

Sept. 2, 1949

Mr. George Slicker,
Deputy Comptroller,
Court House,
Towson 4, Maryland

Dear Mr. Slicker:

On August 18 we forwarded a check in the amount of \$22.00 to your office, being cost of appeal of Charles R. and Mary C. Evans to the Board of Zoning Appeals of Baltimore County for reclassification of property at the southwest corner of Harford and Mt. Vista Roads, 11th District of Baltimore County. The appeal has been withdrawn, therefore, the petitioner is entitled to a refund of \$12.00. Will you kindly mail check for this amount to this Department so we may mark our records and the check will then be mailed to Mr. Evans.

Very truly yours,

Zoning Commissioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

we, **CHARLES R. EVANS AND MARY C. EVANS**, legal owners of the property situate

*Harford Road & Mt. Vista Road
Glen Arm, Maryland*

At the southwest corner of Harford and Mt. Vista Roads, in the 11th District of Baltimore Co., fronting on the south side of Harford Road and running westerly 420.70', thence S 8° 15' 10" west 200', thence N 78° 45' east 420.70' to the west side of Mt. Vista Road and thence northerly, binding on the west side of Mt. Vista Road, 200' to be ginning,

herby 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 an *Commercial* zone.

Reasons for Re-classification:

To use property as General Merchandise Store, also to use as "Light White (off color) in connection with business

Size and height of building: front *65* feet, depth *85* feet, height *2 1/2* stories.
Front and side set backs of building from street lines: front *60* feet, side *60* feet.
Property to be posted as prescribed by Zoning Regulations.

Evans, 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 R. Evans
Mary C. Evans*
Legal Owner
Address *Harford Rd. & Mt. Vista Road
Glen Arm, Md*

ORDERED By The Zoning Commissioner of Baltimore County, this *15th* 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 Rebeck Building, in Towson, Baltimore County, on the *15th* day of *August*, 1949, at *11:00* o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

August 16, 1949

\$22.00

RECEIVED of Michael Paul Smith, Attorney for Charles R. and Mary C. Evans, 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 of Baltimore County denying the petition for reclassification of property at the southwest corner of Harford and Mt. Vista Roads, 11th, District.

Zoning Commissioner



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 *15th* day of *August*, 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 *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 *location, being in an exclusive residential area, no need being shown for a commercial area at the above location; ample commercial facilities being provided within a reasonable distance, the granting of which would be "spot zoning"*

It is Ordered by the Zoning Commissioner of Baltimore County this *15th* 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 a *residential* zone.

Charles R. Evans
Zoning Commissioner of Baltimore County

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

LAW OFFICES
SMITH AND BARRETT
200 BALTIMORE BUILDING
BALTIMORE 2, MARYLAND

September 13, 1949

Mr. Samuel H. Hoover, Chairman
Board of Zoning Appeals,
Rebeck Building,
Towson 4, Maryland

Re: Petition for reclassification from an "A" Residence Zone to an "C" Commercial Zone - s.v. corner Harford and Mt. Vista Roads, 11th District, Charles R. and Mary C. Evans, Petitioners

Dear Doctor:

Will you please dismiss the appeal in the above entitled matter. - 9/1/49 -

Very truly yours,

M.P. Smith
Attorney for Petitioners

RECD AUG 18 1949

Charles H. Deing, Esq.
Zoning Commissioner
Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "C" Commercial Zone - s.v. corner Harford and Mt. Vista Roads, 11th District, Charles R. and Mary C. Evans, Petitioners

Mr. Commissioner:

Please enter an Appeal to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner dated August 11, 1949 in the above application for reclassification, and forward transcript of record to the Board of Zoning Appeals of Baltimore County.

Dated August 17th, 1949.

Michael Paul Smith
Attorney for Petitioners

August 30, 1949

To Charles H. Deing
Zoning Commissioner
Towson 4, Maryland

Dear Sir:

The undersigned are filing with the Board of Liquor License Commissioners of Baltimore County an application for a Class A (off sale) beer & light wine license at the grocery store owned and operated by us at the northeast corner of Harford and Mt. Vista Road, 11th District of Baltimore County. This grocery store has been in operation continuously without license for at least twenty years and constitutes a non-conforming use under the Zoning Ordinance of Baltimore County.

Very truly yours,

Charles R. Evans
Charles R. Evans
Mary C. Evans
Mary C. Evans

\$21.00 ✓

July 19, 1949

RECEIVED of Charles R. Evans and wife the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification, advertising and posting of property northeast corner of Harford and Mt. Vista Roads, 11th District of Baltimore County.

Zoning Commissioner

Hearings:
Friday, Aug. 5, 1949
at 1:00 p.m.



RECD JUL 25 1949

#1495

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 22 19 49

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of TWO successive weeks before the fifth day of August 19 49 the first publication appearing on the fifteenth day of July 19 49

The UNION NEWS

Manager.

NOTICE OF HEARING PETITION FOR RECLASSIFICATION--1495

Pursuant to section 1014 of the Zoning Ordinance of Baltimore County for change of the classification from an "A" Residential Zone to an "C" Commercial Zone of the property hereinafter listed, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Rickard Building, Towson, Baltimore County, Maryland:

On Friday, August 5, 1949
At 1:00 o'clock P. M.

To determine whether or not the following mentioned and described property should be changed or be classified as aforesaid for approved commercial use, to wit:

All that parcel of land at the southwest corner of Harford and Mt. Vista Roads, in the 11th Precinct of Baltimore, fronting on the south side of Harford Road and measuring approximately 420' by 125' 12" west 200' thence S 74° 12' East 420' to the west side of Mt. Vista Road, thence north 125' 12" ending on the east side of Mt. Vista Road, 200' to beginning of the property of Charles J. and Mary C. Evans as shown and class filed with the Zoning Department.

By order of
HAROLD H. DOING
Zoning Commissioner
July 26, 1949 of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1495

District 11

Date of Posting July 20/49

Posted for: Commercial

Petitioner: Chas. R. & Harry C. Evans

Location of property S W corner of Harford & Mt Vista Roads

Location of Signs S W corner of Harford & Mt Vista Roads

Remarks:

Posted by Harry C. Gartside
Signature

Date of return: July 20/49

HARFORD

ROAD

420.75'

200'

200'

S 74° 45' W 420.75'

S 9° 12' W 453.8'

S 81° 45' E 420.75'

612.8' MT. VISTA ROAD (SWEATHOUSE RD)

camp

SCALE 1" = 50'