adversely affect adjoining or adjacent property, there being no valid reason from the standpoint of public safety, morals and health for the refusal of such application, nor any evidence that it would cause congestion in the roads or streets or create a traffic hazard, therefore:

It is this day of January, 1948, ORDERED by the Board of Zoning Appeals of Baltimore County, that the above Order of the Zoning Commissioner in denying the petition, in this matter, should be reversed; and, it is further ORDERED by this board that the property, mentioned in the aforesaid petition, be and the same is hereby reclassified, from and after the date of this order, from an "A" Residence Zone to an "E" Commercial Zone, subject, however, to such setback and other requirements as may be prescribed by the Zoning Regulations of Baltimore County.

Approved

Date: 1/29/48

Simon M. Whelan
William H. Bupp
City Commissioners of Baltimore County

By: Charles H. Denny
Zoning Commissioner

Oct. 9, 1947

\$18.00

RECEIVED of Lynch Bros. Inc., the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northeast side of Terrace Road, 15th District of Baltimore County.

oning Commissioner

Hearings:
Monday, Oct. 27, 1947
at 3:00 o'clock p. m.

PAID
OCT 31 1947
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

IN THE MATTER OF THE APPLICATION OF CHARLES E. LYNCH FOR CHANGE OF CLASSIFICATION FROM "A" RESIDENTIAL TO "E" COMMERCIAL, Property located Terrace Road, Essex Baltimore County : BEFORE CHARLES H. DUNN : ZONING COMMISSIONER : A. FOR : BALTIMORE COUNTY

ORDER FOR APPEAL

Charles E. Lynch, applicant in the above entitled matter, by John Gerson Turnbull, his attorney, feeling aggrieved by the decision of the Zoning Commissioner in refusing to grant the above mentioned application, hereby appeals to the Board of Zoning Appeals of Baltimore County from the said decision of said Commissioner.

John Gerson Turnbull
Attorney for applicant

MICROFILM

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: Oct 14/47
Posted for: Commercial use
Petitioner: Lynch Bros
Location of property: Northeast side of Terrace Road
150 feet northwest of Eastern Blvd
Location of Signs: Northwest side of Terrace Road
185 feet northwest of Eastern Blvd
Remarks:
Posted by: Harry G. Bontade Date of return: Oct 14/47

CERTIFICATE OF POSTING
RECLASSIFICATION-15TH DIST.
Petitioner to petition filed with the Zoning Commissioner of Baltimore County for change of classification from "A" Residential to "E" Commercial Zone of the property, described as follows: Northeast side of Terrace Road, Essex, Baltimore County, beginning 150' northwest of Eastern Boulevard, thence northwest, on said side of Terrace Road, 75' with a right angle depth northeasterly of 175'.
By Charles H. Denny, Zoning Commissioner of Baltimore County.
Oct. 10, 1947

CERTIFICATE OF PUBLICATION

TOWSON, MD., OCT. 20, 1947
THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each successive weeks before the 27th day of October, 1947, the first publication appearing on the 14th day of October, 1947.

The UNION NEWS
W. Frederick Myer
Manager

Property Of
CHARLES E. LYNCH
Essex Maryland.

