

RECD APR 5 1949

IN THE MATTER OF THE
RECLASSIFICATION OF
THE PROPERTY SITUATED
ON THE SOUTH SIDE OF
FREDERICK ROAD 150
FEET EAST OF ROLLING
ROAD, 1st ELECTION
DISTRICT, FIVE OAKS
CORPORATION, PETITIONER

BEFORE THE ZONING COMMISSIONER

FOR BALTIMORE COUNTY

Mr. Commissioners:

The petitioner, Five Oaks Corporation, desires to withdraw the above
entitled petition for reclassification on which you passed an order dated
December 28, 1948.

Robert Van Hook
Attorney for Petitioner

The petition for reclassification is hereby marked withdrawn and the
order of December 28, 1948, on said petition is hereby rescinded.

Charles H. Hall
Zoning Commissioner

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1293

REQUEST FOR AN APPEAL

In the matter of the
FIVE OAKS CORPORATION
request for re-classification
of property on South side of
Frederick Road, Catonsville
1st. Election District,
Baltimore County, Maryland.

TO THE HONORABLE, THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Please enter an appeal on behalf of the protestants in the
above entitled case from your decision of December 28, 1948 granting
the reclassification of the above mentioned property from Class "A",
residential to Class "C" Commercial and forward all papers to the
Board of Zoning Appeals of Baltimore County.

W. Walter Fernandes
Protestant
1865 Frederick Road
Baltimore 28 -

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, Five Oaks Corporation, legal owner, of the property above
situate on the South side of Frederick Road, beginning 350 feet east of
Rolling Road if continued across Frederick Road thence East on the South
side of Frederick Road 111.1 feet, thence South 4 degrees 30 minutes West
464.00 feet, thence North 87 degrees 30 minutes East 444.5 feet, thence
North 11 degrees 07 minutes East 295.6 feet, thence North 12 degrees 3 minutes
East 79.3 feet to point of beginning 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 zone to an zone.

Reasons for Re-Classification: The subject property is located in a commercial area and is surrounded by commercial buildings.
being situated in a non-conforming situation, the proper classification
is commercial and I desire to have the same in classification.

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.

..... 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.

FIVE OAKS CORPORATION
By Sam M. Pate
President
Legal Owner

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of
September, 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
20th day of September, 1948, at 10:00 o'clock A.M.

Charles H. Hall
Zoning Commissioner of Baltimore County

(over)

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Pursuant to the advertisement, posting of property, and public hearing on the above petition
and it appearing that by reason of the fact that said property already enjoys a
lawful nonconforming use for a swimming pool, convalescent home and res-
taurant and is bounded on both sides by lawful nonconforming uses and is on
U. S. Route No. 40 which has been interspersed with various kinds of
business enterprises ever since the existence of a highway and there
being in the immediate vicinity numerous business establishments

the above reclassification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 28th day of
December, 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, subject, however, to the provision
of at least two and one-half square feet of off-street parking area for
each one square foot of land to be covered by commercial buildings; also
subject to the front setback of buildings to be erected with the presently
established front building line.

Charles H. Hall
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 NOT be had:

It is Ordered by the Zoning Commissioner of Baltimore County, this day of
....., 19....., 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 zone.

Zoning Commissioner of Baltimore County

Approved County Commissioners of Baltimore County

By Charles H. Hall
President

Date Jan 12, 1949

TOWSON 176

JOHN E. RAINE, JR.
MARINE BUILDING
TOWSON 4, MARYLAND

February 23, 1949.

Board of Zoning Appeals,
Record Building,
Towson 4, Maryland.

Gentlemen:

I would like to enter my appearance for the protestants
in the application for reclassification of the property of the Five
Oaks Corp. on the Frederick Road. I would also like to request
that the hearing which has been set for March 3, 1949, be postponed
to a later date, preferably about two weeks hence. I have notified
Mr. Michael Paul Smith, attorney for the petitioner, that I am re-
questing this postponement.

Very truly yours,

John E. Raine, Jr.
John E. Raine, Jr.

JER:rs

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January 7, 1949

\$22.00

RECEIVED of Mr. W. Walter Fernandes 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 passed
in the matter of petition for reclassification of
the property on south side of Frederick Road, 1st
District of Baltimore County, Five Oaks Corporation,
petitioner.

Zoning Commissioner

PAID
JAN 7 - 1949
COUNTY COMMISSIONERS
BALTIMORE COUNTY

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May 15, 1949

Mr. W. W. Fernandes,
1505 Frederick Road,
Baltimore 4, Md.

Dear Mr. Fernandes:

Enclosed you will find check in the
amount of \$12.00 due the protestants in the matter of
appeal for reclassification of property on the south side
of Frederick Road, Five Oaks Corporation, petitioner.
There was no testimony taken as the appeal was withdrawn,
therefore, the protestants are entitled to this refund.

Very truly yours,

Zoning Commissioner

enclosure

Mr. George Bliffer,
Deputy Comptroller,
Court House,
Towson - 4, Md.

Dear Mr. Bliffer:

Please refund W. Walter Fernandes
the amount of \$12.00 being refund due on an appeal
filed in the matter of reclassification of property
on the south side of Frederick Road, 1st District,
Five Oaks Corporation, petitioner. The appeal has
been withdrawn and no testimony taken.

Kindly forward check to this Department
so we may mark our records accordingly and then we will
forward the check to Mr. Fernandes.

Very truly yours,

Zoning Commissioner

W. W. Fernandes
1865 Frederick Road
28

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September 9, 1948

\$24.00

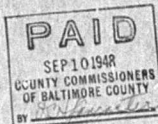
RECEIVED of Five Oaks Corporation, the sum of Twenty Four (\$24.00) Dollars, being cost of petition for reclassification, advertising and posting of property, south side of Frederick Road, 1st District of Baltimore County.

Zoning Commissioner

Hearings:

Monday, Sept. 20 1948

at 10:00 a.m.



REC'D SEP 14 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. *Sept 10/48*

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md.,
of *3 times* before the *3rd* day of *September* 1948 the first publication appearing on the *3rd* day of *Sept.* 1948.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

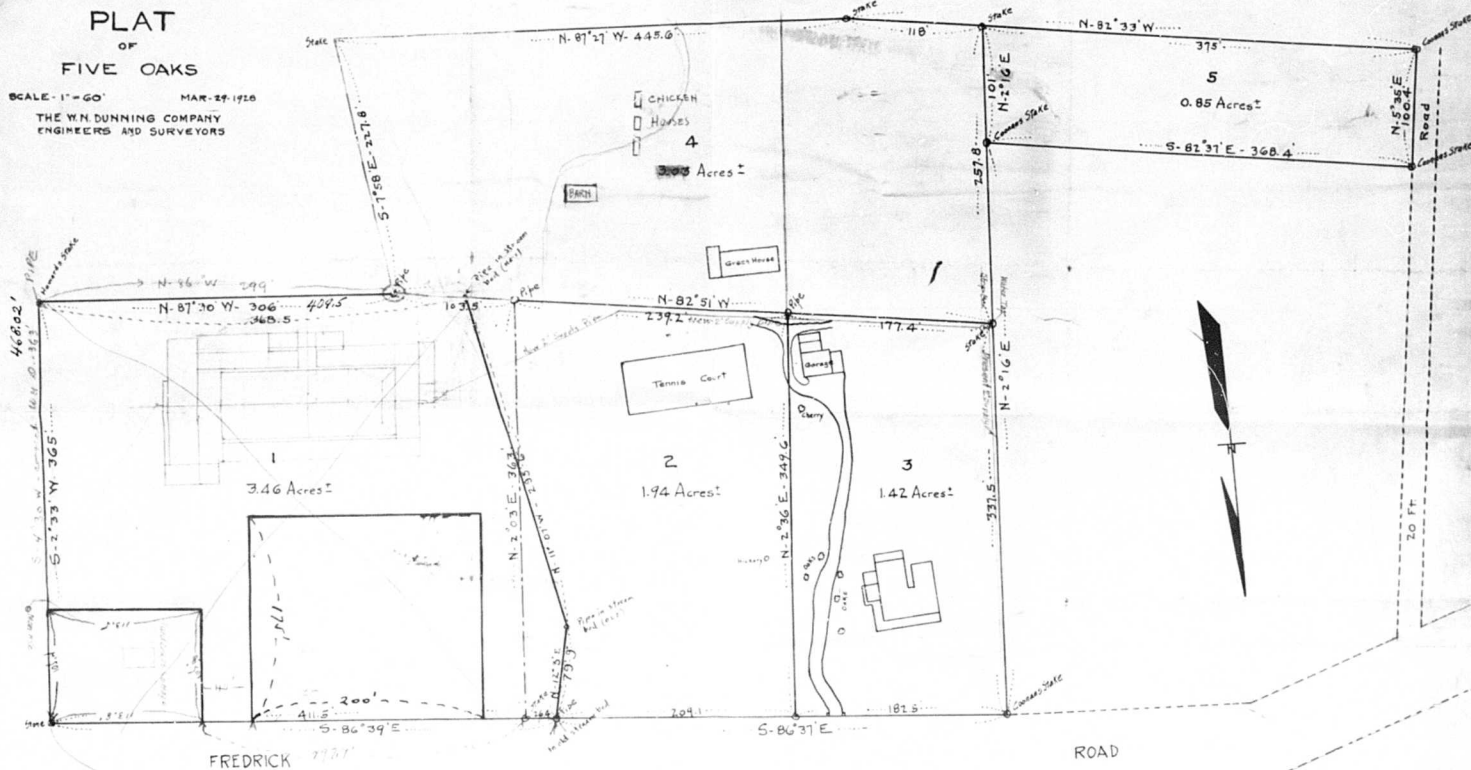
1293

District *1* Date of Posting *Sept 10/48*
Posted for: *Commercial*
Petitioner: *Five Oaks Corp*
Location of property: *south side Frederick Road*
350 feet east of Rolling Road
Location of Signs: *south side of Frederick Road*
450-550-650 feet east of Rolling Road
Remarks:
Posted by: *Harry C. Gantick* Date of return: *Sept 10/48*
[Signature]

FIVE OAKS

MAR-29-1920

THE W.N. DUNNING COMPANY
ENGINEERS AND SURVEYORS



19-20

