

Baltimore County Planning Commission

Towson 4, Maryland

WILLIAM W. MULLER, Chairman
CHRISTIAN H. KAHN
JOHN K. RUFF
A. RIDGELEY WARFIELD

MALCOLM H. DILL, Director

MICROFILMED

PETITION FOR RECLASSIFICATION #1281

LOCATION - N. side Eastern Ave. 537' west of Woodharc Ave. 15th Dist. (100' x 387')
PRESENT ZONING - "A" Residence PROPOSED ZONING - "C" Commercial
DATE REQUESTED - August 19, 1948 DATE OF REPLY - September 27, 1948

When the plot plan, submitted with the above petition is compared with the zoning map for this area and other State and County maps, it becomes apparent that the Woodharc Ave. in the description, in the street, unnamed on the zoning map, which runs north from Eastern Avenue to the Pennsylvania Railroad approximately 100' west of Harwood Way.

Therefore the property in question is well within the existing light industrial zone so shown on the zoning map, and the petition for reclassification was unnecessary.

Malcolm H. Dill,
Director

cc: Charles H. Deitz/
Nathan L. Smith
Christian H. Kahn
William K. Ruff
John K. Ruff
John H. McFall
H. Ridgeley Warfield

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Alma Jochisch of the property situate 15th District of Baltimore Co., Md., beginning at a point 587.55' from the westernmost side of Woodharc Avenue and running a distance of 100' on the north side of Eastern Avenue, then at right angles to said avenue and running a distance of 387.5' to the boundary of Pennsylvania Railroad, thence running east on said boundary of Pennsylvania Railroad a distance of 100', then at right angles and running a distance of 389.9', binding on the west side of Lot #44 to said lot on the Plat of Twin River Tract, Section B to the point of beginning and designated on Plat B as being Lot #43.

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herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Industrial zone to an Commercial zone.

Reasons for Re-Classification: So that the above may conduct a small store for local trade

Character of use for which above property is to be used: Confectionery Store

Size and height of building: front 24 feet, depth 32 feet, height 14 feet. 6 ft. determined by building regulations
Front and side set backs of building from street lines: front 30 ft. side 5 ft. back 5 ft.
Property to be posted as prescribed 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 and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Alma Jochisch (owner)
John H. McFall (agent)
John H. McFall (agent)
Address 2746 Bayview Ave.

ORDERED BY The Zoning Commissioner of Baltimore County, this 18th 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 Rockford Bldg., in Towson, Baltimore County, on the 30th day of August, 1948, at 3:00 P. M.

Charles H. Deitz
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 LOCATION, the above reclassification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this 27th day of October, 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 an "A" Residence zone to an "C" Commercial zone.

Charles H. Deitz
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 above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 27th day of October, 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.

Zoning Commissioner of Baltimore County

Approved _____
Date Oct. 21, 1948
County Commissioners of Baltimore County
By Charles H. Deitz President

CERTIFICATE OF PUBLICATION

TOWSON, MD., AUG. 23, 1948
THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper print, and published in Towson, Baltimore County, Md. once in each of 100 successive weeks before the 30th day of AUGUST, 1948, the first publication appearing on the 11th day of AUGUST, 1948.

The UNION NEWS

Harry C. Ganters
Manager

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Union News

CERTIFICATE OF PUBLICATION

Notice of Zoning
Reclassification - 15th Dist.

Westernmost S. of Woodharc Ave. & Old Eastern Ave. - Alma Jochisch

CERTIFICATE OF POSTING

District 15 Date of Posting Aug 30/48
Posted for Commercial
Petitioner: Alma Jochisch
Location of property: North side of Old Eastern Ave
537 feet west of Woodharc Ave.
Location of Sign: North side of Old Eastern Ave
637 feet west of Woodharc Ave.
Remarks: Harry C. Ganters
Posted by Harry C. Ganters Date of return Aug 29/48

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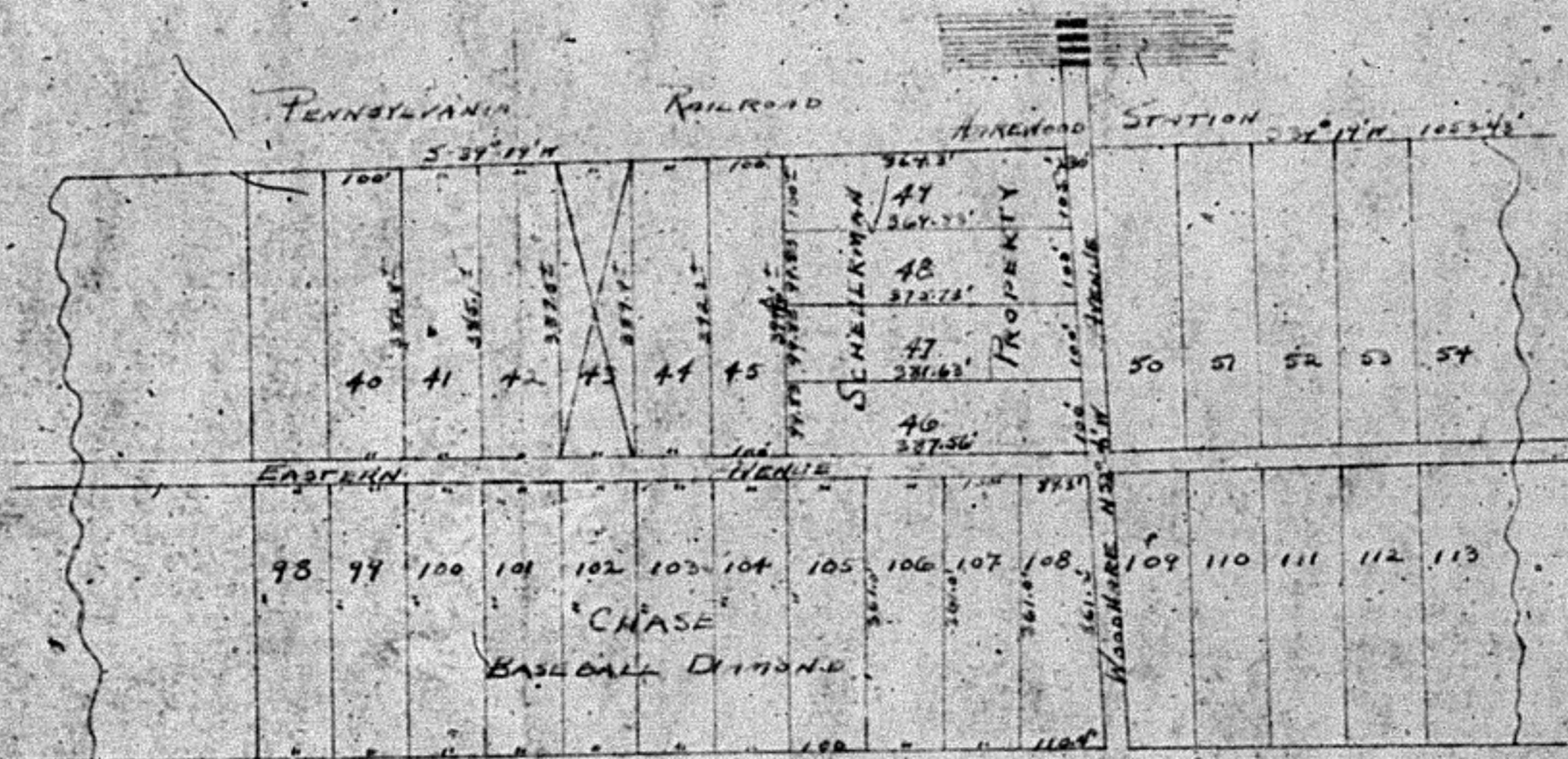
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August 12, 1948

\$12.00
RECEIVED of Alma Jochisch the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Old Eastern Avenue, west of Woodharc Ave., 15th District of Baltimore County

Received
Monday, August 30, 1948
at 3:00 P. M.

PAID
AUG 12 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY Charles H. Deitz



TRACED FROM PLAT OF TWIN RIVER BEACH
SECTION "B"

H. E. BRAZIER JR.

8/3/48