

1277

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO AN "E"
COMMERCIAL ZONE - S. W. Cor. Old
Bay Road and Howard Avenue,
Jos. A. Labuda & Katherine Labuda,
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, dated September 17, 1948,
denying the petition for reclassification, testimony having
been taken before the Board and the respective parties or
their counsel heard, therefore:

It is this 12th day of November, 1948, by
the Board of Zoning Appeals of Baltimore County ORDERED that
the Order of the Zoning Commissioner be and the same is hereby
reversed, and, it is further ORDERED that the property is
hereby reclassified from an "A" Residence Zone to an "E"
Commercial Zone.

William A. Papp
Board of Zoning Appeals
of Baltimore County

Approved: County Commissioners
of Baltimore County

By *Charles H. Papp*
President

Date: Nov. 12, 1948

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal from the refusal of the Zoning
Commissioner to grant the reclassification to an "E"
Commercial Zone of a small lot of ground at the northeast
corner of Old Bay Road and Howard Avenue near Fort Howard.
The property in question adjoins properties upon which
nonconforming uses are in existence and part of the
property under consideration is being used for commercial
purposes under a nonconforming use.

It is our opinion that the property lends itself
to commercial purposes without any annoyance or injury
to that neighborhood and no protestants appeared before us.

For these reasons an Order will be signed changing
the classification as applied for.

William A. Papp
Board of Zoning Appeals
of Baltimore County.

RECD SEP 21 1948

IN THE MATTER OF PETITION
OF JOSEPH A. LABUDA, SR.
AND KATHERINE V. LABUDA,
PETITIONERS, FOR RECLASSI-
FICATION OF PROPERTY AT
S. W. COR. HOWARD & OLD BAY
ROADS, 18th District of
Baltimore County

BEFORE
CHARLES H. DOING
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. Commissioner:

Please enter on appeal to the Board of
Zoning Appeals of Baltimore County from your decision
passed on September 17, 1948, denying the petition for
reclassification, in the above matter, and transmit all
papers and records incident thereto to the said Board.

Dated Sept. 21, 1948

Joseph A. Labuda Sr.
Katherine V. Labuda
Petitioners

RECD AUG 21 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 20/48

THIS IS TO CERTIFY That the annexed advertisement was
published in THE JEFFERSONIAN, a newspaper printed
and published in Towson, Baltimore County

day of August, 1948, the first publication
appearing on the 12th day of August,
1948.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15
Posted for: Commercial Date of Posting Aug 20/48
Petitioner: Jos. A. Labuda
Location of property: NE corner of Howard Ave & Old Bay Road
Location of Signs: NE corner of Howard Ave & Old Bay Road
Remarks: Harry C. Gant
Posted by: Harry C. Gant Date of return: Aug 20/48

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Joseph A. Labuda, Sr. owner of the property situate
Cornet of Howard Ave & Old Bay Road No. 61-
62-63-64 section B plat of North Point
Terrace

now situate 15th Dist. of Baltimore Co. on the S.W. cor. of Howard Ave
& Old Bay Rd. running north on the West side of Howard Ave 100'
& building on the North side of Old Bay Rd. running East 101'
being lots numbers 61 to 64 inc. on plat of small front terrace
and plat filed with 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 "R-1" Res. zone to an "C-1" Comm. zone.
 Reasons for Re-Classification: to allow commercial and office
approved commercial uses

Size and height of building: front 60' feet; depth 21' feet; height 8' feet.
 Front and side set backs of building from street lines: front 100' feet; side 40' 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.

Joseph A. Labuda, Sr.
Joseph A. Labuda
 Legal Owner

Address 304 101st Ave. Howard, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of
August, 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 Record Bldg. in Towson, Baltimore County, on the
30th day of August, 1948, at 10 o'clock A. M.

Charles H. Deising
 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 12th day of
August, 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 "R-1" zone
 to a "C-1" 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, 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 17th 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-1"
Residence zone.

Charles H. Deising
 Zoning Commissioner of Baltimore County

Approved _____

County Commissioners of Baltimore County

Date _____ By _____

President

September 11, 1948

\$22.00

RECEIVED of Jos. A. Labuda, Sr. 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 southwest corner of Howard and Old Bay Roads, 15th
 District of Baltimore County.

Zoning Commissioner



August 6, 1948

\$18.00

RECEIVED of Jos. A. Labuda, Sr., et al, the sum
 of Eighteen (\$18.00) Dollars, being cost of petition for
 reclassification, advertising and posting of property,
 northeast corner of Howard and Old Bay Roads, 15th
 district of Baltimore County.

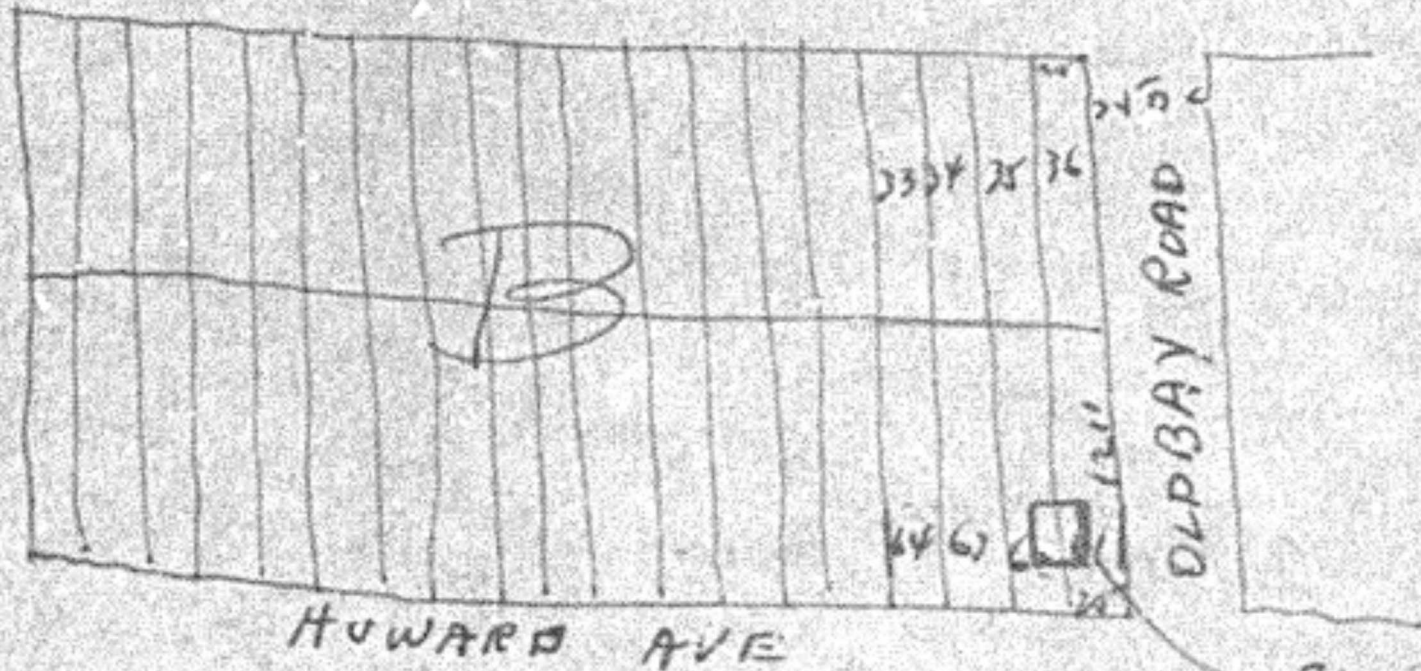
Zoning Commissioner

Hearings:
 Monday August 30, 1948
 at 10:00 A.M.



PLOT OF NORTH POINT TERRACE

TOLD AVE



STORE



#1277
MAP
#15-B