

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO AN "B"
COMMERCIAL ZONE - S. W. Cor. Edmondson
and Kent Aves., 1st Dist. of Naito Co.,
Albert Grimes and Ruth Grimes,
Petitioners

Appeal in the above entitled matter coming on for
hearing before the Board of Zoning Appeals of Baltimore County
on February 9, 1950 from an Order of the Zoning Commissioner
of Baltimore County, dated January 30, 1950, denying the
petition for reclassification of property, described therein,
from an "A" Residence Zone to an "B" Commercial Zone and it
appearing from the facts and evidence adduced at the appeal
hearing that the granting of this petition would not be
detrimental to the health, safety, morals and the general
welfare of the community, therefore:

It is this 23rd day of March, 1950, ORDERED
by the Board of Zoning Appeals of Baltimore County, that the
Order of the Zoning Commissioner of Baltimore County be and
the same is hereby reversed, and, it is further ORDERED that
the Zoning Commissioner grant the petition for reclassification
of the property described in these proceedings, from an "A"
Residence Zone to an "B" 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.

Approved:

County Commissioners
of Baltimore County

By: *James H. Hearn*
President

Date: April 28/50

James H. Hearn
Chairman
Carl F. Dingle
President
Board of Zoning Appeals
of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

This is an appeal by Albert Grimes and Ruth Grimes,
owners of the property described in the petition, from an Order
and decision of the Zoning Commissioner of Baltimore County dated
January 30, 1950, by which Order the petition for reclassification
of the property, from an "A" Residence Zone to an "B" Commercial
Zone, was denied.

The case came on for hearing before the Board, testimony
was taken on behalf of the petitioners and no protestants appeared
at the hearing.

The property which is the subject of the petition
is located at the southwest corner of Edmondson and Kent
Avenues, in the First District of Baltimore County. The
purpose which the petitioners have in mind is for the sale
and repair of lawn mowers and while there are no other com-
mercial developments in this immediate neighborhood the Board
feels that the granting of this reclassification would not
affect the adjoining properties and with the proper setback
from the Baltimore National Pike there will be no traffic
hazard created.

The Board, therefore, finds that the lowering of
the classification to an "B" Commercial Zone will not create
congestion in the roads, streets and alleys, would not lessen
safety from fire, panic and other dangers; would not adversely
affect the health, morals and/or the general welfare and would
not cause overcrowding of land or undue concentration of
population or interfere improperly with adequate provisions
for schools, parks, water, sewerage, transportation and other
public requirements, conveniences and improvements.

The Board further finds that there is a community
need for this commercial reclassification and will sign an
Order in accordance with this opinion.

James H. Hearn
Chairman
Carl F. Dingle
President
Board of Zoning Appeals
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County
I, or we, *Albert Grimes & Ruth Grimes*, legal owner, of the property situate
Lot 22, 23 and 24, Gatonsville Heights

At the southwest corner of Edmondson Ave., Ext'd., and Kent Ave.,
in the 1st District of Baltimore County, situate westerly, on the south
side of Edmondson Ave., Ext'd., 110 feet, thence southerly, on
the west side of Kent Ave., 111 feet, being lots Nos. 22, 23
and 24 on plat of Gatonsville Heights.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from *Residence* zone to an *Commercial* zone.

Reasons for Re-Classification: *As above described property is now zoned "Residence" and is used for the sale and repair of lawn mowers and other small commercial purposes. The property is located in a residential neighborhood and the proposed reclassification will not be detrimental to the health, safety, morals and general welfare of the community.*

Size and height of building front.....22.....feet; depth.....40.....feet; height.....13.....feet.
Front and side set backs of building from street lines: front.....22.....feet; side.....15.....feet.
Property to be posted as prescribed by Zoning Regulations.

Grimes 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.

Albert Grimes
Ruth Grimes
Legal Owner
Address: *2000 Shawnee Ave. (Bk.)*

ORDERED By The Zoning Commissioner of Baltimore County, this.....3rd..... day of
JANUARY.....1950, 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 Backdoor Bldg., in Towson, Baltimore County, on the.....10th.....
27th..... day of January.....1950, at.....o'clock A. M.

Zoning Commissioner of Baltimore County
(over)

REC'D FEB 6 1950

Re: Petition for Reclassification
from an "A" Residence Zone to an
"B" Commercial Zone - S. W. Cor.
Edmondson and Kent Aves., 1st
District of Baltimore County,
Albert and Ruth Grimes,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. Commissioners:

Please enter an appeal to the Board of
Zoning Appeals of Baltimore County from your decision of
January 30, 1950, in the above entitled matter, and trans-
mit all the papers to the Board.

Albert Grimes
Ruth Grimes
Petitioners

Dated this 6th day of
February, 1950

January 3, 1950

RECEIVED of Albert Grimes the sum of Twenty
(\$20.00) Dollars for reclassification, advertising and
posting of property on the southwest corner Edmondson
Avenue Ext'd. & Kent Avenue, 1st District of Baltimore
County.

Zoning Commissioner

Hearings:
Friday, January 27, 1950
at 10 A. M.

PAID
JAN 3 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

February 8, 1950

RECEIVED of Albert Grimes, et al the sum of Twenty
(\$20.00) 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 situate southwest corner of
Edmondson and Kent Avenue, 1st District of Baltimore County.

Zoning Commissioner

Hearings:
Thursday, Feb. 9, 1950
at 1:20 P. M.

PAID
FEB 9 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

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.....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 location, being in an undeveloped residential area,
the granting of which would be "spot zoning", also the lot in question
is not large enough for a shopping center and would only serve as a
single enterprise.

It is Ordered by the Zoning Commissioner of Baltimore County, this.....day of
JANUARY.....1950 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 an "A"
Residence zone.

James H. Hearn
Zoning Commissioner of Baltimore County

Approved:

County Commissioners of Baltimore County
Date: April 28/50

**NOTICE OF ZONING PETITION
FOR RECLASSIFICATION —**
1st District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for change or reclassification, from an "A" Residence Zone to an "E" Commercial Zone, of the property hereinafter described, 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 Record Building, Towson, Baltimore County, Maryland:

On Friday, Jan. 21, 1950

at 10:00 a. m.

To determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use, to wit:

All that parcel of land at the southwest corner of Edmondson Ave., Extended, and Kent Ave. in the First District of Baltimore County, thence westerly, on the south side of Edmondson Avenue, Extended 110 feet, thence southerly, on the west side of Kent Ave., 111 feet, being lots Nos. 22, 23, and 24 on plan of Catonsville Heights filed with the Zoning Department.

By Order of Chas. H. Doing,
Zoning Commissioner
of Baltimore County

Jan. 6-13.

THE COMMUNITY NEWS

Reisterstown, Md.

THE HERALD-ARGUS

Catonsville, Md.

THE COMMUNITY PRESS

Fendall, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

January 13, 1950

THIS IS TO CERTIFY, that the annexed advertisement of

Charles H. Doing, 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 2 successive weeks before the 14th day of January, 1950, that is to say the same was inserted in the issues of

January 6-13, 1950

THE BALTIMORE COUNTIAN

By

P. J. Morgan

Editor and Manager.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

1626

District: 1

Date of Posting: Jan 13/50

Posted for:

Commercial

Petitioner:

Albert Grimes

Location of property:

SW corner of Edmondson Ave and
Kent Ave

Location of Signs:

SW corner of Edmondson + Kent Aves

Remarks:

Posted by

Harry C. Gartside

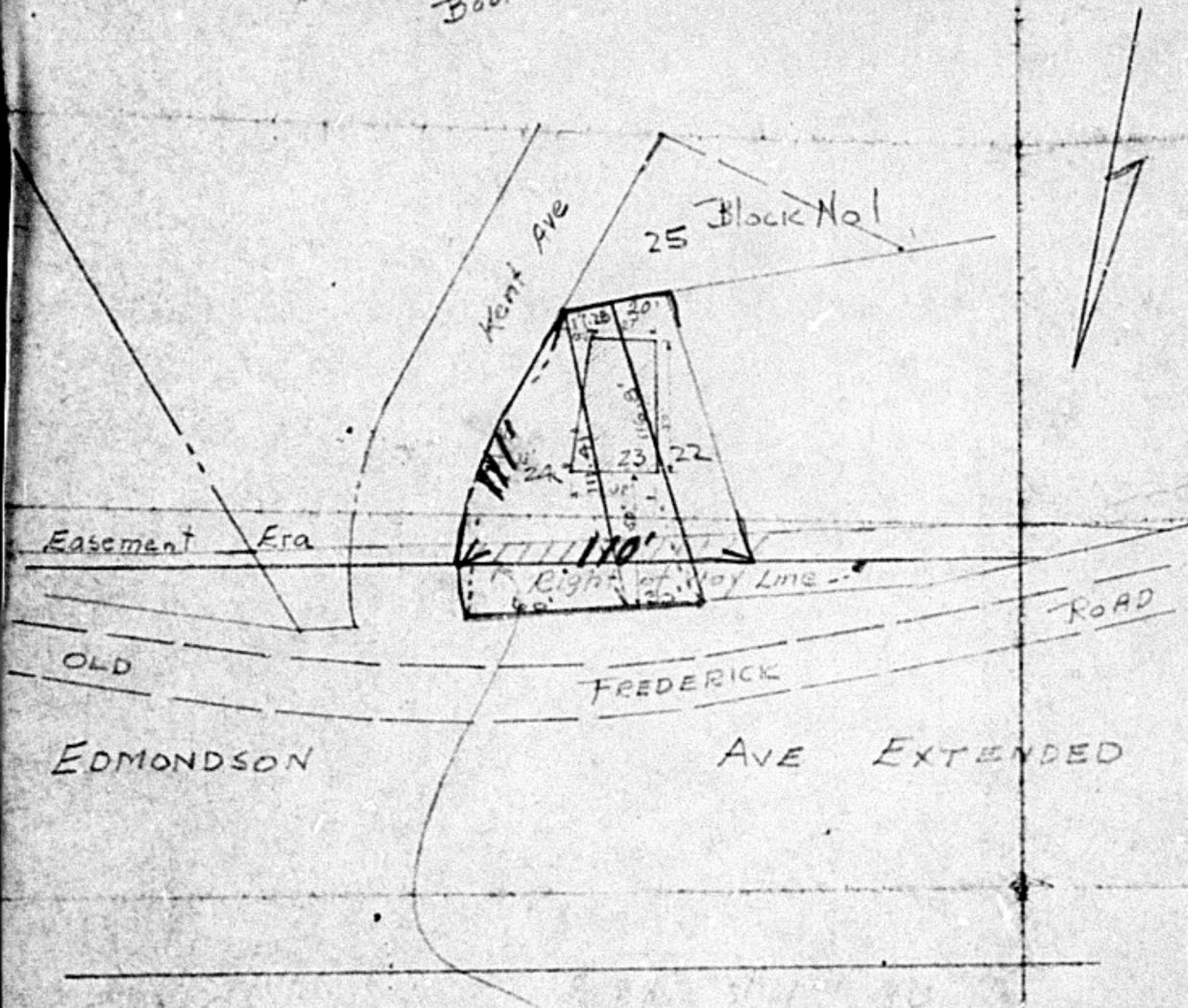
Signature

Date of return:

Jan 13/50

"CATONSVILLE HEIGHTS"

Plat
Book WPC 6-178



Scale 1"=50'

State Roads Plat PLAT No 4365