

PETITION FOR (1) ZONING REGULATIONS
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

Edward & Helen Leary Legal Owner
of the property on south side of Eastern Boulevard, between 115th and 116th Streets, in the 15th District of Baltimore County, beginning 115th Street north of Essex Ave., thence northerly, on east side of Eastern Ave., 250' to the intersection of a proposed 240' wide road, thence southerly, on the west side of said proposed road, 240' and thence westerly 261' to beginning. Being property of Mrs. E. Leary and wife, as shown on plat filed with the Zoning Dept.,

whereby petition (1) 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 "B" Commercial Zone; and (2) for a Special Permit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property for Commercial Killing, Dressing and Storage of Poultry

Property to be posted as prescribed by Zoning Regulations.

Edward & Helen Leary agree to pay expenses of the above reclassification and Special Permit, advertising, posting, etc., upon filing of this petition, and furthermore to and are to be bound by the Zoning Regulations and Restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Edward O. Leary

Helen Leary
Legal Owners

1025 Essex Ave.
2 -

ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of February, 1948, 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 the property be posted and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, in the "second Building, Towson, Baltimore County, Maryland, on the 24th day of February 1948, at 1:00 o'clock P.M.

Shirley D. Dwyer
Zoning Commissioner
of Baltimore County.

"Upon hearing on petition (1) for reclassification of that parcel of land described therein from an "A" Residence Zone to an "B" Commercial Zone and (2) for Special Permit to use said property for Commercial Killing, Dressing and Storage of Poultry, and it appearing by reason of location that said petition should be granted, therefore:

It is this 24th day of April, 1948, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition be granted; the (1) for reclassification as aforesaid and (2) to use the property for Commercial Killing, Dressing and Storage of poultry, subject, however, to the condition that two and a half square feet of off-street parking area be provided for each one square foot of land area to be covered by commercial buildings.

Shirley D. Dwyer
Zoning Commissioner
of Baltimore County.

APPROVED:

COMMISSIONERS OF BALTIMORE COUNTY

By Charles H. Hall
President

April 15, 1948

PETITION FOR ZONING RECLASSIFICATION #1145-3

LOCATION - S.E. 1/4, Eastern Boulevard, 10' north of Essex Avenue, Essex, 15th Dist.

OWNER - Edward & Helen Leary

PURPOSE - "B" Residence

DATE RECEIVED - February 11, 1948

PURPOSE - "B" Commercial and Special Permit for commercial killing, dressing, and storage of poultry.

DATE OF DECISION - April 2, 1948

The lack of any sketch showing the builder's intended layout makes it difficult to comment on all significant aspects of this petition. From a planning standpoint the reclassification of this property for commercial use seems to be proper, but there are certain qualifying factors. Because in the expressed character of the dual highway, Eastern Boulevard, it is desirable to have access to it at as few points as possible in order to allow it to function efficiently as a carrier of fast-moving traffic. An adequate off-street parking lot should be provided with no more than one entrance having direct access onto Eastern Boulevard. This entrance might well be provided by the 20-foot road adjacent to the property that is mentioned in the description. This is sufficient for a driveway into the said parking lot.

As to the special permit for a poultry store, we suggest that the Health Department be notified in order to check on any possible factors related to public health.

Malcolm H. Hill, Director
Baltimore County Planning Commission

cc: Charles H. Dwyer
Christian H. Hall
Malcolm H. Hill
William W. McVicar

RECD FEB 17 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 13/48 19__

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 each day of February 1948, the day of February 1948, the day of February 1948, appearing on the 6th day of February 1948.

William W. McVicar
Manager.

Cost of Advertisement, \$_____

NOTICE OF ZONING RECLASSIFICATION - SPECIAL PERMIT TO USE PROPERTY FOR COMMERCIAL KILLING, DRESSING AND STORAGE OF POULTRY.

\$10.00

RECEIVED of Edward O. Leary and wife, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification and special permit, advertising and posting of property on north side of Essex Ave., 15th District of Baltimore County.

Zoning Commissioner

Received
Tuesday, February 24, 1948
at 1:00 P.M.

PAID
FEB 5 1948
BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1145-3

District 15
Posted for Commercial & Special Permit for the killing, dressing & storage of poultry
Location of property: South side of Eastern Blvd. 115 feet west of Essex Ave.
Location of signs: South side of Eastern Blvd. 215 feet west of Essex Ave.
Remarks:
Posted by Edward O. Leary Date of return: Feb 14/48

