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MAP
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1268

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - N. S. GRACELAND AVE., 195' West of WILSON AVE., Wm. T. & AGNES T. VETTEL, 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 September 1, 1948 denying the petition for a reclassification, from an "A" Residence Zone to an "B" 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 property described in the petition for reclassification filed herein be and it is hereby reclassified from an "A" residence zone to an "B" Commercial Zone.

Samuel Wilson
William A. Sapp
John F. ...
BOARD OF ZONING APPEALS
of Baltimore County

Approved: County Commissioners
of Baltimore County
By: *Charles H. ...*
President

Date: October 4, 1948

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OPINION OF THE BOARD OF ZONING APPEALS

This is a petition for the reclassification of a small tract of land on the north side of Graceland Avenue, near Wilson Avenue. The petitioner states that it is his desire to operate a dry goods and clothing store on the premises.

No protestants appeared before us although it appears that the property was duly posted for the hearing before the Zoning Commissioner and was advertised in the usual manner.

While it might appear that this reclassification constitutes "spot zoning" it is our opinion, after an examination of the property and the surrounding area, that since there are a number of other commercial uses in the vicinity, so that the property has substantially lost its character of purely residential use, no harm can result to the neighborhood from the commercialization of the lot in question.

This being our view and because we do not see how the community could be adversely affected in any manner we have decided to grant the reclassification applied for and have so ordered.

REC'D SEP 1 1948

PETITION FOR RECLASSIFICATION :
FROM AN "A" RESIDENCE ZONE TO :
AN "B" COMMERCIAL ZONE - N. S. :
GRACELAND AVE., 195' FROM WILSON :
AVE., 12th Dist. of Balt., Co., :
Wm. T. & Agnes T. Vettel, :
Petitioners :
BEFORE :
CHAS. D. DOING :
Zoning Commissioner :
of Baltimore County

::::::::::

Mr. Doing:

Will you please enter an appeal from your decision passed in the above entitled matter denying the petition for reclassification and forward all papers to the Board of Zoning Appeals of Baltimore County.

William F. Vettel
Agnes T. Vettel
Petitioners

REC'D AUG 9 1948

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CERTIFICATE OF PUBLICATION

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THIS IS TO CERTIFY that the general advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 16th day of August, 1948, the first publication appearing on the 16th day of August, 1948.

THE JEFFERSONIAN.
Manager

Cost of Advertisement: _____

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: Aug 4/48

District: 12

Posted for: Commercial

Petitioner: Wm. T. Vettel & wife

Location of property: north side of Graceland Ave. 195 feet west of Wilson Ave.

Location of Signs: north side of Graceland Ave. 223 feet west of Wilson Ave.

Remarks: _____

Posted by: Harry C. Gartside

Date of return: Aug 6/48

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July 29, 1948

\$10.00

RECEIVED of William T. Vettel the sum of \$10.00 Dollars, being cost of reclassification, advertising and posting of property, north side of Graceland Avenue, 12th District of Baltimore County.

Zoning Commissioner

1268

September 2, 1948

\$22.00

RECEIVED of William F. Vettel and Agnes T. Vettel, petitioners, 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 on north side of Graceland Ave., 195' from Wilson Ave. 12th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, August 16, 1948
at 3 P. M.

PAID
JUL 20 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

PAID
SEP - 21 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

12688
HR ✓
MAP #12

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, or we, **William T. and Agnes T. Vettel** legal owner, of the property situate #12

ON GRACELAND AVE

on the north side of Graceland Ave, Bay 196
Opp. Hillman Ave. along W. side of
Graceland Ave 70' W with a rectangular depth of 120' being
lots no. 271, 272, 273. On plot of Graceland Park
located in the 12th Dist of Balt. Co. and plot
plan filed with zoning Dept.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an Residential zone to an Commercial zone.

Reasons for Re-Classification: Wish To Open A Kiddie Shop
Sell Clothing For Children

Size and height of building: front 15 feet; depth 50 feet; height 10 feet.

Front and side set backs of building from street lines: front 2.5 feet; side _____ feet.

Property to be posted as prescribed by Zoning Regulations.

I, or 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.

William T. Vettel
Agnes T. Vettel
Legal Owner

Address 2300 Fair Ave.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of
July 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 Beckford Bldg., in Towson, Baltimore County, on the _____
_____ 1948, at _____ o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition
and it appearing that by reason of _____

_____ the above re-classification should be had.

It Is Ordered by the Zoning Commissioner of Baltimore County this _____ day of
_____ 19____, 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.

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 location, being in a residential area, the
granting of which would be "spot zoning"

_____ the above re-classification should NOT be had:

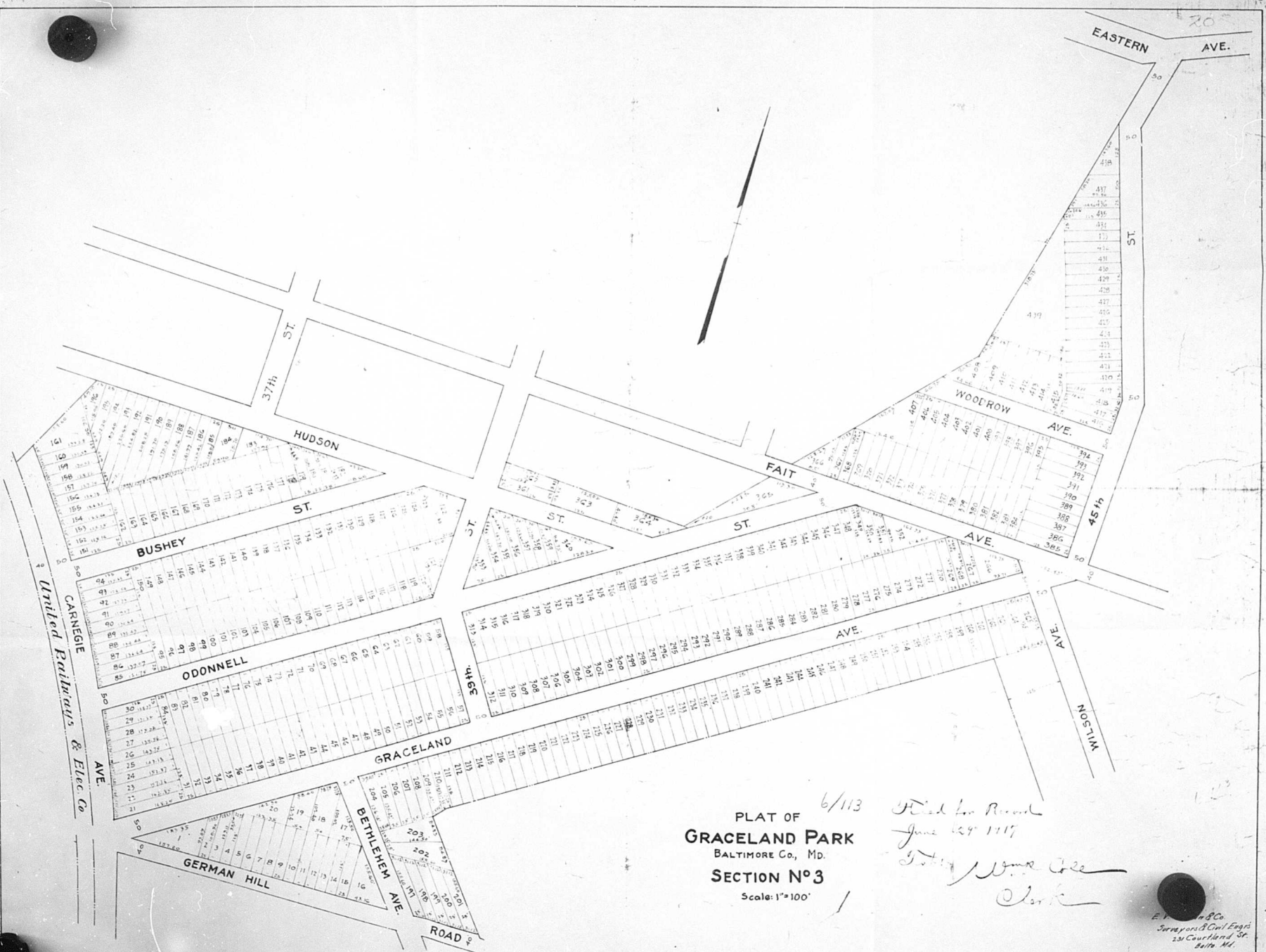
It Is Ordered by the Zoning Commissioner of Baltimore County, this 1st day of
September 1948, that the above petition be and the same is hereby denied and that the
above described property or area be and the same is hereby continued as and to remain a "R"
Residence zone.

Robert H. Doring
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

Date _____ By _____
President

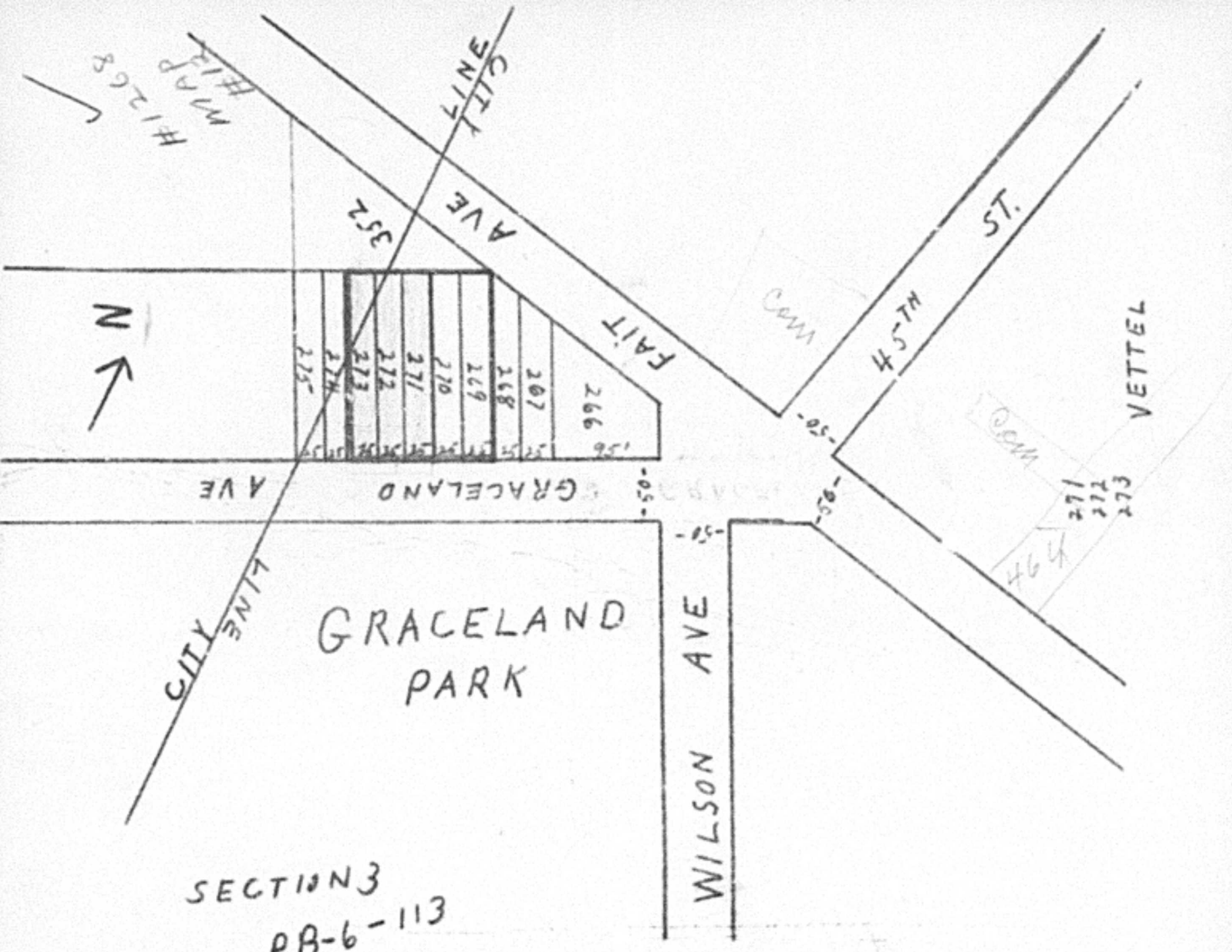
8/6/48
3 PM



6/113
PLAT OF
GRACELAND PARK
 BALTIMORE Co., Md.
SECTION N^o 3
 Scale: 1"=100'

Filed for Record
June 24 1917
John W. Cole
Clark

E. J. ... & Co.
 Surveyors & Civil Engrs
 24 Courtland St.
 Balt. Md.
 Apr. 1, 1917



SECTION 3
 PB-6-113