

Petition for Zoning Re-Classification

The Zoning Commissioner of Baltimore County

I, or we, Crown Realty Company, legal owner... of the property situated

BEGINNING FOR THE SH&K at a point on the northernmost edge of the right-of-way from Edmondson Avenue Extended and the center line of a 20 foot road there also a said point being at the distance of 347.5 feet measured along the edge of Edmondson Avenue Extended in a westerly direction from the Bolling Road there running in a westerly direction along the edge of Edmondson Avenue Extended for a distance of 313.5 feet, thence running for a line of division north 22 degrees 30 minutes east 290.97 feet thence running south 65 degrees 30 minutes east 325.60 feet to the center line of the aforementioned 20 foot road, thence along the center of said 20 foot road with the use thereof in common with 25 degrees 30 minutes east 310 feet to the beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A-1" Residence Zone to an "B-1" Commercial Zone.

Reasons for Re-Classification:

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.

Crown Realty Corp. Legal Owner Address: 149 Equitable Bldg.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 1942, 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 7th day of October, 1942, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County (over)

#1542 MAP #1-B

MICROFILMED

RECORDED IN THE OFFICE OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1542 MAP #1-B

RE: PETITION FOR RECLASSIFICATION FROM AN "A-1" RESIDENCE ZONE TO AN "B-1" COMMERCIAL ZONE - N. S. Edmondson Ave., Ext'd., 3475' W. of Bolling Road, 1st Dist. Crown Realty Corp., Petitioner

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the fact that both sides of the highway, both to the east and to the west of the lot in question, is so interspersed with existing business enterprises, some of which are nonconforming uses, and some being in rather large residential commercial zones in which additional businesses are destined to spring up, as to render it undesirable, if not wholly unsuitable for normal residential use, the petition ought to be granted.

Commercial use of the lot in question will not be detrimental to the health, safety, morals and the general welfare of the community any more so than those already authorized. To refuse to reclassify this particular lot in view of the number of reclassifications that have been granted in this vicinity, as well as the nonconforming uses existing on this highway, would be arbitrary and discriminatory.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of November, 1940, 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-1" Residence Zone to an "B-1" Commercial Zone, subject 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; also, subject to a setback of 20 feet for the erection of any buildings or structures from the northernmost right-of-way line of Edmondson Avenue, Extended.

Approved: Zoning Commissioner of Baltimore County

Approved: County Commissioners of Baltimore County By: [Signature] President Date: 6/22/57

1542 MAP #1-B

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Approved: Zoning Commissioner of Baltimore County

Approved: County Commissioners of Baltimore County By: [Signature] President Date: 6/22/57

#1542 MAP #1-B

Re: Petition for Reclassification from an "A-1" Residence Zone to an "B-1" Commercial Zone, N. S. Edmondson Ave. Ext'd., 3475' W. of Bolling Road, 1st District, Crown Realty Corporation, Petitioner.

Dr. Augustine J. Haller, Zoning Commissioner of Baltimore County Towson Maryland

Mr. Haller:

Please enter the appeal from the order of the Zoning Commissioner dated the 3rd day of November, 1940, reclassifying the property from an "A-1" Residence Zone to an "B-1" Commercial Zone, described in said petition, "DISMISSAL".

[Signature] John Weston Smith, Attorney for Petitioner

Dated June 16, 1951

MICROFILMED

September 10, 1940

RECEIVED of Michael Paul Smith, Attorney for Crown Realty Company, Petitioner, the sum of Twenty One (\$21.00) Dollars, being cost of petition for reclassification of property on Edmondson Ave. Ext'd., advertising and posting.

Zoning Commissioner

Received: Friday, Oct. 7, 1940 at 10:00 a.m.

MICROFILMED

PAID SEP 9 1940 COUNTY COMMISSIONERS OF BALTIMORE COUNTY

November 14, 1940

RECEIVED of North Bolling Road Improvement Association the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the order of the Zoning Commissioner in granting the petition for reclassification of property and a special permit for Motor Court, both on the north side of Edmondson Avenue Extended.

Zoning Commissioner

PAID NOV 14 1940 COUNTY COMMISSIONERS OF BALTIMORE COUNTY

MICROFILMED

NOTICE OF ZONING PETITION FOR RECLASSIFICATION... Pursuant to Article 21, Section 10-1, of the Zoning Ordinance of Baltimore County...

REC'D SEP 21 1940 OFFICE OF THE BALTIMORE COUNTY THE COMMUNITY NEWS THE COMMUNITY PRESS... THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Young, Zoning Commissioner of Baltimore County...

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1542

District: ¹.....

Date of Posting: *Sept 16/49*

Posted for: *Commercial*

Petitioner: *Crown Realty Co.*

Location of property: *north side of Edmondson Ave*

3435' west of Rolling Road

Location of signs: ² *north side of Edmondson Ave*

3445 - 3745' west of Rolling Road

Remarks:

Posted by: *Harry C. Hartside*

Signature

Date of return: *Sept 16/49*

MICROFILMED

Henry Bonebrake
to
Naomi Summers

JWB

1598

348

Sept 20 1947

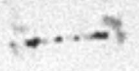
A.W. Gieseke
Catonville B5
126 Cherydell Rd
28

Elvev 440 @ 20' Road
Charles
Zoning - Mr. Doering

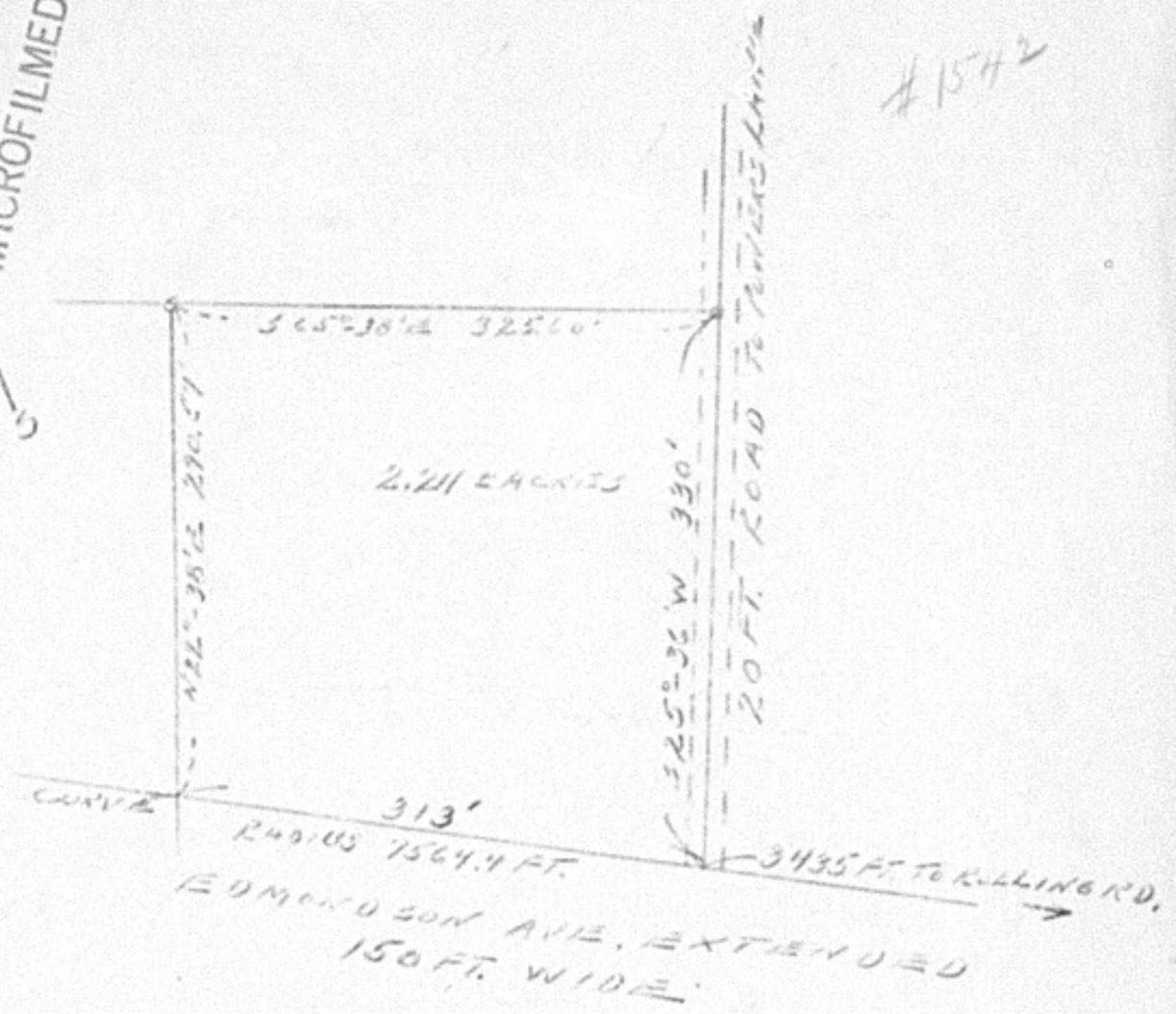
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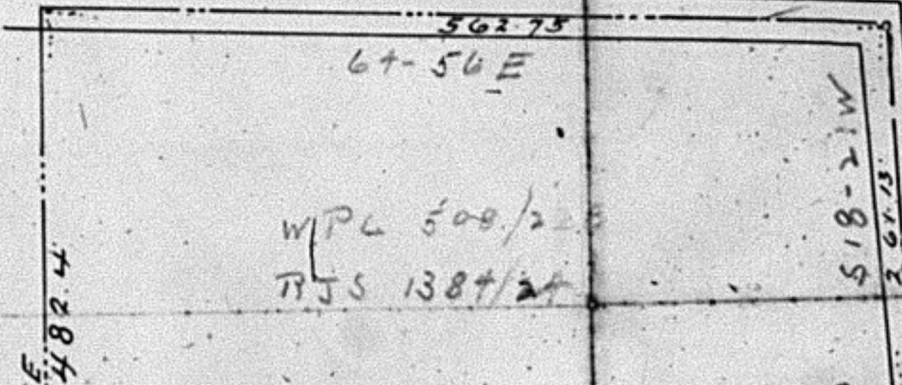
#1542



PLAT SHOWING LOT TO BE RE-ZONED
1ST. DIST. BALTO. CO., M.D.

SCALE 1" = 100' AUG. 1949
R.C. NORRIS REG. SURVEYOR

POWERS LANE



PIPE N 22.38 E 482.4

POWERS LANE

249.9
ROAD 30 FT WIDE

565.38 E 571.0

3.76 ACRES

2.24 ACRES

SCALE 1/IN = 100 FT
AUGUST 1947

J. Milton Green
Registered Eng'r & Surveyor
TOWSON - MARYLAND.

STAKE

525.36 N 31.01
ROAD
PIPE
20 FT

S 57.26 E 563.25
563.25

EDMONDSON AVE.

343.5 FT. TO Rolling Road