

365 0222
DATE 4/12
GRANTING 2200

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "B" COMMERCIAL
ZONE - R. W. CORNER EASTERN & STUART
AVENUE, 15th DISTRICT OF BALTIMORE COUNTY,
John L. & Gladys K. Tattall,
Petitioners

Appeal in the above entitled matter coming on for
hearing before the Board of Zoning Appeals of Baltimore
County on the 28th day of July, 1949, from the Order of
the Zoning Commissioner of Baltimore County dated the
10th day of June, 1949, denying the petition for reclassi-
fication from an "A" Residence Zone to an "B" Commercial
Zone and it appearing from the evidence and facts adduced
at the appeal hearing that the granting of the petition
would be detrimental to the health, safety, morals and
the general welfare of the community:

It is this 8th day of August, 1949, ORDERED
by the Board of Zoning Appeals of Baltimore County that the
Order of the Zoning Commissioner of Baltimore County in
denying the petition for reclassification from an "A"
Residence Zone to an "B" Commercial Zone be and the same
is hereby affirmed.

Samuel H. Brown
Carl F. Doughty
John J. Galt
Board of Zoning Appeals
of Baltimore County

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County:

I, or we, John L. Tattall & Gladys K. Tattall, legal owners of the property situated

15th District Baltimore County, Maryland being known as Lots
15 and 16 Block Section 5 of Block Sub-Division and located
on the NW corner of Eastern and Stuart Avenues, improvements
known as 632 Eastern Avenue.

Northeast corner of Eastern and Stuart Ave., Essex running westerly
and ending on the north side of Eastern Ave., 100' with a rectangular
depth northerly of 140' and ending on the W side of Stuart Ave.
Being lots Nos. 15 and 16, Block "A", Section "C" on plat of Essex

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 "B" Commercial Zone.
Reasons for Re-Classification: 1. The property can be used for business
instead of dwelling purposes.

Size and height of building: front...feet; depth...feet; height...feet.
Front and side set back of building from street lines: front...feet; side...feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expense 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.

John L. Tattall
Gladys K. Tattall
Legal Owners

Address: 632 Eastern Avenue, Essex, 21, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of
April 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, last property be posted, and that the public hearing herein be had in the office of the Zoning
Commissioner of Baltimore County, in the Rockwood Bldg. in Towson, Baltimore County, on the
20th day of May 1949, at 11:00 o'clock A.M.

Charles H. Doughty
Zoning Commissioner of Baltimore County
(over)

OFFICE OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by John L. and Gladys K. Tattall,
owners of the property described in the petition, at the north-
west corner of Eastern and Stuart Avenues, in Essex, in the
Fifteenth District of Baltimore County, from an Order of the
Zoning Commissioner of Baltimore County denying the petition for
reclassification, from an "A" Residence Zone to an "B" Commer-
cial Zone.

The case came on for hearing before the Board,
testimony was taken, petitions for and against the reclassi-
fication filed were considered by the Board and counsel for the
petitioner and the petitioner were heard as well as the
protestants who were not represented by counsel.

The parcel of land described in this petition lies
within a long stretch of developed residential frontage, which
is approximately 2000 feet, on the north side of Eastern Avenue
and 1170 feet on the south side. The houses in this zone are
sound and do not show the lack of maintenance that is often a
harbinger of impending commercialization. The property
involved in this case is separated from the nearest commercial
structure, on the west, by seven houses and a church, a distance
of 330 feet. Eastern Avenue is too wide for convenient cross-
shopping and the angular on-street parking has already caused
serious congestion of traffic, at the corner of Eastern Avenue
and Stuart Avenue. The Board further feels that the granting
of this petition would appear to preclude the possibility of
obtaining a more concentrated form of shopping area and expose
the entire residential strip along Eastern Avenue to further
commercialization. There seems to be no community need for such

additional commercial area and to grant this petition would
be "spot zoning".

The Board also feels that the lowering of the
classification to an "B" Commercial Zone would create con-
gestion in the roads, streets, and alleys, would lessen
safety from fire, panic, traffic and other dangers, would
adversely affect the health, morals and/or the general
welfare of the community, would cause overcrowding of land,
would interfere with adequate provisions for schools, parks,
water, sewerage, transportation and other public conveniences
and requirements. The petitioners seem to have no definite
plans for the development of this property at this time and
the Board, therefore, will sign an Order in accordance with
this opinion.

Samuel H. Brown
Carl F. Doughty
John J. Galt
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
June 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... 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, being in a residential area, the granting
of which would be "spot zoning".

It is Ordered by the Zoning Commissioner of Baltimore County, this 10th day of
June 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 remain an "A"
Residence Zone.

Charles H. Doughty
Zoning Commissioner of Baltimore County

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

PETITION FOR ZONING RECLASSIFICATION
FILED
Location - NW corner, Eastern & Stuart Aves., Essex, 15th Dist.
Present Zoning - "A" Residence Proposed Zoning - "B" Commercial
Date received - April 30, 1949 Date of Reply - June 9, 1949

The parcel of land described in this petition lies within a long stretch of
developed residential frontage which is approximately 2000 feet long on
the north side of Eastern Avenue and 1170 feet on the south side. The
houses in this zone are sound and do not show the lack of maintenance that
is often a harbinger of impending commercialization. The property
involved in this case is separated from the nearest commercial structure,
on the west, by seven houses and a church, a distance of about 330 feet.

Although the Essex shopping area, one of the largest in the County, is
located on Eastern Avenue, it has rapidly developed in a linear fashion
along this main artery, rather than in the more desirable form of concen-
tration in depth on one side. Eastern Avenue is too wide for convenient
cross-shopping, and the angular on-street parking has already caused
serious congestion of traffic. The granting of this petition would appear
to preclude the possibility of obtaining a more concentrated form of
shopping area and expose the entire residential strip along Eastern Avenue
to further commercialization.

If your approval is given in this case, it would be highly desirable to make
each provision as may be possible for an off-street parking area which
would help to mitigate the existing additional congestion on Eastern Avenue.

Samuel H. Brown
Mayor
Baltimore County Planning Commission

By: Charles H. Doughty

REC'D JUN 17 1949

T. LEON MARMON, JR.
ATTORNEY AT LAW
SECOND FLOOR, EAST BUILDING
TOWSON, MARYLAND
June 16th, 1949

Petition for Reclassification
From an "A" Residence Zone to
an "B" Commercial Zone - R.W.
Corner Eastern and Stuart Ave-
nue, Fifteenth District,
John L. & Gladys K. Tattall,
Petitioners

Before
Charles H. Doughty,
Zoning Commissioner

Mr. Doughty:
Please enter an appeal to the Board of Zoning Appeals
from the Order passed by you in the above case on June 10th,
1949, denying the Petition of John L. Tattall and Gladys
K. Tattall, his wife, for reclassification of their prop-
erty mentioned in this proceeding from an "A" Residence
Zone to an "B" Commercial Zone.

Samuel H. Brown
Attorney for John L. Tattall,
and wife, Appellants.

OFFICE OF THE BALTIMORE COUNTY THE COMMUNITY NEWS Baltimore, Md. THE HERALD-FOCUS Baltimore, Md. No. 1 Newburg Avenue CATONSVILLE, MD.

May 9, 1949
THIS IS TO CERTIFY, that the annex advertisement of
Charles H. Doughty, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTY NEWS, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for two successive weeks before
the 20th day of May 1949; that is to say
the same was inserted in the issues of
April 29 and May 6, 1949.

THE BALTIMORE COUNTY
By: *P. J. Morgan*
Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting May 17, 1949
Posted for: Commercial
Petitioner: John L. Tattall
Location: property northwest corner of Eastern & Stuart Aves.
Location of Signs: northwest corner of Eastern & Stuart Aves.
Remarks:
Posted by: *Harry C. Bartholomew* Date of return: May 17, 1949

April 23, 1949

\$18.00 ✓

RECEIVED of Anna B. Richardson the sum of Eighteen Dollars (\$18.00) being cost of petition for reclassification, advertising and posting of property, northwest corner of Eastern and Stuart Aves., 15th District of Baltimore County.

Zoning Commissioner

Hearings

Friday, May 20, 1949

at 11:00 a.m.

PAID

June 20, 1949

\$22.00 ✓

RECEIVED of T. Lyde Mason, Attorney, John L. Tatnall, et al, 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 Eastern and Stuart Avenues, 15th District of Baltimore County.

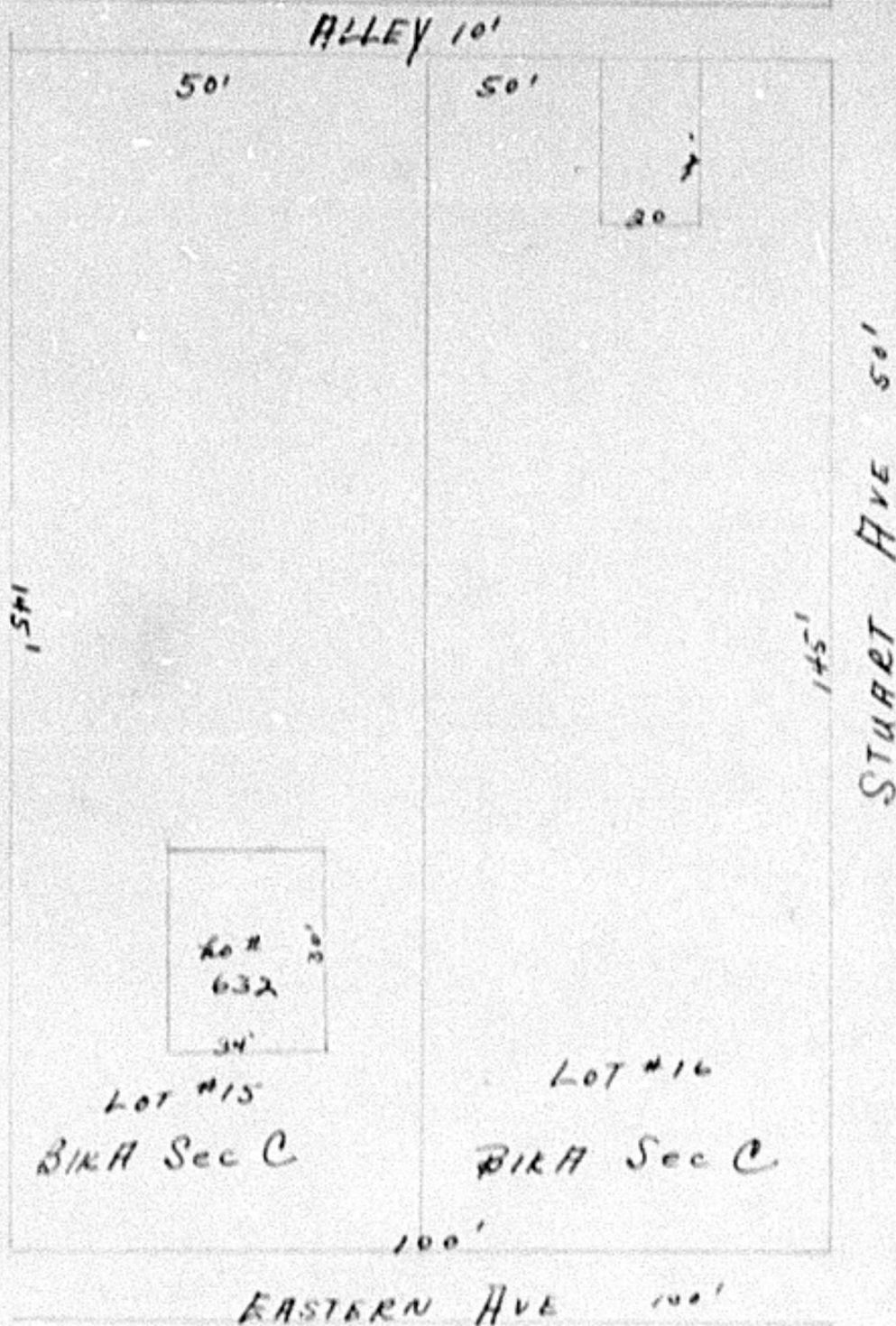
A. B. RICHARDSON

REAL ESTATE AND INSURANCE

405 EASTERN AVE.

ESSEX 21, MD.

ESSEX 1400



LOT SCALE

1" = 20'