

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

~~xxx~~ we, George and Penelope Kent, legal owner(s) of the property situate

On the west side of York Road about 250 feet northerly from Crowther's Store in Ticonium, Balto., Co. Md. For title see a deed from Mercedes Cookey, et al. to George and Penelope Kent, made April 28th, 1947, and recorded among the Land Records of Balto. Co. in Liber J.F.B. 1955, folio 170.

325 feet southerly from the south side of Cinder Road and opposite Oakway Road, thence southerly, on the west side of York Road, 128.39 feet, thence N 89° 07' west 150 feet, thence N 89° 07' west 94 feet, thence N 80° east 150 feet to beginning,

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" zone to an "C" zone.

Reasons for Re-Classification: We desire to sell this property and are aware it is more valuable classed commercial than residential.

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.

xxx 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.

Address of LeRoy Y. Hille, 115 York Road, Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of August 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Beckerd Bldg., in Towson, Baltimore County, on the 25th day of August 1950, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

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

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 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 the midst of a long improved residential frontage and sandwiched in between two dwellings, the granting of which would be "spot-zoning". Within the Timonium area there now exists 2000 feet of commercially zoned frontage on the York Road, much of which is not presently used for commercial purposes, therefore there seems no need for additional commercial zones in this area for a long time to come.

the above re-classification should NOT be had.

It Is Ordered by the Zoning Commissioner of Baltimore County, this day of November 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 a "A" Residence zone.

Zoning Commissioner of Baltimore County

Approved _____

Date _____ By _____ President

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1795

District 8 Date of Posting Aug 11/50
Posted for Geo. Kent
Petitioner: Geo. Kent
Location of property: West side of York Road 325 feet south of Cinder Road
Location of Sign: West side of York Road 400 feet south of Cinder Road
Remarks: Harry E. Lantide
Posted by Harry E. Lantide Date of return: Aug 11/50

NOTICE OF PETITION FOR RECLASSIFICATION
Pursuant to petition filed with the Zoning Department of Baltimore County for change of residential zoning from "A" to "C" Baltimore County, Maryland, Baltimore County, Maryland, Department 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 Beckerd Building, Towson, Baltimore County, Maryland, on Friday, August 25, 1950, at 10:00 o'clock A.M. In determining whether or not the following petition and described property should be changed or reclassified as provided for Approved: All that lot is situate on the west side of the York Road, in the City and County of Baltimore, Maryland, containing 0.25 of an acre, more or less, and being the same as the lot described in the deed from Mercedes Cookey, et al. to George and Penelope Kent, made April 28th, 1947, and recorded among the Land Records of Baltimore County, in Liber J.F.B. 1955, folio 170. The petition is for the change of the zoning of the above described property from "A" to "C".

REC'D AUG 12 1950
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 11, 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 five successive weeks before the 25th day of August, 1950, the first publication appearing on the 4th day of August 1950.

The UNION NEWS
W. Townsend Ryall
Manager
Per: D. Light, Sec.

August 2, 1950

\$20.00

RECEIVED of George Kent, et al, the sum of twenty (\$20.00) dollars, being cost of petition for reclassification, advertising and posting of property west side of York Road, south of Cinder Road, 8th District of Baltimore County.

Zoning Commissioner

Received
Friday, August 25, 1950
at 10:00 a.m.

ONE-1-1
ROAD.

ROAD.

YORK

128.39 FT.

$S 8^{\circ} 59' E$

210

325 FT. TO
S.S. CINDEL RD.

*3 feet
150'*

150'

150'

*1 foot
150'*

$S 8^{\circ} 59' E$ 94'

$N 80^{\circ} E$
307.05 FT.

GEO. KENI

$N 88^{\circ} 07' W$
325.04 FT.

$N 2^{\circ} 14' E$
62.89 FT.

HAILE 50