

1781

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Jacob Caplan, legal owner... of the property situate on the southwest corner of North Point Road and Thirty Foot Road (Hoffett Avenue, if extended), thence southeasterly and binding on the southwest side of North Point Road 665.65', thence S. 38° 46' west 634.5', thence N. 18° 23' west 161.00', side of 30' Road 275.00' to place of beginning, excepting therefrom that portion zoned commercial at the southwest corner 201' on southeast side of North Point Road and binding on 30' Road 150' depth southeasterly, as shown on plat filed with the Zoning Department,

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an AN "A" RESIDENCE ZONE to an AN "M" COMMERCIAL ZONE.

Reasons for Re-Classification: Commercial Use

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.

Legal Owner

Address North Pt. Rd. Hoffett Ave. (21)

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 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 Reckord Bldg., in Towson, Baltimore County, on the 14th day of August, 1950, at 3:30 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or re-classification from an "A" Residence Zone to an "M" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore 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, August 4, 1950, at 3 P. M.

To determine whether or not the following outlined and described property should be changed or re-classified as aforesaid for the proposed Commercial Use, to wit: all that parcel of land situate on the southwest corner of North Point Road and 30' Road, (Hoffett Avenue, if extended), thence southeasterly and binding on the southwest side of North Point Road 665.65', thence S. 38° 46' west 634.5', thence N. 18° 23' west 161.00', thence S. 14° 20' west 275.00', thence southeasterly and binding on the southeast side of 30' Road 150.00' to place of beginning, excepting therefrom that portion zoned commercial at the southwest corner 201' on southeast side of North Point Road and binding on 30' Road 150' depth southeasterly, as shown on plat filed with the Zoning Department, being property of Jacob Caplan, legal owner of said property.

THE BALTIMORE COUNTIAN

By P. J. Meyer
Editor and Manager.

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE - J. W. Cor. North Point Road and Hoffett Ave., (if extended) Jacob Caplan, Petitioner

Appeal in the above entitled petition for reclassification coming on for hearing on the 11th day of January, 1951, from the Order of the Zoning Commissioner passed on November 14, 1950, denying the petition for reclassification, from an "A" Residence Zone to an "M" Commercial Zone, and it appearing from the facts and evidence adduced at the appeal hearing that the petition for said reclassification should be denied, since the granting of same would adversely affect the health, safety, morals and general welfare of the community, therefore;
It is this 13th day of April, 1951,
ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner in denying the petition in this matter is hereby affirmed.

Chairman

James H. Deing
Board of Zoning Appeals
of Baltimore County

RECD NOV 24 1950

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE - J. W. Cor. North Point Road and Hoffett Ave., (if extended) JACOB CAPLAN, Petitioner

Mr. Charles H. Deing,
Zoning Commissioner of
Baltimore County,
Towson Maryland

Dear Mr. Deing:

Please enter an appeal from your decision in denying the petition for reclassification, in the above matter, to the Board of Zoning Appeals and transmit all papers to said Board.

Jacob Caplan
Jacob Caplan, Petitioner

Date: Nov. 24, 1950

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE - J. W. Cor. North Point Road and Hoffett Ave., (if extended) Jacob Caplan, Petitioner

The petition for re-zoning in the above entitled matter is for a change from residential to commercial of a frontage of 665.65 feet on the southwest side of North Point Road with an irregular depth up to 634.5 feet. A light industrial operation is carried on, on a part of the premises, by the Caplan Grain Company as a nonconforming use. No evidence has been offered to show what commercial use the property would be put to if it were reclassified other than the industrial use which would not be permitted in the zoned commercial area, therefore, no evidence has been offered tendin to prove that a reclassification of the property would promote the health, safety, morals and the general welfare of the community. The petition is, therefore, premature at least and must be denied.

Charles H. Deing
Zoning Commissioner

Date:

Nov 14, 1950

RECD JUL 19 1950 OFFICE OF
THE BALTIMORE COUNTIAN #1782
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Crownsville, Md.
No. 1 Newburg Avenue
ANNSVILLE, MD.

July 22 1950

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Deing, 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 22nd day of July, 1950, that is to say the same was inserted in the issue of

THE BALTIMORE COUNTIAN

By P. J. Meyer
Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1781

District 15 Date of Posting July 20/50
Posted for: Commercial
Petitioner: Jacob Caplan
Location of property: N.W. side of North Point Rd. Hoffett Ave. if extended
Location of Signs: N.W. side of North Point Rd. 100-500' S.E. of Hoffett Ave.
Remarks: Harry C. Bartlett
Posted by: Harry C. Bartlett Date of return: July 20/50

July 13, 1950

\$23.00

RECEIVED of Jacob Caplan the sum of Twenty Three (\$23.00) Dollars, being cost of Reclassification, advertising and posting of property on the 30' North Point Road, 15th District of Baltimore County.

Zoning Commissioner

Bearings:
Friday, Aug. 4, 1950
at 3 P. M.

November 24, 1950

\$22.00

RECEIVED of Jacob Caplan, 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, from an "A" Residence Zone to an "M" Commercial Zone, southwest corner of North Point Road and Hoffett Ave., 15th District.

Zoning Commissioner

PAID
JUL 14 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY W. J. Meyer

PAID
NOV 24 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY W. J. Meyer

