

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Clara M. and Carl J. Gerst, legal owner, of the property situate on the North side of the Joppa Road at the distance of 420 feet West from the Belair Road and running thence binding on the West side of the Joppa Road 531.75 feet.

All that parcel of land situate on the north side of Joppa Road, in the 11th District of Balt. Co., beginning 420' west of center line of Bel Air Road, thence westerly and binding on the north side of Joppa Road 531.75', thence S 13° east 150', thence easterly and parallel to Joppa Road, 60' and thence southerly 9° east 150' to beginning,

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from a residential zone to an Commercial zone. Reasons for Re-Classification: Property on all sides is either zoned commercial or being used in a commercial manner, and as a result the land above described has little or no value except for commercial purposes.

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.

I, or we, 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.

Clara M. Gerst
Carl J. Gerst

Legal Owner

Address

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 Record Bldg., in Towson, Baltimore County, on the 5th day of August, 1949, at 5:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

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 zone

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 8th 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 an "A" Residence zone to an "R" Commercial Zone, subject, however, to the provision of at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings.

Christina H. Hall
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 NOT be had:

It is Ordered by the Zoning Commissioner of Baltimore County, this day of

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 zone.

Zoning Commissioner of Baltimore County

Approved

County Commissioners of Baltimore County

Date Aug. 25, 1949

By

Christina H. Hall
President

July 14, 1949

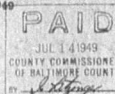
\$18.00

RECEIVED of John L. Askew, attorney for Carl J. and Clara M. Gerst, petitioners, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, north side of Joppa Road, 500 feet west of Bel Air Road, 11th District of Baltimore County.

Zoning Commissioner

Hearings

Friday, August 5, 1949
at 5:00 p. m.



REC'D JUL 25 1949

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 22, 1949

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 two successive weeks before the first publication appearing on the fifteenth day of July 1949.

The UNION NEWS

Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting July 20/49

District 11
Posted for Commercial
Petitioner Carl J. Gerst & wife
Location of property Side of Joppa Road 420' west of Bel Air Road
Location of Signs N side of Joppa Road 520' west of Bel Air Road
Remarks
Posted by Harry C. Goshall Date of return July 25/49

NOTICE OF PENDING PETITION

RECLASSIFICATION--11th DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, July 14, 1949, for reclassification of property from an "A" Residential Zone to an "R" Commercial Zone, the Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, has caused a public hearing to be held at the following place, to-wit: the Record Building, in Towson, Baltimore County, Maryland.

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

In determining whether or not the proposed reclassification and described property should be approved, it is the duty of the Zoning Commissioner of Baltimore County to consider the public interest, the health, safety and general welfare of the community, and the character and use of the neighborhood in which the property is situated. The Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, has caused a public hearing to be held at the following place, to-wit: the Record Building, in Towson, Baltimore County, Maryland, on Friday, August 5, 1949, at 5:00 o'clock P. M.

Witness my hand and the seal of the Zoning Department of Baltimore County, July 15, 1949.

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Mylonite
Soil
unidentified

