

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - N. W. COR. EASTERN AVE. AND KITTYHAWK ROAD, PAUL E. RITTER, IRENE H. RITTER, JOHN N. WATT, MARY W. WATT, JAS. R. WAUGH, MYRTLE WAUGH, MILTON GERLACH, JANACE GERLACH, PAUL T. CAREY AND PEARL D. CAREY, PETITIONERS

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

It is this 4th day of April, 1949, by the Board of Zoning Appeals of Baltimore County, ORDERED that the property described in the petition, be and the same is hereby reclassified, effective with and from the date of this Order, from an "A" Residence Zone to an "B" Commercial Zone.

CHIEF CLERK
CLERK
Board of Zoning Appeals of Baltimore County.

Approved: County Commissioners of Baltimore County

By: Chairman

Date: April 5, 1949

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County:

Paul E. Ritter, Irene H. Ritter, John N. Watt, Mary W. Watt, Jas. R. Waugh, Myrtle Waugh, Milton Gerlach, Janace Gerlach, Paul T. Carey & Pearl D. Carey

situate at the northeast corner of Eastern Ave. and Kittyhawk Road, in the 18th District of Balto. Co., and running southeasterly, on the north-east side of Eastern Ave., 300' to the northeast corner of Wilbur Road, thence westerly, on the north side of Wilbur Road, 50', thence N 33° 10' east 90.00', thence N 66° 45' west 100', thence N 41° 50' east 142.44', thence S 85° 00' west 27.40', thence S 66° 45' east 21.10', thence N 33° 14' east to the south side of Kittyhawk Road and thence easterly on the south side of Kittyhawk Road 50' to beginning. Being lots Nos. 19 to 24, Inc'l. as shown on plat of McGraw-Hill Addition.

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

Reasons for Re-Classification: As shown on McGraw-Hill Addition

* 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.

XXXX 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

Erene H. Ritter. 1824 Eastern Ave. Lot #21
Paul E. Ritter. 1824 Eastern Ave. Lot #21

Mr John N Watt 1826 Eastern Ave Lot #20
Mrs Mary W Watt 1826 Eastern Ave Lot #20
Mr. James R. Waugh 1828 Eastern Ave. Lot #19
Mrs Myrtle Waugh 1828 Eastern Ave. Lot #19

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Paul E. Ritter, et al, owners of property situate at the northeast corner of Eastern Avenue and Kittyhawk Road, in the Fifteenth District of Baltimore County, described as follows:

Northwest corner of Eastern Ave. and Kittyhawk Road, running southeasterly, on the northeast side of Eastern Avenue, 300 feet to the northeast corner of Wilbur Road, thence westerly, on the north side of Wilbur Road, 50', thence N 33 degrees 10 minutes east 99.00 feet, thence North 66 degrees 45 minutes west 100 feet, thence N 41 degrees 50 minutes east 142.44 feet, thence S 85 degrees 00 minutes west 27.40 feet, thence S 66 degrees 45 minutes east 21.10 feet, thence N 33 degrees 14 minutes east to the south side of Kittyhawk Road and thence easterly, on the south side of Kittyhawk Road, 50 feet to beginning. Being lots Nos. 19 to 24, Inc'l. as shown on plat of McGraw-Hill Addition.

The petitioners seek the reclassification of the above described property from an "A" Residence Zone to an "B" Commercial Zone. The appeal is from an Order of the Zoning Commissioner of Baltimore County dated the 13th day of January, 1949, denying said reclassification.

The case came on for hearing before this Board, the testimony was taken and counsel for the petitioners heard, there were no protestants. The testimony and other data presented at the hearing disclosed that there are approximately forty business places on the north and south sides of Old Eastern Avenue near the area in question, therefore, it cannot be held that this is strictly a residential area which possibly accounts for the fact that there were no protests whatsoever involved in connection with the hearing before this Board. The Board also does not feel that any further traffic hazard would exist because of a lower classification and finds that the lowering of the

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County:

Paul E. Ritter, Irene H. Ritter, John N. Watt, Mary W. Watt, Jas. R. Waugh, Myrtle Waugh, Milton Gerlach, Janace Gerlach, Paul T. Carey & Pearl D. Carey

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Milton Gerlach
Janace Gerlach
1822 old Eastern Ave. Lot #22
Address: 1822 old Eastern Ave. Lot #22
Balto. 21 Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd 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 Heckard Bldg. in Towson, Baltimore County, on the 10th day of January, 1950, at 10:00 o'clock P. M.

Zoning Commissioner of Baltimore County
(over)

classification would not lessen safety from fire, panic, traffic and other dangers, nor would it affect the health, morals and/or general welfare of the community. It would not cause any overcrowding of land or undue concentration of population, nor will it interfere with adequate provisions for school transportation and other public requirements.

Under the circumstances this Board will enter an Order releasing the above described property, from an "A" Residence Zone to an "B" Commercial Zone in accordance with this opinion.

CHIEF CLERK
CLERK
Board of Zoning Appeals of Baltimore County.

MICROFILMED

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 13th 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 location, the granting of which would be "spot zoning", also because adequate off-street parking facilities are not available due to dwellings occupying the adjacent portions of the lots in question, street parking would create further congestion in the highway.

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 13th 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 Residence Zone.

CHIEF CLERK
CLERK
Zoning Commissioner of Baltimore County

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

RECD JAN 19 1949

In Re: Petition for Reclassification from an "A" Residence Zone to "B" Commercial Zone - N. W. Corner Eastern Avenue & Kittyhawk Road, 18th District, Paul E. Ritter, Irene H. Ritter, John N. Watt, Mary W. Watt, Jas. R. Waugh, Myrtle Waugh, Milton Gerlach, Janace Gerlach, Paul T. Carey and Pearl D. Carey, Petitioners

ZONING COMMISSIONER

BALTIMORE COUNTY

NOTICE OF APPEAL

Mr. Clerk:

Please enter an Appeal to the Board of Zoning Appeals of Baltimore County on behalf of all of the above Petitioners in the above entitled matter.

CHIEF CLERK
CLERK
Attorney for Petitioners

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