

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:
 Cecelia Widanski, Irene Phillips
 1300 W. and J. St. Baltimore

at the northwest corner of North Point Boulevard and East Battle Grove Ave., 14th District of Balto. Co., running westerly and northerly, binding on the north and east sides of East Battle Grove Ave., 241 feet to a point approximately 200 feet northwest of the intersection of North Point Boulevard and the west side of East Battle Grove Circle, thence N 89° 14' E 215 feet to the west side of North Point Boulevard and thence southerly on the west side of North Point Boulevard 1700 feet to beginning. Being property of Cecelia Widanski, Irene Phillips and J. T. Marolowski as shown on plot plan filed with the Zoning Department,

whereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from a Residential to a Commercial zone.
 Reason for Re-Classification: APPROVED COMM. DIST.

Size and height of building: front _____ feet, depth _____ feet, height _____ feet.
 Front and side set backs: (building from street lines) from _____ feet, side _____ feet.
 Property to be posted as prescribed by Zoning Regulations.

We, the undersigned, agree to pay expenses of above reclassification, 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 of Baltimore County.

By Charles M. Morgan President
Cecelia Widanski
Irene Phillips
 Address: 1107 N. 2nd, East Battle 22 St.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1947, 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, at the Record Bldg., in Towson, Baltimore County, on the _____ day of _____, 1947, at _____ o'clock, A.M.

Zoning Commissioner of Baltimore County

(over)

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 THE HERALD-ARGUS
 No. 1 Newburg Avenue
 CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Charles M. Morgan, 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 _____ successive weeks before the _____ day of _____, 1947, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By R. J. Morgan
 Editor and Manager.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being an extension of an existing commercial area, the said petition should be granted in part and denied in part. The portion of said property hereby reclassified being described as follows: Beginning for the same at the intersection of the southwest side of North Point Blvd. and the northwest side of Battle Grove Ave., and running thence northwesterly, binding on the northwest side of North Point Blvd. 1750' with a depth southwesterly of 1000' parallel with the said North Point Blvd. The remainder of the above described property and area is hereby continued as an "A-1 Residential Zone."

It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____, 1947, 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 "Residential" 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 _____

the above reclassification should NOT be had:
 It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1947, 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 _____ zone.

Approved _____
 County Commissioners of Baltimore County
 Date Aug 28, 1949 By _____ President

PETITION FOR ZONING RECLASSIFICATION

Location - NW cor of North Point Blvd. & East Battle Grove Ave., 15th Dist.
 Owner - Cecelia Widanski, Irene Phillips, J. T. Marolowski
 Present Zoning - "A-1 Residential" Proposed Zoning - "C-1 Commercial"
 Date Received - July 19, 1949 Date of Reply - August 9, 1949

The parcel of land described in this petition constitutes a very large tract of land fronting on North Point Boulevard. The adjacent commercial zone is devoted to use as an outdoor theatre. Without submission of evidence to justify a specific planned use for the property we can see no justification for granting this petition. A heavy concentration of traffic has already been generated by the adjacent outdoor theatre, and the development of a commercial section in this area has not created a need for new commercial zoning, particularly of such magnitude.

Ronald M. Willman
 Bernard M. Willman
 Baltimore County Planning Commission

cc: Charles H. Doing
 Christian H. Lohr
 W. W. MacVicar

Comments are KODILL's, but he hasn't seen the zoning.

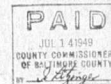
July 11, 1946

\$45.00

RECEIVED of George Willman, President of the Ben's Battle Grove Democratic Club, the sum of Forty Five (\$45.00) Dollars, being cost of petition for reclassification, advertising and posting of property, North Point Road, 15th District of Baltimore County.

Zoning Commissioner

Hearings
 Friday, Aug 8, 1949
 at 11:00 a.m./



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 1544
 Posted for July 20, 1947
 Petitioner Charles M. Morgan
 Location of property N. W. cor. N. 2nd & E. Battle Grove Rd.
 Location of signs at corner of N. 2nd & E. Battle Grove Rd.
 Remarks "E. Battle Grove Rd."
 Posted by R. J. Morgan Date of return July 25, 1947

1493

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

150 Notice
 Pursuant to petition filed with the Zoning Department of Baltimore County, the change of reclassification, from a Residential to a Commercial zone, of the property hereinafter described, will be considered by the Zoning Commissioner of Baltimore County, at the Zoning Office, in the Building, Towson, Baltimore County, Maryland, on the _____ day of _____, 1947, at _____ o'clock, A.M.

To determine whether or not the following mentioned and described property should be changed or reclassified, as aforesaid, for the proposed Commercial Use, in all that parcel of land at the northwest corner of North Point Boulevard and East Battle Grove Avenue, 14th District of Baltimore County, running westerly and northerly, binding on the north and east sides of East Battle Grove Avenue, 241 feet to a point approximately 200 feet northwest of Battle Grove Circle, thence N 89° 14' E 215 feet to the west side of North Point Boulevard and thence southerly on the west side of North Point Boulevard 1750 feet to beginning. Being property of Cecelia Widanski, Irene Phillips and J. T. Marolowski as shown on plot plan filed with the Zoning Department.
 By CHAR. H. DOING
 Zoning Commissioner of Baltimore County
 July 15-47

MICROFILMED

**NO PLAT
IN
THIS FOLDER**