

1739

#1739

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, Adolph E. Vandermaast legal owner S. of the property situate
Mary Caroline Vandermaast
John T. Brady Jr.
William E. Brady
Antonia G. G. G.
Charles G. G.
THOMAS L. G. G.
Maria G. G.
Known as lot # 598 to 609 inc. Plat of "Eastview"

Southeast corner of Eastern and Fairview Aves., 15th District of Baltimore Co., thence easterly, on the southernmost side of Eastern Ave., 200 feet, thence southeasterly 68 feet, thence southwest 200 feet to the east side of Fairview Ave., and thence northerly on the east side of Fairview Ave. 134.9 feet to Eastern Avenue, being lots Nos. 598 to 609, Inc'l. on plat of Eastview.

herby petition that the zoning status of the above described property be re-classified, pursuant to the

Zoning Law of Baltimore County, from A zone to an E zone.

Reasons for Re-Classification: Property to be used as a Taxi Cab stand.

Cab stand.

Cab stand.

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RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - SEC EASTERN & FAIRVIEW AVENUES - 15TH DISTRICT - ADOLPH E. VANDERMAAST, ET AL, PETITIONERS.

The above petition is for a reclassification from an "A" Residence Zone to an "E" Commercial Zone of a group of lots fronting about 135 feet on the easternmost side of Fairview Avenue and about 200 feet on the southernmost side of Eastern Avenue Boulevard. However, the easternmost 60 feet of the frontage on Eastern Avenue has been withdrawn by the Petitioners.

Fairview Avenue has a 36-foot right-of-way, according to the plat, and a pavement width of 35 feet. The 60 feet of frontage on Eastern Avenue, which has been withdrawn from the petition, fronted on the curving exit lane from Eastern Avenue to Old North Point Road. The 110 feet of frontage on Eastern Avenue is on a one-way traffic lane and there is no access across the median strip opposite Fairview Avenue, and probably never will be because the east bound lanes of the dual highway at this point have a down grade with visibility of approaching traffic for approximately 150 feet only. Access to the property would be from the very narrow right-of-way and pavement of Fairview Avenue, or from the down grade of Eastern Avenue. There is no access from Old North Point Road.

For the above reasons this does not appear to be a safe or convenient or otherwise desirable location for any type of commercial use that would tend to cause traffic congestion due to parking or stopping and starting of vehicles, using either Fairview or Eastern Avenue. The Baltimore Transit Company's bus stop is along the Eastern Avenue frontage, which would, because of the limited view of on-coming traffic, create somewhat of a hazard. Additional parking and stopping of vehicles would only add to an undesirable condition. The property is now being logically and effectively used for residential purposes and the northeast portion is apparently used as headquarters for taxi services. Intrusion of commercial uses is clearly contrary to the interest of public safety and general welfare and would be "spot zoning".

Most of the area included in the instant petition has been before this department for reclassification heretofore and was denied for the above reasons. Nothing has transpired since those decisions to change the situation. Therefore, the above reclassification is hereby DENIED.

Chas. H. Doig
 Zoning Commissioner
 of Baltimore County

Dated:

June 28, 1950

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

This Notice Pursuant to petition filed with the Zoning Commission of Baltimore County for change of reclassification from an "A" Residence Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commission 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 Boarding House, 1500 N. Broadway, Baltimore County, Maryland.

On Friday, June 16, 1950 at 2:00 p. m. D. S. T. to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use, as well as at the southeast corner of Eastern and Fairview Aves., 15th District of Baltimore County, thence easterly, on the southernmost side of Eastern Avenue, 200 feet, thence southeasterly 68 feet, thence southwest 200 feet to the east side of Fairview Ave., and thence northerly on the east side of Fairview Ave. 134.9 feet to Eastern Avenue, being lots Nos. 598 to 609, Inc'l. on plat of Eastview filed with the Building and Zoning Department.

By Order of Chas. H. Doig, Zoning Commissioner of Baltimore County
 May 28, June 2.

OFFICE OF THE BALTIMORE COUNTIAN
 THE COMMUNITY NEWS
 Baltimore, Md.
 THE HERALD-ARGUS
 Catonsville, Md.
 No. 1 Newburg Avenue
 CATONSVILLE, MD.

June 3 1950

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Doig, 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 3rd day of June, 1950, that is to say the same was inserted in the issues of

May 26 June 2, 1950.
 THE BALTIMORE COUNTIAN

By P. J. Morgan
 Editor and Manager.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 1739

District: 15
 Posted for: Commercial
 Petitioner: Adolph E. Vandermaast
 Location of property: S.E. cor Eastern - Fairview Ave
 Location of Signs: S.E. cor of Eastern - Fairview Ave
 Remarks: Harry E. Bartis
 Posted by: Harry E. Bartis
 Date of return: June 2/50

May 24, 1950

\$25.00

RECEIVED OF William F. Bolton, Jr., Attorney for Adolph E. Vandermaast, et al, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property, southeast corner of Eastern and Fairview Aves., 15th District of Baltimore County.

Zoning Commissioner

Hearings:

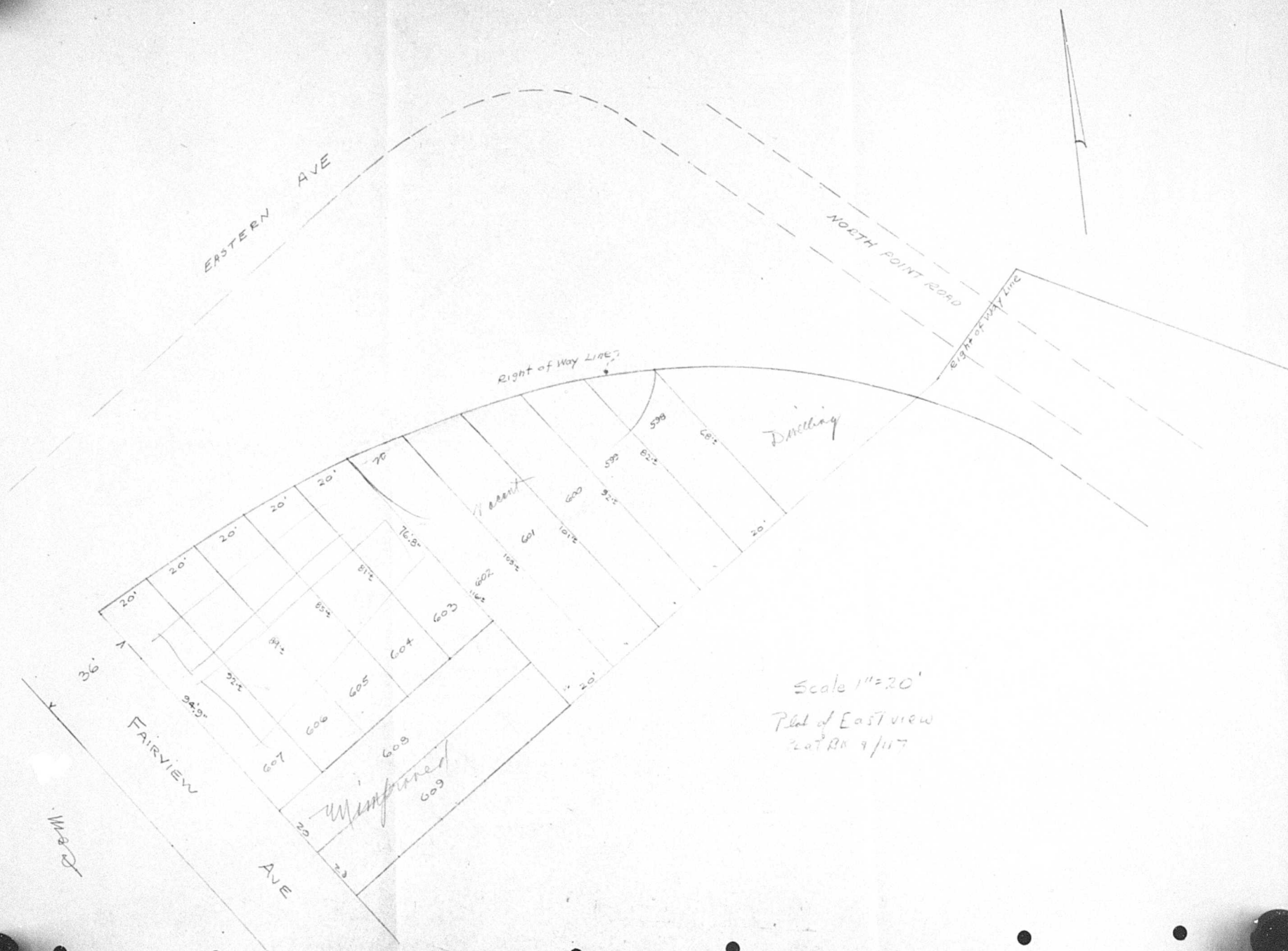
Friday, June 16, 1950

at 2:00 p. m.

PAID
 MAY 2 51950
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
J. K. Rogers

ADOLPH E. VANDERMAAST, ET AL
 \$25.00 - Paid June 15th 1950
 1739

Zoning Commissioner of Baltimore County
 (over)



EASTERN AVE

NORTH POINT ROAD

RIGHT OF WAY LINE

Right of Way Lines

Dwelling

Recent

unimproved

Scale 1"=20'

Plat of East view

Lot No 9/117

FAIRVIEW AVE

Ave