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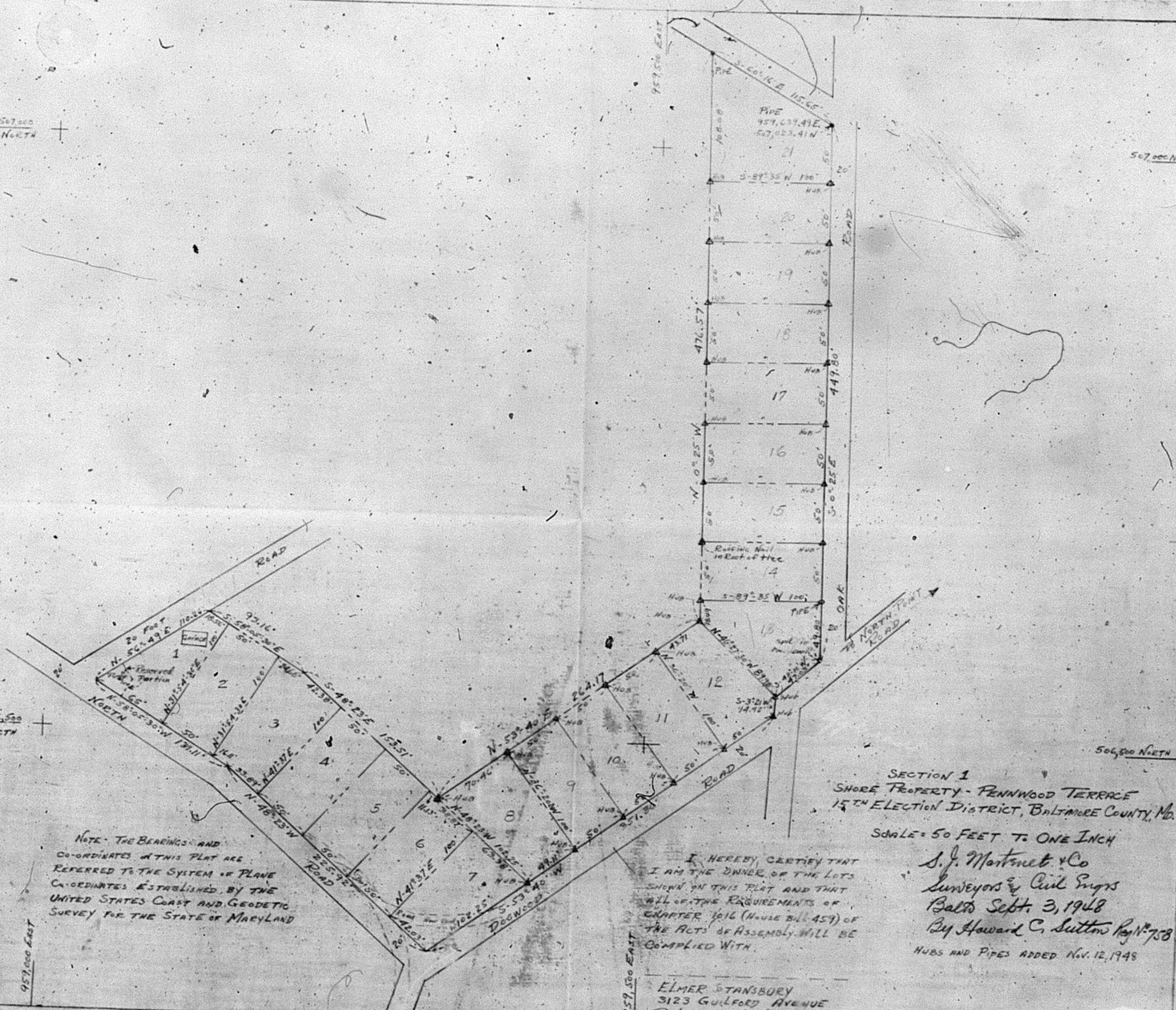
NOTE: THE BEARINGS AND CO-ORDINATES AT THIS PLAT ARE REFERRED TO THE SYSTEM OF PLANE CO-ORDINATES ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY FOR THE STATE OF MARYLAND

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LOTS SHOWN ON THIS PLAT AND THAT ALL OF THE REQUIREMENTS OF CHAPTER 1616 (HOUSE BILL 459) OF THE ACTS OF ASSEMBLY WILL BE COMPLIED WITH.

ELMER STANSBURY
3123 GUILFORD AVENUE
BALTIMORE 18, MARYLAND

SECTION 1
SHORE PROPERTY - PENNWOOD TERRACE
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 50 FEET TO ONE INCH

S. J. Martine & Co
Surveyors & Civil Engrs
Bd. Sept. 3, 1948
By Howard C. Sutton Reg. No. 738
HUBS AND PIPES ADDED NOV. 12, 1948



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1337

District 15 Date of Posting Dec 3/48
Posted for: Commercial
Petitioner: Sam F. Godwin
Location of property: Northwest corner of Dogwood Road +
Oak Ave
Location of Signs: Northwest corner of Dogwood Road +
Oak Ave
Remarks: _____
Posted by Harry G. Gartside Date of return: Dec 3/48
Signature

**NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION—15th Dist.**
Pursuant to petition filed with
the Zoning Commissioner of Bal-
timore County for change of re-
classification from an "A" Resi-
dence Zone to an "C2" Commercial
Zone of the property herein after
described, the Zoning Commissioner
of Baltimore County, by authority
of the Zoning Act and Regulations
of Baltimore County, will hold a
public hearing at the Zoning Office,
in the Record Building, Towson
Baltimore County, Maryland:
On Tuesday, December 14, 1948
At 10:00 o'clock A. M.
to determine whether or not the
following mentioned and described
property should be changed or re-
classified as aforesaid for Approved
Commercial Use, to wit:
All that parcel of land at the
northeast corner of Dogwood (or
shore) Road and Oak Road, Pen-
wood Terrace, in the 15th District
of Balto. Co., running southeasterly
on north side of Dogwood Road
47.83'; thence N 46° 27' west 59.35';
thence N 6° 25' west 18.45'; thence
S 89° 25' west 140 to Oak Road;
thence binding thereon 48.51' to be-
ginning Being lot No. 12, Section
1 on plat of Penwood Terrace as
filed with the Zoning Department.
By Order of
CHAS. H. DRYNG,
Zoning Commissioner
of Baltimore County
Nov. 24, Dec. 2.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 6 19 48

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 two successive weeks before the 14th
day of December 19 48 the first publication
appearing on the 26th day of November
19 48.

The UNION NEWS

W. Frank Keyser
Manager.

Petition for Zoning Re-Classification

1337

To The Zoning Commissioner of Baltimore County:

We, Garn T. Godwin and Mary M. Godwin, legal owners, of the property situated at the Northwest corner of Dogwood (Shore Road) and Oak Avenue in the 15th District being Lot No. 13 of Section 1, shore property, in Fenwood Terrace, on the plat made by S. J. Hartnett & Company, dated September 3, 1943.

And being all that lot of ground referred to as Lot No. 13 on said annexed Plat of Fenwood Terrace, c/o the north side of Dogwood (or Shore) Road and Oak Road, running southeasterly, on north side of Dogwood Road, 47° 03' 30" thence N 46° 27' 20" west 89° 03' 30" thence N 6° 20' west 13° 03' 30" thence S 60° 30' west 100' to Oak Road, thence binding thereon 49° 31' to beginning.

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

Reasons for Re-Classification: Applicants are desirous of erecting a building on the lot for the purpose of conducting a general store.

Size and height of building: front 40 feet, depth 20 feet, height 13 feet. Front and side set backs of building from street lines: front 30 feet, side 30 feet, 49 feet. Property to be posted as prescribed by Zoning Regulations.

As 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.

Garn T. Godwin & Mary M. Godwin
Legal Owners

Address: Route 19, Box 281, Sparrows Point (13)

ORDERED by The Zoning Commissioner of Baltimore County, this 14th day of January, 1949, 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 Becker Building, in Towson, Baltimore County, on the 14th day of January, 1949, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

MICROFILMED

RECD JAN 22 1949

PETITION FOR RECLASSIFICATION : BEFORE CHARLES H. DOING
FROM AN "A" RESIDENCE ZONE TO : ZONING COMMISSIONER
AN "A" COMMERCIAL ZONE - N. S. CON. DOGWOOD :
COR. DOGWOOD ROAD & OAK AVE., :
GARN T. GODWIN AND MARY M. :
GODWIN, Petitioners : BALTIMORE COUNTY
: : : : :

Mr. Doing:

You will please enter an Appeal from your decision and Order of January 14, 1949, and forward the papers in the above matter to the Board of Zoning Appeals for Baltimore County.

Attorney for Garn T. Godwin and Mary M. Godwin, Petitioners

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 14th day of January, 1949, 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 the location, being in a purely residential area, the granting of which would be "spot zoning". The lot is too small to be suitable for a community shopping center. Also the streets and roads in the development are inadequate, being but twenty feet in width. Further, the establishment of a shopping center at this location would be detrimental to the public welfare and be undesirable from a planning standpoint, therefore.

It is Ordered by the Zoning Commissioner of Baltimore County, this 14th day of January, 1949, 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 an "A" Residence Zone.

Charles H. Doing
Zoning Commissioner of Baltimore County

Approved: _____
County Commissioners of Baltimore County
Date: _____ By: _____ President

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "A" COMMERCIAL ZONE - N. S. CON. DOGWOOD ROAD AND OAK AVENUE, Fifteenth District of Baltimore County, GARN T. GODWIN AND MARY M. GODWIN, PETITIONERS

The appeal in the above case having come on for hearing, testimony having been taken, counsel for the respective parties having been heard and the entire matter fully considered:

It is this 23rd day of March, 1949, by the Board of Zoning Appeals of Baltimore County, ORDERED that the property petitioned for, described as follows:

At the northeast corner of Dogwood Road (or Shore) Road and Oak Ave., running southerly, on the north side of Dogwood Road, 47° 03' 30" thence North 46° 27' 20" west 89° 03' 30" thence North 6° 20' west 13° 03' 30" thence South 60° 30' west 100 feet to Oak Ave. and thence binding thereon 49° 31' to beginning.

be and the same is hereby reclassified, effective with and from the date of this Order, from an "A" Residence Zone to an "A" Commercial Zone, to the provision for off-street parking area of two and one-half square feet for every square foot of land to be covered by commercial buildings.

Charles H. Doing
Chairman

Board of Zoning Appeals of Baltimore County.

Approved: _____
County Commissioners of Baltimore County
By: Charles H. Doing
President
Date: March 23, 1949

MICROFILMED

January 20, 1949

RECEIVED of Lawrence E. Risor, Attorney for Garn T. Godwin and wife, 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 at the northwest corner of Dogwood Road and Oak Avenue, 15th District of Baltimore County.

Zoning Commissioner

Hearings:
Thursday, Feb. 3, 1949
at 5:00 p.m.

PAID
JAN 28
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

MICROFILMED

November 20, 1948

RECEIVED of Lawrence E. Risor, attorney for Garn T. Godwin, et al, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Northwest corner of Dogwood and Oak Roads, 15th District of Baltimore County.

Zoning Commissioner

Hearings:
Tuesday, Dec. 14, 1948
at 10:00 a.m.

PAID
NOV 20 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

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The case under consideration is an appeal by the petitioner from an Order of the Zoning Commissioner dated January 14, 1949, denying the petition for reclassification from an "A" Residence Zone to an "E" Commercial Zone. The property in question is located at the northwest corner of Dogwood Road and Oak Avenue, in the Fifteenth District of Baltimore County, the property being described as follows:

At the northeast corner of Dogwood (or Shore) Road and Oak Ave., running southerly, on the north side of Dogwood Road, 47° 03' 30" thence North 46° 27' 20" west 89° 03' 30" thence North 6° 20' west 13° 03' 30" thence South 60° 30' west 100 feet to Oak Ave. and thence binding thereon 49° 31' to beginning.

The hearing on this appeal came before the Board on Thursday, February 3, 1949. There were no protestants but on the other hand some adjoining property owners testified that a store such as the petitioner contemplates erecting is necessary and, as a matter of fact, a community need insofar as this neighborhood is concerned. It was also discussed, at this hearing, that there is a large area adjoining this location classified industrial and it seems apparent that the reclassification to an "E" Commercial Zone would in no way affect property values, or the health, safety, morals and the general welfare of the community.

It will be included in the Order of this Board that there be provided a parking ratio of two and one-half square feet for every one square foot of land to be covered by commercial buildings. The petitioner will erect his improvements with a forty foot setback and he has ample property to provide for such parking. When this is done it is difficult to see how there would be any traffic hazards involved.

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The Board, therefore, after full consideration of all testimony and other data submitted and after having given full and adequate opportunity for the submission of all pertinent testimony by any interested parties is of the opinion that the Order of the Zoning Commissioner denying the petition for reclassification should be reversed and an Order entered reclassifying the property in question, from an "A" Residence Zone to an "E" Commercial Zone. The Board will sign an Order in accordance with this opinion.

Charles H. Doing
Chairman

Board of Zoning Appeals of Baltimore County

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