

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County--

WALTER T. STEVENS, owner, of the property situate

on northwest side of Eastern Ave., near Chase, in the 15th District of Balto. Co., beginning 400' southeasterly from McEneaney Road, thence southeasterly, on said side of Eastern Ave., 100' thence S 34° 20' east 210', thence S 33° 00' west 115-40' and thence N 49° 41' 40" west 207.84' to beginning. Being property of Walter T. Stevens, and wife, as shown on plat filed with the Zoning Dept.,

herby 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 A COMMERCIAL zone.

Reasons for Re-Classification: ACCOUNT A RESIDENCE

ZONE. NO COMMERCIAL ALLOWED

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 setbacks of building from street lines: front: _____ feet; side: _____ feet.

Property to be posted as prescribed by Zoning Regulations.

Now we, agree to pay expenses of above re-classification, 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.

Walter T. Stevens

John E. Stevens

Legal Owner

Chas. F. Stevens

ORDERED By The Zoning Commission of Baltimore County, this _____ 22nd _____ 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 herein be had in the office of the Zoning Commission of Baltimore County, in the Richard Bldg., in Towson, Baltimore County, on the _____

12th _____ day of _____ April _____ 1948, at _____ o'clock _____ A. M.

Charles F. Stevens

Zoning Commissioner of Baltimore County

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Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of spot zoning the above re-classification should be had.

It is Ordered by the Zoning Commission 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 a _____ zone

to a _____ zone.

Residence _____ zone.

Residence _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of spot zoning the above re-classification should be had.

It is Ordered by the Zoning Commission of Baltimore County, this _____ day of _____

April _____ 1948, 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 zone.

Residence _____ zone.

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PROVISION FOR ZONING RECLASSIFICATION FILES

Location - N.W. Eastern Avenue, near Chase, 15th District

Owner - Walter T. Stevens, Ruth E. Stevens

Present Zoning - "A" Residence

Proposed Zoning - "C" Commercial

Date Received - March 29, 1948

Date of Reply - April 27, 1948

Eastern Avenue at this location crosses both Harwood Park and Oliver Beach as the only route to Inner and Baltimore City. The residential development in Harwood Park and Oliver Beach is increasing rapidly, and the volume of traffic carried by Eastern Avenue is increasing proportionately. Any additional spotting of commercial enterprises along this highway will tend to decrease its efficiency as a carrier of traffic. At present there seems to be no need for additional commercial property in this area as there is a large commercial zone within 500 feet to the west of this site, a large portion of which is underdeveloped.

Until there is a need for a planned commercial shopping center in this vicinity, we feel that additional commercial spotting now is inadvisable.

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District _____ 15 _____ Date of Posting _____ Mar 31/48 _____

Posted for: _____ Commercial _____

Petitioner: _____ Walter T. Stevens & wife _____

Location of property: _____ N.W. side of Eastern Ave. 400' _____

_____ Just southwest of McEneaney Road _____

Location of Signs: _____ N.W. side of Eastern Ave. 450' _____

_____ Just southwest of McEneaney Road _____

Remarks: _____

Posted by: _____ Harry E. Jenkins _____ Date of return: _____ Mar 31/48 _____

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RECD APR 5 1948

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 _____

_____ day of _____

_____ 1948, the first publication appearing on the _____ day of _____

_____ 1948.
