

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Edwin M. & Florence C. Derrenberger, legal owner, of the property situate in Baltimore County, State of Maryland, on the West side of Leeds Ave. beginning at a point 237.4' from the intersection of Leeds Ave. and Wilkins Ave. and running thence southerly on Leeds Ave. a distance of seventy-five feet 100 to a depth of 100', more or less. This property is better known as the Derrenberger property described in a deed recorded in Liber 2 A 2 1366 Folio 29. See attached description

herely 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: Desire of having picture theatre

Size and height of building: front 50 feet; depth 160 feet; height 25 feet.
Front and side set backs of building from street lines: front 0 feet; side 0 feet; rear 0 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.

Edwin M. Derrenberger
Florence C. Derrenberger
Legal Owner

19 Oliverton Road
Address Baltimore 28, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th day of December, 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 Breckard Bldg., in Towson, Baltimore County, on the 3rd day of January, 1949, at 11 o'clock A.M.

Charles H. Gandy
Zoning Commissioner of Baltimore County

MICROFILMED (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 3rd 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 Residential zone to a commercial 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 cause congestion in the roads and streets and create a traffic hazard due to the insufficiency of adequate off-street parking facilities and would be "spot zoning"

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 3rd 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 a Residential zone.

Charles H. Gandy
Zoning Commissioner of Baltimore County

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

For the same on the N.E. side of Leeds Avenue, 60 feet wide, in the S.W. corner of the lot of ground surveyed in August, 1926 by Harry J. Gandy, et al to Wilhelm Michael; 60' N.E. of the S.W. corner of the lot of ground which, by deed dated June 11, 1926 and recorded among the land records of Baltimore County in Liber 2 A 2 1366, Folio 290 was created and conveyed by Mr. H. J. Gandy, et al to Lewis Gandy and wife, and also at a point as measured in the southerly direction of 200' from the intersection of the S.E. side of Wilkins Avenue and the said N.E. side of Leeds Avenue. Then northeasterly, parallel to and 60' northeasterly from the S.W. line of the property said to Lewis Gandy and wife, and then part of the S.W. line of the lot conveyed to said Michael, 270' then northeasterly parallel to the first line in this direction 270' to intersection; the S.E. side of Leeds Avenue hereafter; then southeasterly along the S.E. side of Leeds Avenue, south 10 degrees, East 70' to the corner of the beginning. Being the same lot of ground which by deed dated July 14th, 1926 and recorded among the land records of Baltimore County in Liber 2 A 2 1366, Folio 290, granted and conveyed by said H. J. Gandy and wife to the said parties of the first part in fee simple.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published at Towson, Baltimore County, Md., once in each week, for the period of 2 weeks before the 3rd day of January, 1949. The first publication appearing on the 17th day of December, 1948.

THE JEFFERSONIAN,

Cost of Advertisement, \$ _____

MICROFILMED

CERTIFICATE OF POSTING

District 13 Date of Posting Dec. 27/48
Posted for Commercial
Petitioner Edwin M. & Florence C. Derrenberger
Location of property east side of Leeds Ave 237 feet south of Wilkins Ave
Location of signs east side of Leeds Ave 322 feet south of Wilkins Ave
Remarks: _____
Posted by Harry C. Gandy Date of return Dec. 27/48

MICROFILMED