

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Adam and Julia G. Siegel legal owner(s) of the property situate

on the northwest corner of German Hill Road and Meadow Road (proposed), beginning 505' west of West Woodwell Avenue, running westerly on the north side of German Hill Road 109.65' and binding on the west side of Meadow Road (proposed) and running northerly 178.8' being lots 25 and 26 on plat of Plainfield,

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R1" Residence zone to an "MC" Commercial zone.

Reasons for Re-Classification: Approved Commercial Use

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.

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.

Adam Siegel

Julia G. Siegel

Legal Owner

Address 7800 German Hill Road,
Baltimore 22, MD.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of December 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 17th day of January 1950, at 11:30 o'clock A. M.

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 _____

It Is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ 19____, 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 _____ zone to a _____ 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 an exclusive residential development, the granting of which would be "spot zoning". A commercial shopping center 600 feet long and 200 feet deep has been provided for this community but as yet unused.

It Is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of March 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 "R1" Residence zone.

Zoning Commissioner of Baltimore County

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

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Front and side set backs of building from street lines: front _____ feet; side _____ 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.

Adam Siegel

Julia G. Siegel

Legal Owner

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Baltimore 22, MD.

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Charles H. Davis

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 _____

It Is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ 19____, 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 _____ zone to a _____ zone.

Zoning Commissioner of Baltimore County

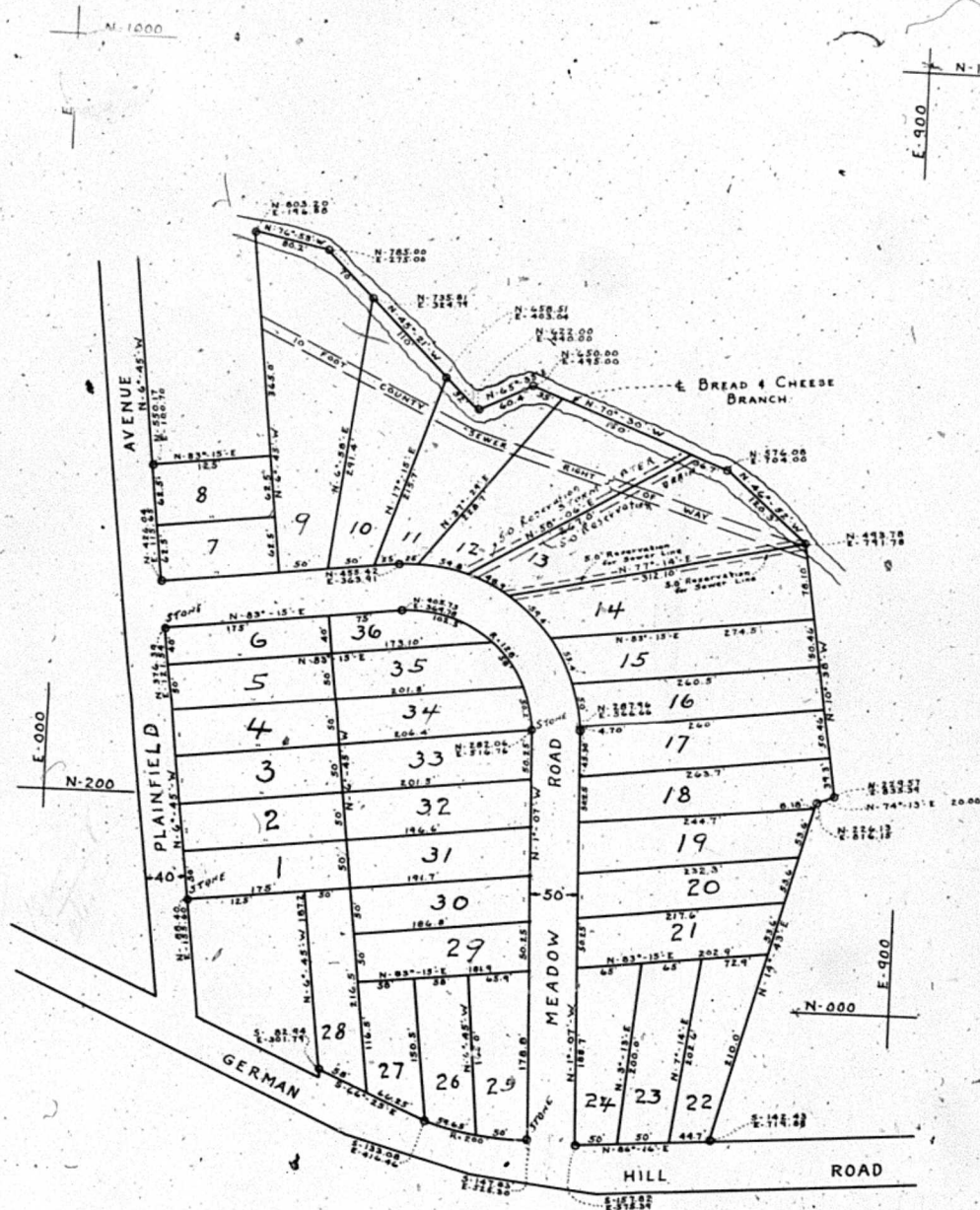
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being in an exclusive residential development, the granting of which would be "spot zoning". A commercial shopping center 600 feet long and 200 feet deep has been provided for this community but as yet unused,

It Is Ordered by the Zoning Commissioner of Baltimore County, this 8th day of March 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 "R1" Residence zone.

Charles H. Davis

Zoning Commissioner of Baltimore County

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



PLAT
of
SECTION #2
PLAINFIELD

J. Milton Green
Registered Engineer & Surveyor
Towson, Md.
May 23, 1946.
Scale - 1" = 100'
Assumed coordinate base.

HIGHWAYS DEPARTMENT OF
BALTIMORE COUNTY.

STREET ALIGNMENT AND LOCATION.

Approved *[Signature]*
ROADS ENGINEER.

Date *July 1, 1946*

The requirements of Chapter 72A, 72B and 72C of Article 17 of Annotated Code of Maryland 1939 Edition (Title Clerk of Circuit Court sub title Clerk of Circuit Courts) as far as they relate to making of this plat and setting of Markers, have been complied with.

[Signature]
Owner of Land shown hereon

[Signature]
J. Milton Green
Registered Land Surveyor
and
Registered Professional Engineer

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE - J. W. COR. GERMAN HILL AND MEADOW ROADS, 12TH DISTRICT, ADAM ZIEGEL AND JULIA G. ZIEGEL, PETITIONERS

The appeal in the above case having come on for hearing before this Board, testimony having been taken, the petitioner heard and the entire matter having been fully considered:

It is this 20th day of April, 1949, by the Board of Zoning Appeals of Baltimore County, ORDERED that the petition for reclassification of the parcel of land described in said petition, from an "A" Residence Zone to an "M" Commercial Zone, be and the same is hereby denied.

Harold H. Brown
Chairman
Valerie J. Davis
Board of Zoning Appeals
of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Adam and Julia G. Ziegel, owners of the property described in the petition, from an order and decision of the Zoning Commissioner of Baltimore County dated March 8, 1949 by which order the property described in the petition from an "A" Residence Zone to an "M" Commercial Zone was denied.

The case came on for hearing before the Board, testimony taken and the matter has been thoroughly considered by this Board.

The property which is the subject of the petition is located on the north side of German Hill Road, 505 feet west of West Woodwell Avenue and binding on the west side of the proposed Meadow Road. After examining the property it has been determined that it is located in an exclusive residential development. There is also no community need for further commercialization inasmuch as a community shopping center has already been provided for this community but as yet unused.

The Board, therefore, finds that there is no community need for the lowering of the classification, from an "A" Residence Zone to an "M" Commercial Zone, and, inasmuch, as the property is located in an exclusive residential area such reclassification would be "spot zoning" of the worst sort. Therefore, the Board further finds that the lowering of the classification would adversely affect the health, safety, morals and/or general welfare of the community and would un-

necessarily increase the traffic hazard in that area. The Board will accordingly sign an order in accordance with this opinion denying said petition for reclassification, from an "A" Residence Zone to an "M" Commercial Zone.

Simon H. Brown
Valerie J. Davis
Valerie J. Davis
Board of Zoning Appeals
of Baltimore County

NOTICE OF POSTING FOR EXHIBIT
The following is a copy of the petition filed with the Board of Zoning Appeals of Baltimore County, Maryland, on the 13th day of March, 1949, and is hereby posted for the purpose of giving notice to the public of the petition and of the hearing thereon. The petition is for the reclassification of the property described in the petition from an "A" Residence Zone to an "M" Commercial Zone. The hearing will be held on the 20th day of April, 1949, at 2 o'clock P.M. at the Board of Zoning Appeals, 12th District, Baltimore County, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, Md. May 14, 1949
THIS IS TO CERTIFY that the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 13th day of May, 1949, before the 19th day of May, 1949, first publication appearing on the 13th day of May, 1949.
THE JEFFERSONIAN.
Manager.

Cost of Advertisement \$

Mr. Charles H. Doing
Zoning Commissioner
Towson, Maryland

Re: Petition for Reclassification
from an "A" Residence Zone to
"M" Commercial Zone - W. Cor.
German Hill & Meadow Roads,
Adam Ziegel & Julia G. Ziegel,
Petitioners

Mr. Commissioner:

You will please enter an appeal to the Board of Zoning Appeals of Baltimore County from your decision of March 8, 1949 denying the petition filed by Adam Ziegel & Julia G. Ziegel in the above case and forward the papers to the Board of Zoning Appeals of Baltimore County.

Adam Ziegel
Adam Ziegel & Julia G. Ziegel
Petitioners

Dated this 17th day of March, 1949

March 17, 1949

\$22.00

RECEIVED of Adam Ziegel the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner, denying the petition for reclassification of property on the northwest corner German Hill & Meadow Roads, 12th District of Baltimore County.

Zoning Commissioner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting Jan 14/49
Posted for: Commercial
Petitioner: Adam & Julia G. Ziegel
Location of property: Northwest corner German Hill Road & Meadow Road
Location of Signs: Northwest corner of German Hill Road & Meadow Road
Remarks:
Posted by: Harry C. Cartledge Date of return: Jan 14/49
Signature

December 30, 1948

\$12.00

RECEIVED of Adam Ziegel the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, German Hill Road, 505' W. of West Woodwell Ave., 12th District of Baltimore County.

Zoning Commissioner

Hearing
Monday, Jan. 17, 1949
at 11 A.M.

PAID
Filing
Baltimore County

PAID
MAR 17 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY