

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Walter J. Sperl, Elizabeth S. Sperl legal owner... of the property situate at the northwest corner of Oak Summit Ave. and Joppa Road, in the 11th District of Baltimore County, thence westerly, on the north side of Joppa Road, 88.55 feet with an average rectangular depth of 135 feet and binding on the west side of Summit Ave. Being lots Nos. 5, 6 and 7 on plat of Oak Summit.

herely 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 "A" Commercial Zone.

Reasons for Re-Classification: As a large, established commercial zone, also because the granting of said petition would be "spot zoning"

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.

Now 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.

Walter J. Sperl
Elizabeth S. Sperl
Legal Owner
Address: Cont Ave. North, 14 M.D.

ORDERED By The Zoning Commissioner of Baltimore County, this... 8th... day of... May... 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 Becker Bldg., in Towson, Baltimore County, on the... 19th... day of... June... 1950, at... 10:00 P.M.

Charles H. Doyno
Zoning Commissioner of Baltimore County

MICROFILMED

REC'D JUL 7 1950

CHARLES H. DOYNO
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "A" COMMERCIAL ZONE - NW CORNER OF OAK SUMMIT AVE. & JOPPA ROAD, 11TH DISTRICT, WALTER J. SPERL & ELIZABETH S. SPERL, PETITIONERS

ORDER TO ENTER APPEAL

Mr. Commissioner:
Kindly enter an appeal in the above-entitled case on behalf of Walter J. Sperl & Elizabeth S. Sperl, Petitioners to the Board of Zoning Appeals of Baltimore County from the decision and order of the Zoning Commissioner of Baltimore County dated June 27, 1950, and forward all papers in connection therewith to said Board of Zoning Appeals.

Walter J. Sperl
Petitioner

PAID
MAY 8 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

Hearing:
Friday, June 2, 1950
2:00 p.m.

Zoning Commissioner

\$20.00 ✓
RECEIVED of Walter J. Sperl and wife, the sum of Twenty (\$20.00) dollars, being cost of petition for reclassification, advertising and posting of property, 11th Joppa Road, 22nd District of Baltimore County.

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "A" COMMERCIAL ZONE - Northwest corner of Oak Summit Ave. and Joppa Road, 11th District of Baltimore County
Walter J. and Elizabeth S. Sperl, Petitioners

Appeal in the above entitled matter coming on for hearing on July 20, 1950 before the Board of Zoning Appeals of Baltimore County from an order and decision of the Zoning Commissioner of Baltimore County dated June 27, 1950 denying the petition for reclassification of the property described therein from an "A" Residence Zone to an "A" Commercial Zone, and it appearing from the facts and evidence adduced at the appeal hearing that the granting of this petition would be detrimental to the safety, health and the general welfare of the community, therefore:

It is this 27th day of July, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner denying the petition be and the same is hereby affirmed.

Charles H. Doyno
Board of Zoning Appeals
of Baltimore County

MICROFILMED

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Walter J. Sperl and Elizabeth S. Sperl, his wife, owners of the property described in the petition from the order and decision of the Zoning Commissioner of Baltimore County dated June 27, 1950 by which order the petition for reclassification, from an "A" Residence Zone to an "A" Commercial Zone was denied.

The case came on for hearing before the Board, testimony was taken on behalf of the petitioners and no protests appeared. The property which is the subject of the petition is located on the northwest corner of Oak Summit Avenue and Joppa Road, in the 11th District of Baltimore County. The petitioners desire to use this property for a barber shop or a shoe repair shop. The Board is of the opinion from the testimony presented before it there is no need for either a barber shop or shoe repair shop at this location as this property is in close proximity to a large commercial zone and to grant a reclassification at this particular location would be "spot zoning".

The Board will, therefore, sign an order affirming the decision of the Zoning Commissioner in accordance with this opinion.

Charles H. Doyno
Board of Zoning Appeals
of Baltimore County

MICROFILMED

NOTICE OF PENDING PETITION
RECLASSIFICATION - 11th Dist.
Pursuant to petition filed with the Zoning Commissioner of Baltimore County on July 27, 1950, for reclassification from "A" Residence Zone to "A" Commercial Zone, the Board of Zoning Appeals of Baltimore County, in accordance with the provisions of the Zoning Law of Baltimore County, will hold a public hearing on the petition on Friday, June 2, 1950, at 2:00 P.M., in the Becker Building, 11th Joppa Road, 22nd District of Baltimore County. All persons desiring to be heard should appear at the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 19 1950
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... successive weeks before the... day of... June... 1950, the first publication appearing on the... twelfth... day of... May... 1950.

The UNION NEWS
Shirley S. Hays
Manager

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District...
Posted for: Commercial
Petitioner: Walter J. Sperl
Location of property: Northwest corner of Oak Summit Ave. & Joppa Road
Location of sign: Northwest corner of Oak Summit Ave. & Joppa Road
Remarks: Harry E. Gartschke
Date of Posting: May 17, 1950
Date of return: May 17, 1950

PAID
JUL 1 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

MICROFILMED

NO PLAT
IN
THIS FOLDER