

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - W. S. MARLYN AVE., 50 FT. S. GLASS AVE., 15TH DISTRICT, MARGARETE PAGLIARA, PETITIONER

Appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on August 13, 1949 from the Order of the Zoning Commissioner of Baltimore County, dated July 1, 1949, denying the petition for reclassification, from an "A" Residence Zone to an "E" 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 27th day of October, 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 "E" Commercial Zone, be and the same is hereby affirmed.

Carl F. Blough
Carl F. Blough
Board of Zoning Appeals
of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

This is an appeal by Margarete Pagliara, owner of the property described in the petition from the Order and decision of the Zoning Commissioner of Baltimore County dated the 1st day of July 1949, by which Order the petition for reclassification of the property, from an "A" Residence Zone to an "E" Commercial Zone was denied.

The case came on for hearing before the Board, testimony was taken and counsel for the petitioner heard. The property, which is the subject of the petition is located on the west side of Marlyn Avenue, 50 feet south of Glass Avenue, in Essex, in the 15th District of Baltimore County. The petitioner desires to establish a dry goods store at this location. Marlyn Avenue is not logically a commercial street, its width is inadequate for the purposes that it now serves and any additional commercial classification will increase the traffic hazard and the granting of this petition would be "spot zoning".

The Board, therefore, finds that the lowering of the classification to an "E" Commercial Zone would create congestion in the roads, streets and alleys, would lessen safety from fire, panic and other dangers, would adversely affect the health, morals and/or the general welfare of the community, would cause over-crowding of land and undue concentration of population, would interfere with adequate provisions for schools, parks, water, sewerage, transportation and other public requirements, conveniences and improvements.

Carl F. Blough
Carl F. Blough
Board of Zoning Appeals
of Baltimore County

REJUL 11 1949

IN RE:
Petition for Reclassification : BEFORE
from an "A" Residence Zone to : THE ZONING COMMISSIONER OF
an "E" Commercial Zone - W.S. : BALTIMORE COUNTY
Marlyn Avenue, 50' S. Glass :
Avenue. : Record Building
: Towson, Md.
Margarete Pagliara - Petitioner :
:

NOTICE OF APPEAL BY PETITIONER

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Petitioner, Margarete Pagliara, by Edward Paul Weiss, her Attorney, desires and does take an Appeal in the above entitled matter to the Board of Zoning Appeals of Baltimore County, please forward all papers to the above Board.

Edward Paul Weiss
Edward Paul Weiss Attorney for Petitioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-
I, owner, Margarete Pagliara, legal owner, of the property situated on the west side of Marlyn Ave., Essex, in the 15th District of Baltimore, beginning 50' south of Glass Ave., thence easterly, on the west side of Marlyn Ave., 100' with a rectangular depth westerly of 150'. Being lots Nos. 18 and 19 on the plat of "Glasco" filed with the Zoning Department,

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 "E" Commercial zone.

Reasons for Re-Classification: Approved Commercial Use

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

I, owner, 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.

Margarete Pagliara
Margarete Pagliara
Address: 5111 Glenmont Rd.
Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 10th day of June, 1949, at 10:00 o'clock A.M.

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

July 15, 1949

\$22.00
RECEIVED of Edward Paul Weiss, Esquire, 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 on the west side of Marlyn Ave., 50' south of Glass Avenue, 15th District of Baltimore County, Margarete Pagliara, Petitioner.

Zoning Commissioner

PAID
JUL 2 0 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By *Carl F. Blough*

May 17, 1949

\$15.00
RECEIVED of Margarete Pagliara the sum of Fifteen (\$15.00) Dollars, being cost of petition for reclassification, advertising and posting of property, west side of Marlyn Avenue, 15th District of Baltimore County.

Zoning Commissioner

Hearings:
Friday, June 10, 1949
at 10:00 a.m.

PAID
MAY 17 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By *Carl F. Blough*

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

June 1, 1949
THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Blough, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for two successive weeks before the 10th day of June, 1949; that is to say the same was inserted in the issues of May 30 and 27, 1949.
THE BALTIMORE COUNTIAN
By *Ed Morgan*
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1457

District: 15
Posted for: Commercial
Petitioner: Margarete Pagliara
Location of property: West side of Marlyn Ave. 50' south of Glass Ave.
Location of signs: West side of Marlyn Ave. 100' south of Glass Ave.
Remarks:
Posted by: Harry C. Carlisle
Date of return: May 27/49