

1481  
#1491

## Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County  
I, or we, Charles H. and Margaret T. Wohland legal owner(s) of the property situated  
in the 12th District of Balto. Co., beginning at the corner formed by the  
northeasternmost side of Sutton Ave. (formerly Rolling Road) with  
the northeasternmost side of Balto. St. and running thence binding on  
the northeasternmost side of Balto. Ave. N 30° west 337 feet to Don  
Holloman's line; thence binding on said line N 41° east 43 1/2' to the  
line of the B & O Railroad, thence along said railroad the two  
following courses and distances: S 70° E 120' and S 60° E east 143' 1/4"  
more or less, to the line of the northeasternmost side of Balto. St.  
and thence southeasterly, binding on said northeasternmost side of  
Balto. St. 295.45' to beginning, being property of Chas. H. Wohland  
and wife as shown on plot plan filed with the Zoning Department of  
Baltimore County,

hereby petition that the zoning status of the above described property be reclassified, pursuant to the  
Zoning Law of Baltimore County, from an residential zone to a commercial zone

Reasons for Re-classification: This location being as it is beside the railroad  
is both too dirty and noisy for residential purposes. Under its present  
classification we find it impossible to sell this property. Hence we desire  
that it be commercially zoned.

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 do, 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.

*Charles H. Wohland*  
*Margaret T. Wohland*  
Legal Owner  
Address: 189 1/2 Sutton Ave. Balto. Md.

ORDERED: By The Zoning Commissioner of Baltimore County, this 14th day of  
July 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 Rickard Bldg., in Towson, Baltimore County, on the  
14th day of August 1949, at \_\_\_\_\_ o'clock A. M.  
*Chas. H. Wohland*  
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 \_\_\_\_\_  
\_\_\_\_\_ the above re-classification should be had.  
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 \_\_\_\_\_  
\_\_\_\_\_ of the fact that the property is in an exclusive resi-  
dential area and the location of two non-conforming uses in the neighborhood,  
the granting of which would be "spot zoning", Sutton Avenue is a dead-end street  
and does not have sufficient width as a commercial street, or road, and the fact  
that vehicles would have to turn around at or near the instant property where this  
street ends would create congestion, therefore \_\_\_\_\_

\_\_\_\_\_ the above reclassification should NOT be had:  
It is Ordered by the Zoning Commissioner of Baltimore County, this 17th day of  
August 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 as \_\_\_\_\_  
Residence \_\_\_\_\_ zone.  
*Chas. H. Wohland*  
Zoning Commissioner of Baltimore County

Approved \_\_\_\_\_ County Commissioners of Baltimore County  
Date \_\_\_\_\_ By \_\_\_\_\_ President

July 14, 1949  
\$10.00  
RECEIVED of Charles H. Wohland and wife, the sum of  
Eighteen (\$18.00) Dollars, being cost of petition for reclassi-  
fication, advertising and posting of property, Balto. Ave. and  
Sutton Avenue, 12th District of Baltimore County.

Zoning Commissioner

Hearing:  
Thursday, August 4, 1949  
at 10:00 a.m.

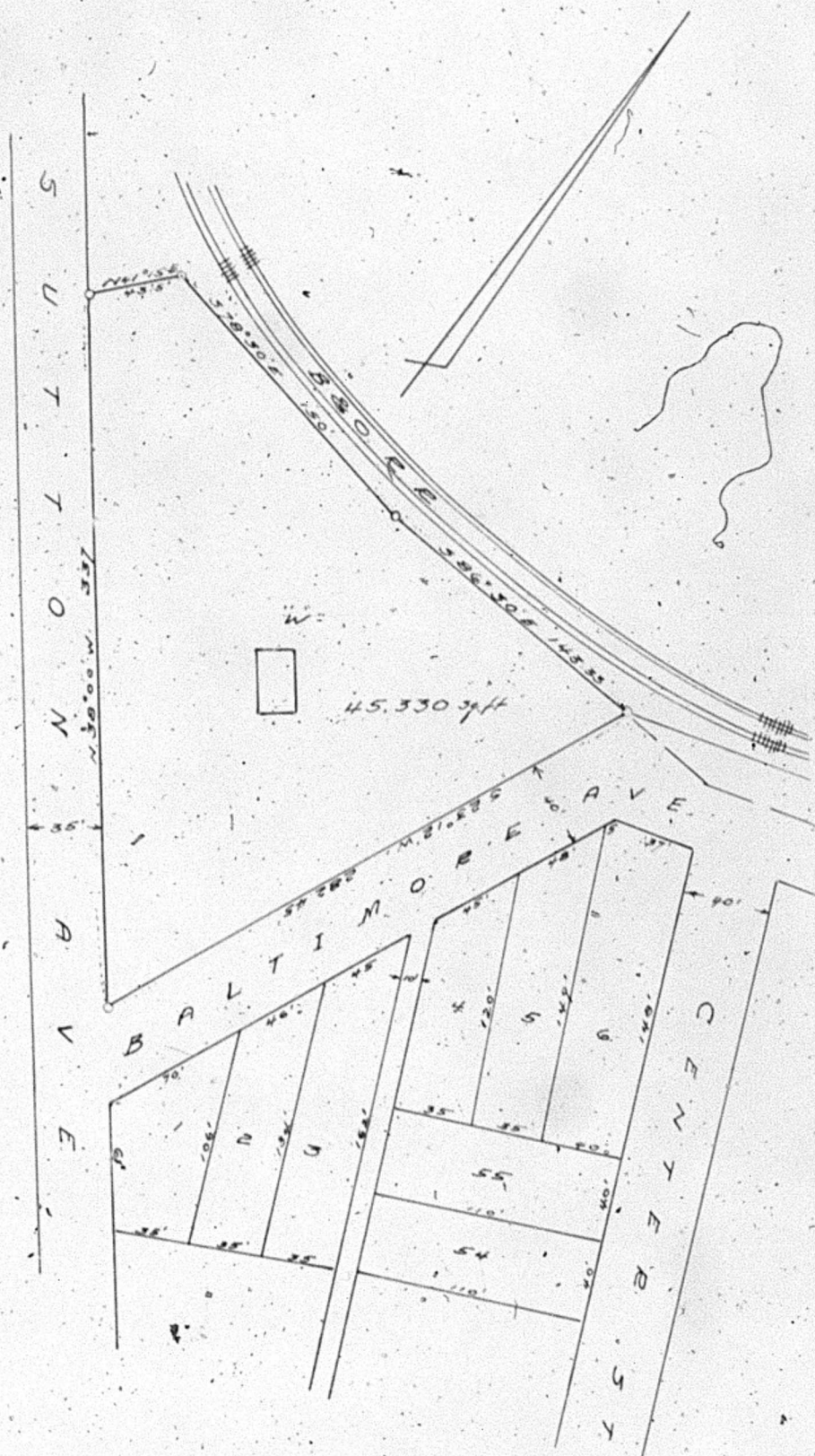
PAID  
JUL 18 1949  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
BY *M. K. COY*

RECD JUL 25 1949  
#1491  
CERTIFICATE OF PUBLICATION  
TOWSON, MD. July 23/49  
THIS IS TO CERTIFY, That the enclosed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., \_\_\_\_\_  
\_\_\_\_\_ newspaper which before the \_\_\_\_\_  
day of \_\_\_\_\_ 1949, the first publication  
appearing on the \_\_\_\_\_  
1949.  
THE JEFFERSONIAN,  
Manager  
Cost of Advertisement, \$ \_\_\_\_\_

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland 1491

District: 12 Date of Posting: July 23/49  
Posted by: Commercial  
Postmaster: Chas. H. Wohland et wife  
Location: Big at the corner formed by the 70' most side of Sutton Ave with the 70' side of Balto. St  
Location of Sign: 70' corner Sutton Ave with 70' side Balto. St

Remarks:  
Posted by: Henry E. Starnes Date of: July 23/49



Plan of a section of  
ST DENIS DEVELOPMENT  
Baltimore County

Lots W, No 7 & No 8 owned by  
Charles H Wetland - 1846 Sutton Ave

July 1949      Scale 1"=50'

J. E. Curtis, Engineer  
Ellicott City, Md.