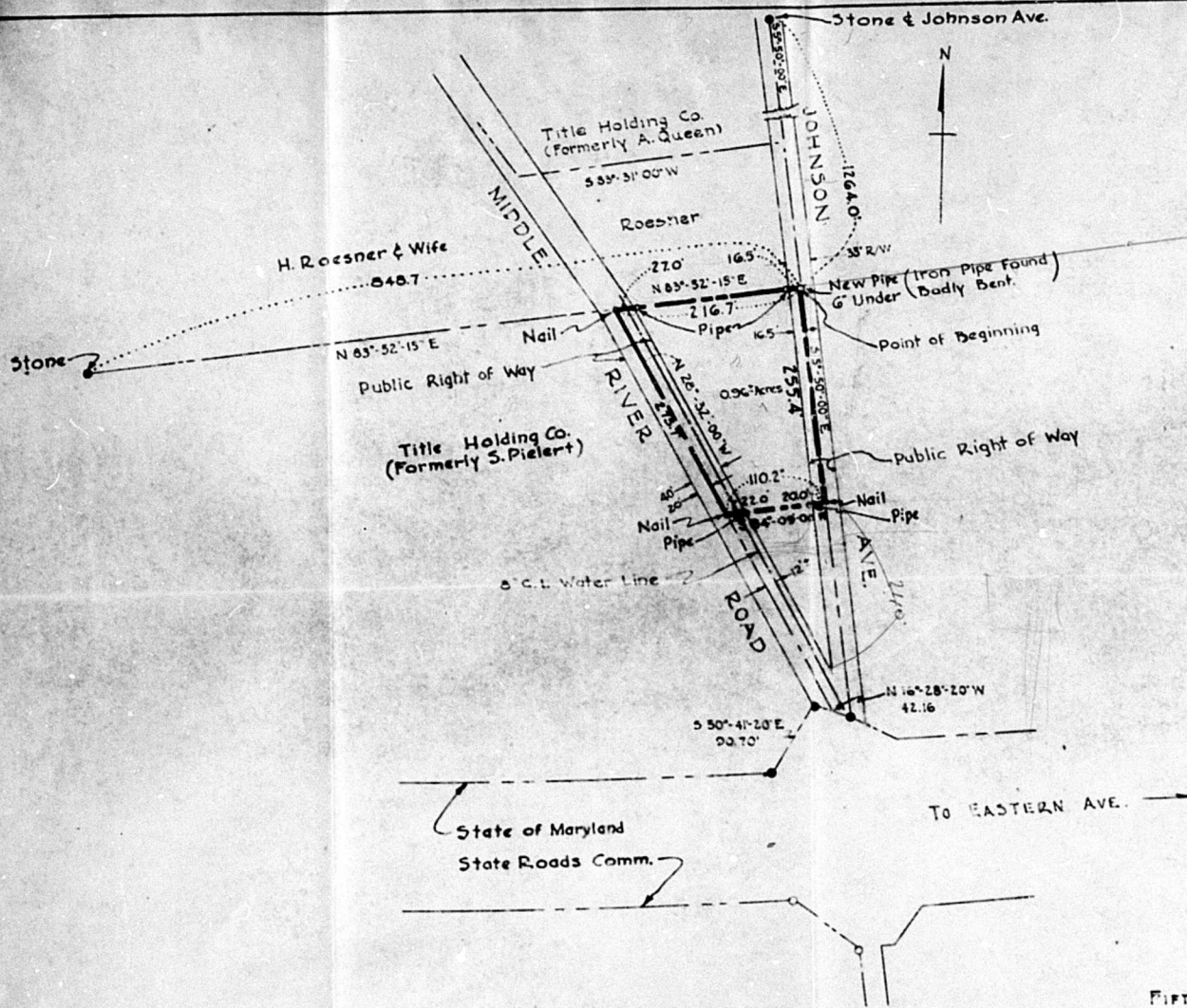




Note:
Coordinates shown are extensions made from
Baltimore City Coordinates as established by the
Baltimore City Topographical Commission.
Bearings refer to True North at Baltimore
City.

Portion of Property Formerly
Owned by Title Holding Co. As Shown
on Plat by Thomas S. Cassidy
Dated September, 30, 1942.

PLAT SHOWING LAND
TO BE DEEDED BY
TITLE HOLDING CO.
TO

SARA K. & FRANCIS T. BAYER

MIDDLE RIVER - MARYLAND

FIFTEENTH ELECTION DISTRICT - BALTIMORE COUNTY, MD

Scale: 1"=100'

August 20, 1947

William F. Neale
William F. Neale
Civil Engineer-Reg No 1487
Baltimore, Maryland

RECD JAN 24 1949

1367

NOTICE OF ZONING PETITION FOR RECLASSIFICATION—15th DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Acts and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Rockwood Building, Towson, Baltimore County, Maryland.

On Monday, January 31, 1949.

At 10:00 A. M., to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use, to-wit:

All that parcel of land on the east side of Johnson Avenue, Middle River, in the 15th District of Baltimore County, beginning 240 ft. north of the intersection of Johnson Avenue and Middle River Road, thence northerly 222.4 ft. thence S. 23° 52' west 216.2 ft. to the east side of Middle River Road, thence southerly on the east side of Middle River Road, 275 ft. and thence N. 31° 09' east 116.2 ft. to beginning. Being property of Francis J. Bayer and wife, as shown on plot plan filed with the Zoning Department.

By Order of CHAR. H. DOING, Zoning Commissioner of Baltimore County.
Jan. 14-21.

CERTIFICATE OF PUBLICATION

TOWSON, MD

THIS IS TO CERTIFY That the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., ~~once in each~~

of ^{2 times} successive weeks before the ^{31st}

day of ^{January} ¹⁹⁴⁹ the first publication

appearing on the ^{14th} day of ^{January}

19 ⁴⁹

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

1367

District ¹⁵

Date of Posting ^{Jan 21/49}

Posted for:

^{Commercial}

Petitioner:

^{Francis Bayer}

Location of property:

^{west side of Johnson Ave 240 feet north of the Int. of Johnson Ave}

Location of Signs:

^{1 sign on east side of Middle River Road & 2 sign on the west side of Johnson Ave}

Remarks:

^{540 feet north of Int. of Johnson Ave}

Posted by

^{Harry C. Benthin}

Date of return:

^{Jan 21/49}

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Francis T. Beyer and Sara K. Beyer, legal owner... of the property, situate east side of Johnson Ave., Middle River, in the 15th District of Balt. Co., beginning 240' north of the intersection of Johnson Ave. and Middle River Road, thence northerly 240.4 feet, thence S 63° 52' west 216.7' to the east side of Middle River Road, thence northerly on the east side of Middle River Road, 276' and thence N 84° 03' east 110.2' to beginning. Being property of Francis T. Beyer, and wife, as shown on plot plan filed with the Zoning Department,

herby 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 "E" Commercial Zone.

Reason for Re-Classification: As shown on map

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.

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.

Francis T. Beyer
Sara K. Beyer
Legal Owner
Address: 63 Middle River Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 be held in the office of the Zoning Commissioner of Baltimore County, in the Becker Bldg., in Towson, Baltimore County, on the 14th day of February, 1949, at 10:00 o'clock A.M.

Charles J. Beyer
Zoning Commissioner of Baltimore County

(over)

The Board feels that the lowering of the classification to an "E" Commercial Zone will not create congestion in the roads and streets, would not lessen safety from fire, panic, traffic and other dangers, would not adversely affect the health, morals and/or general welfare and would not cause overcrowding of land or cause an undue concentration of population, would not interfere with adequate provision for schools, parks, water, sewerage, transportation and other public requirements, conveniences and improvements. The Board has given thorough consideration as to the location of the Middle River School and transportation to and from said school and feels that the reclassification of this small area would in no way affect the school or school children.

Therefore, this Board will enter an Order in conformity with this opinion reclassifying the above described property from an "A" Residence Zone to an "E" Commercial Zone.

Charles J. Beyer
Charles J. Beyer
Chairman
Charles J. Beyer
Board of Zoning Appeals
of Baltimore County.

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... zone to a... 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 cause congestion in the roads and streets and create a traffic hazard and be "unsubstantiated". Ample commercial area has been provided for this community.

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

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

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - R. B. JOHNSON AVE., 240 Feet N. of INTERSECTION OF JOHNSON AVE. AND MIDDLE RIVER ROAD, Fifteenth District of Baltimore County, FRANCIS T. BEYER AND SARA K. BEYER, PETITIONERS

The appeal in the above case having come on for hearing, testimony having been taken, counsel for the protestants and the petitioner 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 "E" Commercial Zone.

Charles J. Beyer
Chairman
Charles J. Beyer
Board of Zoning Appeals
of Baltimore County

Approved: _____
County Commissioners of Baltimore County
By: Charles J. Beyer
President
Date: Apr. 4, 1949

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Francis T. Beyer and Sara K. Beyer, owners of the property located in the Fifteenth District of Baltimore County, on east side of Johnson Avenue, Middle River, described as follows:

Beginning 240 feet north of the intersection of Johnson Ave. and Middle River Road, thence northerly 240.4 feet, thence South 63 degrees 52 minutes west 216.7 feet to the east side of Middle River Road, thence southerly, on the thence North 84 degrees 03 minutes 110.2 feet to beginning.

This is an appeal from an Order of the Zoning Commissioner of Baltimore County dated the 14th day of February, 1949, which order denied the petition for reclassification, from an "A" Residence Zone to an "E" Commercial Zone.

The tract in question is located near the point of the triangle formed by Johnson Avenue and Middle River Road, just north of the intersection of the latter with Martin Boulevard. This, therefore, is a triangular parcel of ground which would apparently be suitable for commercial purposes but unsuitable for any other purpose.

The case came on for hearing before the Board, testimony was taken, witnesses for and against the reclassification were heard. The purpose which the petitioners have in mind is for a Bakery and a number of property owners in the immediate neighborhood testified as to the community need for such an enterprise. The testimony further disclosed that the rezoning of this property would not in any way affect traffic or congest the roads in this area in any manner.

REC'D FEB 24 1949

Feb. 24, 1949

Mr. Charles H. Dohg,
Zoning Commissioner
Towson, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "E" Commercial Zone - R. B. JOHNSON AVE., 240' N. of Inter. of Johnson Ave. and Middle River Road, 15th District of Baltimore County, Francis T. Beyer and Sara K. Beyer, Petitioners

Mr. Commissioner:

Please enter an appeal to the Board of Zoning Appeals of Baltimore County from your decision of February 14, 1949 denying the petition in the above matter and forward the papers to the Board of Zoning Appeals of Baltimore County.

Francis T. Beyer
Sara K. Beyer
Petitioners

February 24, 1949

\$22.00

RECEIVED OF Francis T. Beyer, and wife, 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 on February 14, 1949, for reclassification of property on the east side of Johnson Avenue, 240' north of the intersection of Johnson Avenue and Middle River Road, 15th District of Baltimore County.

Zoning Commissioner

FEB 24 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

\$22.00

RECEIVED OF Francis T. Beyer the sum of Twenty Two (\$22.) Dollars for Reclassification of property in the 15th District of Baltimore County, also advertising and posting of same.

Zoning Commissioner

Hearings:
Monday, January 31, 1949
at 20 A. M.

PAID
JAN 7 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY