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Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County
I, Wm R. Hardister, legal owner... of the property situate
on the north side of Middle River Ave. (or Beach Drive), in the 15th District of Baltimore Co., beginning 400' west of Wilson Point Road, thence westerly, or south side of Middle River Ave., 75' with an average rectangular south southerly of 200', being lot No. 18 and one-half of lot No. 17 as shown on plot plan filed with the Zoning Department,

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A zone to an C zone.
Reasons for Re-Classification.....

Character of use for which above property is to 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, Wm R. Hardister, agree to pay expenses 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 adapted pursuant to the Zoning Law for Baltimore County.

Wm R. Hardister
Wm R. Hardister
Legal Owner
Address: 1000 N. Carroll
1000 N. Carroll

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of June, 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 Commissioner of Baltimore County, in the Rockwell Bldg. in Towson, Baltimore County, on the 21st day of June, 1948, at 11:00 o'clock A.M.

Charles H. Deing
Zoning Commissioner of Baltimore County

REC'D JUL 23 1948

Re: Petition for Reclassification from "A" Residence Zone to an "C" Commercial Zone - S. S. Middle River Ave., (or Beach Drive), in the 15th District of Baltimore Co., Gen. J. C. Deffell, Petitioner

You will please enter an appeal to the Board of Zoning Appeals of Baltimore County from your decision passed on July 16, 1948 denying the petition filed in the above case and forward the papers to the Board of Zoning Appeals of Baltimore County.

William R. Hardister
Petitioner

Dated July 25, 1948.

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 15th day of July, 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 Residence zone to a Commercial zone.

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 granting of which would be "spot zoning" the above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 15th day of July, 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 a Residence zone.

Charles H. Deing
Zoning Commissioner of Baltimore County

Approved.....
County Commissioners of Baltimore County

Date..... By..... President

PETITION FOR RECLASSIFICATION #1232

LOCATION - S.W. of Middle River Avenue (Beach Drive) 450' west of Wilson Point Road, 15th District
PRESENT ZONING - "A" Residence
PROPOSED ZONING - "C" Commercial
DATE REQUESTED - July 8, 1948
DATE OF REPLY - July 23, 1948

The property in question is a residential lot in a waterfront development, improved with dwellings. The Stansbury Manor shopping center is located within two blocks of this location. Reclassification of this property for commercial use would constitute spot zoning.

Malcolm H. Hill
Director
Baltimore County Planning Commission

cc: Charles H. Deing
Nathan I. Smith
Christian H. Hall
William W. MacFarlar

NOTICE OF ZONING RECLASSIFICATION - AFTER HEARINGS
The Zoning Commissioner of Baltimore County, in accordance with the provisions of the Zoning Law of Baltimore County, has ordered the following reclassification of property situate on the north side of Middle River Ave. (or Beach Drive), in the 15th District of Baltimore Co., beginning 400' west of Wilson Point Road, thence westerly, or south side of Middle River Ave., 75' with an average rectangular south southerly of 200', being lot No. 18 and one-half of lot No. 17 as shown on plot plan filed with the Zoning Department, from an "A" Residence Zone to an "C" Commercial Zone, subject to such setbacks and other requirements as may be prescribed by the Zoning Regulations, and also subject to the provision of at least two and one-half square feet of off-street parking area for every one foot of land covered by commercial buildings.

REC'D JUN 27 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 21, 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
Lu. Tinsch
Manager

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "C" COMMERCIAL ZONE, S. S. MIDDLE RIVER AVE. (or Beach Drive) 400' W. WILSON POINT ROAD, W. R. HARDISTER, PETITIONER

Upon hearing an appeal on August 12, 1948, from the Order of the Zoning Commissioner of Baltimore County, passed on July 15, 1948, denying the petition for reclassification from an "A" Residence Zone to an "C" Commercial Zone, in the above 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 will not adversely affect adjoining or adjacent property, there being no valid reason from the standpoint of safety, health or morals for the refusal of such petition, nor any evidence that it would cause congestion in the roads or streets or create a traffic hazard and is not spot zoning, therefore:

It is this 1st day of September, 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 "C" Commercial Zone, subject to such setbacks and other requirements as may be prescribed by the Zoning Regulations, and also subject to the provision of at least two and one-half square feet of off-street parking area for every one foot of land covered by commercial buildings.

Samuel H. Horn
William A. Dapp
Carl E. Hardin
Board of Zoning Appeals
of Baltimore County

Approved: County Commissioners of Baltimore County
By Samuel H. Horn
Date: Sept 2, 1948

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
1232

District 15 Date of Posting June 15/48
Posted for: Commercial
Petitioner: Wm R. Hardister
Location of property: South side of Middle River Ave or Beach Drive 450 feet west of Wilson Point Road
Location of Signs: South side of Middle River Ave 487 feet west of Wilson Point Road
Remarks:
Posted by: Harry C. Outside Date of return: June 15/48

August 5, 1948

\$22.00

RECEIVED BY WILLIAM H. HARDISTER, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the order of the Zoning Commissioner in denying petition for reclassification of property on the south side of Middle River Ave., 450' West of Wilson Point Road, in the 15th District of Baltimore County.

Zoning Commissioner

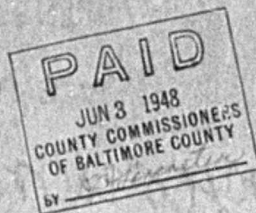
PAID
AUG 5 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

June 2, 1948

\$18.00 ✓

RECEIVED of Wm. R. Hardester, et al, the sum of
Nineteen (\$18.00) Dollars, being cost of petition for
reclassification, advertising and posting of property,
south side of Middle River Ave., beginning 450' west
of Wilson Point Road, 15th District of Baltimore County.

Zoning Commissioner



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NO PLAT
IN
THIS FOLDER