

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
 Thomas J. Guidara and
 Mary J. Guidara, legal owner.s of the property situate

Beginning on the south side of Joppa Road and the west side of Lackawanna Avenue, and running binding on the west side of Lackawanna Avenue by a curve to the right with a radius of 15 feet a distance of 23.22 feet, thence binding on the west side of Lackawanna Ave. south 22 degrees 40 minutes east 286.15 feet to the north side of a 15 foot alley, thence south 61 degrees 28 minutes west 70.37 feet, thence north 22 degrees 40 minutes east 209.47 feet to the south side of Joppa Road, thence binding on the south side of Joppa Road north 68 degrees 24 seconds east 55.36 feet to the place of 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 "E" Commercial use to an "F" Industrial.

Reasons for Re-Classification: Light Industrial 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.

Thomas J. Guidara
 Mary J. Guidara
 Legal Owner

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September 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 Rockford Bldg., in Towson, Baltimore County, on the 28th day of September 1950, at 11:00 a.m.

Zoning Commissioner of Baltimore County
 (over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 to 7 Date of Posting Sept 14/50
 Posted for: E. to 7
 Petitioner: Thomas J. Guidara
 Location of property: Southwest corner Joppa Road & Lackawanna Ave.
 Location of sign: Southwest corner of Joppa Road & Lackawanna Ave.
 Remarks:
 Posted by Harry C. Bartlett, Registrar Date of return: Sept 14/50

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, the granting of which would be "spot zoning"; also by reason of inadequate provisions for off-street parking for up to 100 factory employees' cars which would cause congestion in the roads and streets and create a traffic hazard upon the community becomes fully developed, therefore a reclassification should not be made.

However, a temporary use of the building for assembling automotive equipment and manufacturing of small automotive parts in connection with the proposed sales department, which is already permitted under the present commercial status of said property, will not in anywise be detrimental to the community, therefore, I do hereby in pursuance of the

It is Ordered by the Zoning Commissioner of Baltimore County this day of October 1950, that the above described property be reclassified from a zone to a zone, and that the Zoning Commissioner of Baltimore County be and he is authorized to grant a temporary permit for light manufacturing upon said property for a period of two (2) years from date hereof.

Dated: Oct. 3, 1950

Thomas J. Guidara
 Zoning Commissioner
 of Baltimore County

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

REC'D SEP 15 1950 CERTIFICATE OF PUBLICATION

TOWSON, MD., 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 28th day of September 1950, the first publication appearing on the 14th day of Sept 1950.

The UNION NEWS
 Manager.

PETITION FOR ZONING RECLASSIFICATION 1809

Location - S.E. of Joppa Rd., East of Lackawanna Ave., 9th Dist.
 Owner - Thomas J. Guidara
 Present Zoning - "E" Commercial Proposed Zoning - "F" Industrial
 Date Received - September 14, 1950 Date of Reply - September 28, 1950

This petition requests rezoning from commercial to light industrial of a lot with about 10 feet of frontage on Joppa Road at the southwest corner of its intersection with Lackawanna Avenue. The lot has 236 feet of frontage on the latter street, which is about 700 feet east of Loch Haven Boulevard. On the lot is a large warehouse type of building, the availability of which has been advertised since its construction more than a year ago. Immediately adjacent to the lot on the west is a two-acre plot occupied by the Baynesville Elementary School. The lot across Lackawanna to the east is vacant. Immediately south of the lot in question is a group house portion of Midfield. To the north across Joppa Road, Lackawanna Avenue is built up with small residences for the depth of a long block. Immediately beyond that is a new development of single-family dwellings or moderate cost row partially completed.

When this structure was built, no allowance was made for widening Joppa Road on the south side, and only a small area is available for off-street parking. It is our opinion that a building of this type was inappropriate for this location in the first place, and that rezoning to light industrial would be even more inappropriate in the light of its surroundings and would constitute a clear case of spot zoning.

Michael H. Gill, Director
 Baltimore County Planning Commission

cc: Charles H. DeLong
 W. W. McVittie

September 14, 1950

\$22.00

RECEIVED of Michael Paul Smith, Attorney for Thomas J. Guidara, petitioner, the sum of Twenty Two (\$22.00) Dollars being cost of petition for reclassification, advertising and posting of property, Southwest corner of Joppa Road and Lackawanna Avenue, 9th District

Zoning Commissioner

Hearing
 Thursday, Sept. 28, 1950
 at 11:00 a.m.

PAID
 SEP 15 1950

SEPT 7, 1940

1" = 50'

