

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Roscoe & Beasie Vandevander, legal owner, of the property situate

(See Attached Plot)

at the northeast corner of Eastern and Seafood Aves., in the 15th District of Baltimore Co., thence northwesterly on the easternmost side of Eastern Ave. 104.67 feet, thence S 30° 12' east 19.07, thence S 23° 16' west 127.13 feet, thence westerly on the northernmost side of Seafood Ave., 40.39 and thence along are 6200 radius 30 feet to beginning.

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

Reasons for Re-Classification: To install a snack bar or diner.

Size and height of building: front, 25' feet; depth, 10' feet; height, 10' feet. Front and side set backs of building from street lines: front, 20' feet; side, 7.5' feet. Property to be posted as prescribed by Zoning Regulations.

When 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 of Baltimore County.

Roscoe & Beasie Vandevander
Legal Owner

Address: 44 Seafood Avenue, Essex...

ORDERED By The Zoning Commissioner of Baltimore County, this 27th 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 Beckett Bldg., in Towson, Baltimore County, on the

2nd day of June 1950 at 5:00 P.M.

Charles J. Patten
Zoning Commissioner of Baltimore County

(over)

MICROFILMED

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 be had. It is Ordered by the Zoning Commissioner of Baltimore County this 27th day of June 1950 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, the granting of which would cause congestion in the roads and streets and create a traffic hazard and be "spot zoning".

It is Ordered by the Zoning Commissioner of Baltimore County, this 27th day of June 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 Beckett Bldg., in Towson, Baltimore County, on the

2nd day of June 1950 at 5:00 P.M.

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

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - H. H. Coe, Eastern and Seafood Aves., 15th District - Roscoe J. and Beasie A. Vandevander Petitioners

Appeal in the above entitled matter coming on for hearing on July 27, 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 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 be detrimental to the safety, health and the general welfare of the community, therefore:

It is this 10th day of August, 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 J. Patten
Chairman
Board of Zoning Appeals
of Baltimore County

MICROFILMED

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Roscoe H. Vandevander and Beasie A. Vandevander, 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 "B" Commercial Zone was denied.

The case came on for hearing before the Board, testimony was taken for and against the reclassification and considered by the Board. The property, which is the subject of the petition, is located at the northeast corner of Eastern and Seafood Avenues, Essex, in the Fifteenth District of Baltimore County.

The petitioners desire to have this property reclassified for the purpose of installing a Snack Bar or Diner immediately adjacent to their residence. The Board feels that the streets are not of sufficient width to accommodate the traffic that would be brought to this location and the reclassification of this property would create a traffic hazard.

The petitioners failed to produce any testimony to show that there is a need for a Snack Bar and Diner at this location and the protestants showed that there is ample shopping facilities within a couple squares. The Board also feels that the erection of a Snack Bar or Diner at this location would depreciate the value of the adjoining properties and be "spot zoning".

MICROFILMED

RECD JUL 7 1950

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - H. H. Coe, Eastern and Seafood Aves., Roscoe J. and Beasie Vandevander, Petitioners

Mr. Commissioners:

Please enter an appeal to the Board of Zoning Appeals of Baltimore County from your decision in the above matter and transmit all papers to said Board.

Roscoe Vandevander
Roscoe Vandevander, Petitioner

Dated July 7, 1950

July 7, 1950

\$25.00

RECEIVED OF Roscoe Vandevander 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 denying the petition for reclassification of property at northeast corner of Eastern and Seafood Aves., 15th District of Baltimore County.

Zoning Commissioner

May 14, 1950

\$20.00

RECEIVED OF Roscoe Vandevander the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property on the northeast corner Eastern Ave. & Seafood Avenue, 15th District.

Zoning Commissioner

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

15th 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 Reckord Building, Towson, Baltimore County, Maryland:

On Friday, June 2, 1950
at 3:00 p.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 northeast corner of Eastern and Seaford Aves., in the 15th District of Balto. Co., thence northeasterly on the easternmost side of Eastern Ave., 104.67 feet, thence S 38° 12' east 19.07 feet, thence S 23° 16' west 127/18 feet, thence westerly, on the northernmost side of Seaford Ave., 40.39 feet and thence along arc 6206 radius 30 feet to beginning. Being property of Roscoe H. Vandevander as shown on plot plan filed with the Buildings and Zoning Department.

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

May 12-19.

OFFICE OF

RECD MAY 15 1950

THE BALTIMORE COUNTIAN

#1727-

THE COMMUNITY NEWS

Reisterstown, Md.

THE COMMUNITY PRESS

Dundalk, Md.

THE HERALD-ARGUS

Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 20,

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 20th day of May, 1950, that is to say
the same was inserted in the issues of

May 12 and 19, 1950

THE BALTIMORE COUNTIAN

By P. J. Morgan

Editor and Manager.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

1727

District

15

Date of Posting

May 19/50

Posted for:

Commercial

Petitioner:

Roscoe H. Vandevander

Location of property

northeast corner of Eastern and
Seaford Aves

Location of Signs:

northeast corner of Eastern and
Seaford Aves

Remarks:

Posted by

Harry C. Gartside
Signature

Date of return:

May 19/50

VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER

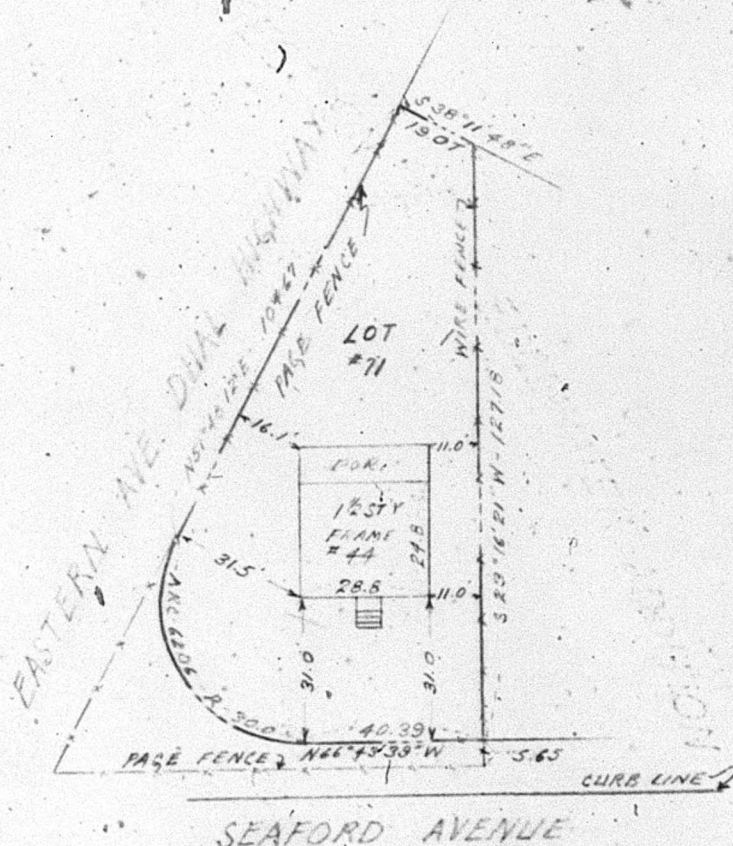
Town, Street and Roadway Supervision, a Topographical Work, a Surveying and Mapping

City Planning • Building Operation

4200 ELSRODE AVENUE

TELEPHONE, HAMILTON 2144

BALTIMORE 4; MARYLAND



APPROVED PLAN

This is to certify that I have surveyed the property known as 11 Bedford Avenue, Baltimore County, Maryland for the purpose of locating the improvements thereon and the improvements are located as shown:

Signed, This 10th day of 1917

Signed, This

day of

SCALE 30 ft. = 1 inch

SURVEYOR AND CIVIL ENGINEER