

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
 John J. Norvell, and
 Mary A. Norvell, Legal owners of the property situate at the Northwest corner of Wampler and Magnolia Roads, Middle River, in the 15th District of Balt. Co., fronting northerly, on the west side of Wampler Road, 100' with a right angle depth westerly of 150' and binding on the north side of Wampler Road. Being property of John J. Norvell and wife, as shown on plat filed with the Zoning Department,

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "R-2" Residence Zone to an "C-2" Commercial Zone.

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 prescribed by Zoning Regulations.

I, we, agree to pay expense 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 it's Zoning Law for Baltimore County.

John J. Norvell
 Mary A. Norvell
 Legal Owner
 Address: 202 Wampler Rd. Balt. Co. Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of March, 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 property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Richard Bldg., in Towson, Baltimore County, on the 24th day of March, 1948, at 2:00 P. M.

Christian H. Hall
 Zoning Commissioner of Baltimore County

REC'D JUN 1 1948

Mr. Charles H. Deing, Zoning Commissioner of Baltimore County, Towson, Maryland.
 IN RE: Petition for Re-classification from an "R-2" Residence Zone to an "C-2" Commercial Zone - W. W. Wampler and Magnolia Roads, 15th District of Balt. Co., John J. Norvell and Mary A. Norvell, Petitioners.

Please enter an appeal from your decision passed on May 29, 1948, copying the petition for reclassification in the above entitled matter and trans. papers to the Board of Zoning Appeals of Baltimore County.

John J. Norvell
 Mary A. Norvell
 Petitioners

PETITION FOR ZONING RECLASSIFICATION #1169

Location - W.W. Wampler & Magnolia Rds., Middle River, 15th Dist.
 Owners - John J. Norvell and Mary A. Norvell
 Present Zoning - "R-2" Residence
 Proposed Zoning - "C-2" Commercial
 Date Received - March 26, 1948
 Date of Reply - May 26, 1948

This property is in the very center of a cottage-type development. We feel that its reclassification for the intended use would be undesirable because it would tend to denigrate the adjacent residential properties.

At the time the area bounded by Martin Boulevard, Wampler, Riverton, and Magnolia Avenues was originally established as a commercial zone, the decision was made not to extend such use north of Magnolia Avenue so as to include the automobile repair garage on the property in question. It was left as a non-conforming use. The established commercial zone nearby is still unoccupied by any kind of commercial use. There is no evidence that there is any more reason now to extend this commercial zone north of Magnolia Avenue than there was at the time of the original zoning.

Maecia H. Dill, Director
 Baltimore County Planning Commission

cc: Charles H. Deing
 Nathan Le. Beth
 Christian H. Hall
 William W. Hartigan

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ above re-classification should NOT be had.
 It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1948, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ to a _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ location, _____ the above re-classification should NOT be had.
 It is Ordered by the Zoning Commissioner of Baltimore County, this 24th day of May, 1948, that the above petition be and the same is denied and that the above described property or area be and the same is hereby continued as and to remain an "R-2" Residence zone, for the reasons stated below:

This property is in the very center of a cottage type development. We feel that the reclassification for the intended use would be undesirable because it would tend to denigrate the adjacent residential properties.

At the time the area bounded by Martin Boulevard, Wampler, Riverton and Magnolia Avenues, was originally established as a commercial zone, the decision was made not to extend such use north of Magnolia Ave., so as to include the automobile repair garage on the property in question. It was left as a non-conforming use. The established commercial zone nearby is still unoccupied by any kind of commercial use. There is no evidence that there is any more reason now to extend this commercial zone north of Magnolia Avenue than there was at the time of the original zoning.

Christian H. Hall
 ZONING COMMISSIONER OF BALTIMORE COUNTY

Approved _____
 Date _____
 By _____ President
 County Commissioners of Baltimore County

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

Date of Posting: Mar 11/48
 Posted for: 15 Commercial
 Petitioner: John J. Norvell
 Location of property: W. Wampler & Magnolia Roads
 Location of Sign: W. W. corner of Wampler & Magnolia Roads
 Remarks: _____
 Posted by: Harry G. Parkside Date of return: Mar 11/48

NOTICE OF PENDING PETITION FOR RECLASSIFICATION
 WHEREAS, the following petition for reclassification of property situate at _____ Baltimore County, Maryland, was filed with the Zoning Department of Baltimore County, Maryland, on _____ day of _____, 1948, and the same is hereby reclassified, from _____ to a _____ zone, and it appearing that by reason of _____ the above re-classification should _____ be had, and it is ordered by the Zoning Commissioner of Baltimore County, Maryland, this _____ day of _____, 1948, that the above described property or area should be and the same is hereby reclassified, from _____ to a _____ zone, and the same is hereby continued as and to remain an _____ zone, for the reasons stated below: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD. Pub. Office
 THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____, 1948, at _____ o'clock _____ of the _____ day of _____, 1948, the day of publication appearing on the _____ day of _____, 1948.
 THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$ _____

RE: PETITION FOR RECLASSIFICATION FROM AN "R-2" RESIDENCE ZONE TO AN "C-2" COMMERCIAL ZONE - W. W. WAMPLER AND MAGNOLIA ROADS, MIDDLE RIVER, 15th DISTRICT OF BALTIMORE COUNTY, JOHN J. NORVELL AND MARY A. NORVELL, PETITIONERS

Upon hearing on appeal on the 1st day of July, 1948, from the Order of the Zoning Commissioner of Baltimore County, passed on the 24th day of May, 1948 denying the petition for reclassification, in the above entitled matter, from an "R-2" Residence Zone to an "C-2" Commercial Zone, and it appearing from the facts and evidence adduced at the appeal hearing that the application of the petitioners 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, health or morals for the refusal of such application, nor any evidence that it would cause congestion in the roads or streets and create a traffic hazard, therefore:

It is this 3rd day of Nov., 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 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 "R-2" Residence Zone to an "C-2" Commercial Zone, subject, however, to the provision for parking facilities of at least two and one-half square feet of off-street parking for every one foot of store area.

William A. Japp
 Chief of Board
 Board of Zoning Appeals
 of Baltimore County

Approved: County Commissioners of Baltimore County
 By Christian H. Hall President
 Date: August 4, 1948

#1169
 MAP #15-C

March 1, 1948

\$18.00 ✓

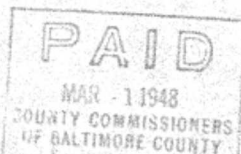
RECEIVED of John J. Norvell, and wife, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northwest corner of Wampler and Magnolia Roads, 15th District of Baltimore County.

Zoning Commissioner

Hearing:

Monday, March 29, 1948

at 2:00 p.m.



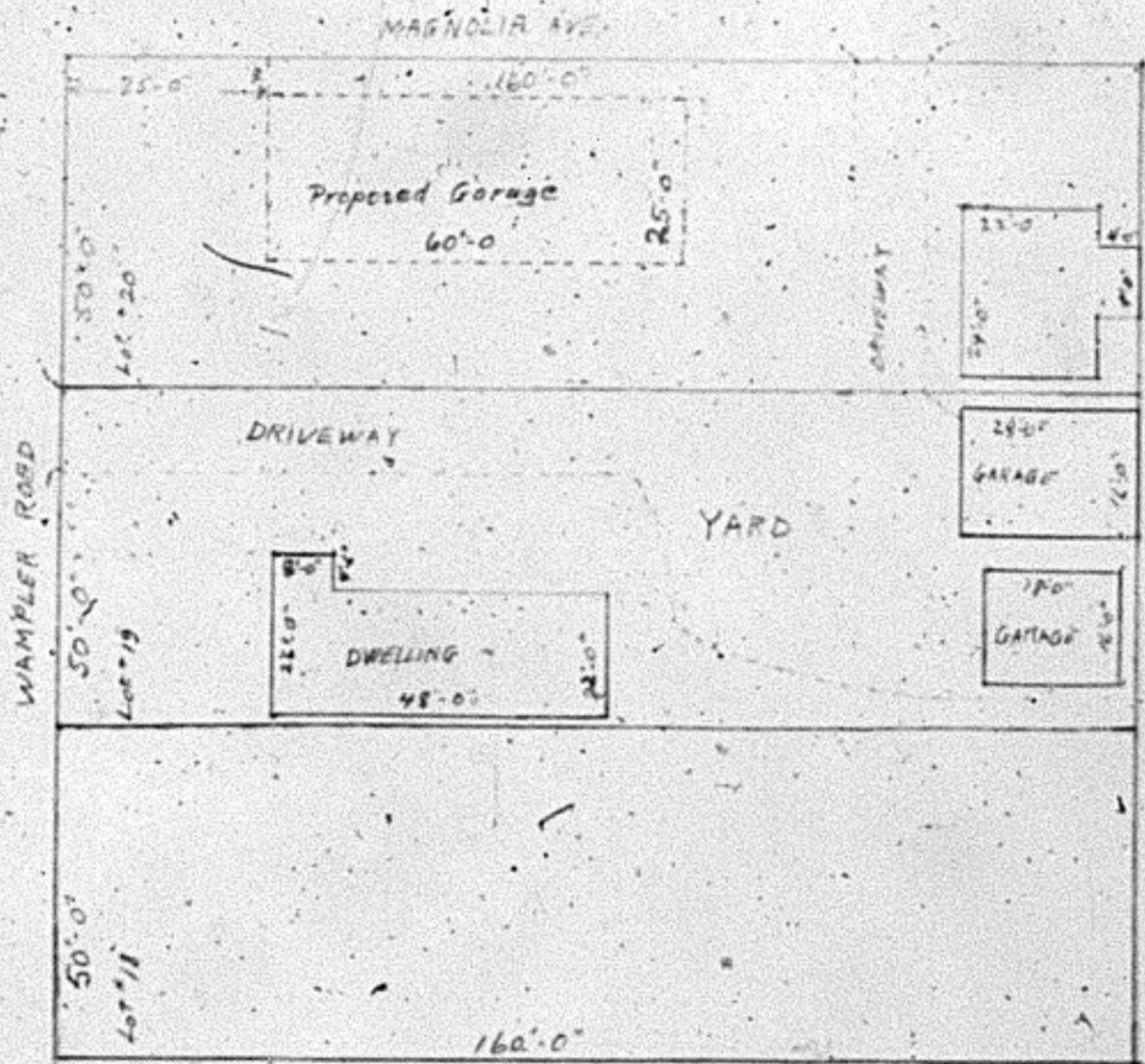
June 1, 1948

\$22.00 ✓

RECEIVED of John J. Norvell, and wife, 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 the petition for reclassification of property at the northwest corner of Wampler and Magnolia Roads, 15th District of Baltimore County.

Zoning Commissioner.





Note - 50'-0" from N.S. to S.S. lines
 at Magnolia Avenue, also
 50'-0" from East Side to
 West Side of Wampler Road.
 10'-0" across alley to lines

Lots 18-19-20, Section 3
 Middle River Sub-division

Owners { John J. Norvell
 Mary A. Norvell

