

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - N. S. WISE AVE., 440' W. NORTH POINT ROAD, ORIN C. LINGGELFELT and Anna M. Linggelfelt, Petitioners

The above entitled appeal having come on for hearing before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated July 2, 1948 denying the petition for a reclassification, from an "A" Residence Zone to an "E" Commercial Zone, testimony having been taken before the Board and the respective parties or their counsel heard:

It is thereupon this 4th day of October 1948, by the Board of Zoning Appeals of Baltimore County ORDERED that the Order of the Zoning Commissioner of Baltimore County be and the same is hereby reversed and it is further ORDERED that the following described portion of the property of the petitioners be and the same is hereby reclassified from an "A" Residence Zone to an "E" Commercial Zone:

A tract of land beginning at the northeasternmost side of Wise Ave., beginning 400 feet west of North Point Road and running thence on the northeasternmost side of Wise Avenue N 65° 30' west 100.75', thence N 65° 12' east 203.00', thence N 60° 30' east 50' and thence S 87° 30' west 150' to beginning.

It is further ORDERED that the petitioners provide an off-street parking area of at least two and one-half square feet for every one square foot of land covered by commercial buildings, and

It is further ORDERED that the remaining land of the petitioners shall continue to be an "A" Residence Zone.

Approved: County Commissioners of Baltimore County

By William A. Japp President

Date: July 4, 1948

RECD JUL 10 1948 July 10, 1948

Dear Mr. Linggelfelt:

I wish to enter an appeal for the petition for reclassification, from "A" Residence zone to "E" Commercial zone - N. S. Wise Ave., 440' W. North Point Road, referred to by you on June 25, 1948.

Petitioner's name
Orin C. Linggelfelt
Anna M. Linggelfelt

Yours truly
Mrs. Anna Linggelfelt
1629 East Rd. Apt 4
Baltimore, Md.

nearest phone
Crest 1132 M.
after 4:30 P.M.

Enclosed #22

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County

I, or we, Orin C. Linggelfelt and Anna M. Linggelfelt, legal owner(s), of the property situate beginning 400 feet west of North Point Road on the North side of Wise Avenue, thence running North 7 1/2 degrees 20 minutes East 105 feet, thence North 65 degrees 30 minutes West 100 feet, here or there, to intersect the original outline of the 2nd lot of which this is a part, thence running and ending on said outline North 62 degrees 1' minutes West 102 feet 1 inch to Wise Avenue, thence on Wise Avenue North 6 degrees 10 minutes West 110 feet 1 inch, here or there, to the place of beginning.

I hereby petition that the zoning status of the above described property be changed pursuant to the Zoning Law of Baltimore County from an A Residence Zone to an E Commercial Zone.

Character of use to which above property is to be used APPROVED
COMMERCIAL USE

Size and height of building: front _____ feet, _____ feet, height _____ feet.
Front and side set backs of building from street line: front _____ feet, side _____ feet.
Property to be used as provided by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing of this petition, and further agree to not be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Orin C. Linggelfelt
Anna M. Linggelfelt
Legal Owner
1629 East Rd. Apt 4
Baltimore 21, Md.

ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1948, that the subject status of this petition be observed, as required by the Zoning Law of Baltimore County, as a prerequisite of general compliance to the said Baltimore County, that property be posted and that the public hearing be held in the office of the Zoning Commissioner of Baltimore County at the Board of Zoning Appeals of Baltimore County, on the _____ day of _____, 1948.

Charles H. Japp
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 _____ the above reclassification should 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 _____.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ location, being in a residential area _____ the above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 Residence Zone.

Charles H. Japp
Zoning Commissioner of Baltimore County

Approved: _____
County Commissioners of Baltimore County

Date: _____ By _____ President

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 7, 1948

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 of _____ successive weeks before the _____ day of _____, 1948, the first publication appearing on the _____ day of _____, 1948.

THE UNION NEWS

Chas. H. Japp
Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1220

District: 12 Date of Posting: June 4/48
Posted for: Commercial
Petitioner: C. A. Linggelfelt
Location of property: North side of Wise Ave. 440 feet west of North Point
Location of signs: on the north side of Wise Ave. 440 and 580 feet west of North Point Road
Remarks: _____
Posted by: Harry C. Barlaide Date of return: June 4/48

May 10, 1948

\$21.00

RECEIVED OF C. C. Linsefelt, et al, the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northeast side of Wise Ave., 13th District of Baltimore County.

Zoning Commissioner

Hearings:
Tuesday, June 2, 1948
at 10:00 a.m.

PAID
MAY 24 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

July 12, 1948

\$22.00

RECEIVED OF Orin C. Linggelfelt, et al, 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 in denying the petition for reclassification, from an "A" Residence Zone to an "E" Commercial Zone of the property on the north side of Wise Ave., 440' west of North Point Road, 13th District of Baltimore County.

Zoning Commissioner

PAID
JUL 12 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

PINOAK AVE.
ABOUT
1/2 MILE

S 63° 12' W 203.16'

N 62° 30' W 300'

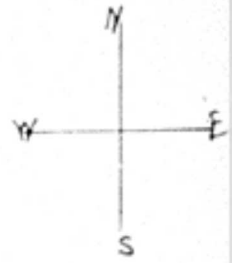
Wise S 62° 30' E 418.75'

AVENUE

BEGINNING

ABOUT
1/40'

NORTH POINT ROAD



SCALE 50' to 1"