

1850

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "M" COMMERCIAL
ZONE - 2 1/2 W. Side Edmondson Ave., Ext'd.,
First District of Baltimore County,
Nancy T. Geipe, Petitioner

Appeal in the above entitled matter coming on for hearing
before the Board of Zoning Appeals of Baltimore County on January
11, 1950, from an Order and decision of the Zoning Commissioner
of Baltimore County, dated November 21, 1950, granting the petition
for reclassification of property described therein 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
granting of the petition would not be detrimental to the health,
safety, morals and the general welfare of the community, therefore:

It is this 26th day of January, 1951, ORDERED by the
Board of Zoning Appeals of Baltimore County, that the Order of
the Zoning Commissioner of Baltimore County approving the
petition for reclassification, be and the same is hereby ratified
and sustained, hereby, however, to the provision of at least two
and one-half square feet of off-street parking area for every
square foot of land to be covered by commercial buildings.

H. B. Campbell
Chairman
Samuel W. Johns
President
Carl F. Johns
Board of Zoning Appeals
of Baltimore County

Approved:
County Commissioners of
Baltimore County
By *Arthur H. Hughes*
President
Date: *Feb 9, 1951*

OPINION OF THE BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

This is an appeal of J. F. Garvey, property owner and
protestant, from an Order and decision of the Zoning Commissioner
of Baltimore County, dated November 21, 1950, by which Order the
petition for reclassification, from an "A" Residence Zone to an
"M" Commercial Zone was approved.

The case came on for hearing before the Board, testimony
was taken and considered by the Board and counsel heard.

The property which is the subject of the petition is
located on the southwest side of Edmondson Avenue, Extended, adjacent
to the present commercial now owned by the original applicant in
this case. The petitioner desires to use the property for the
purpose of a commercial storage warehouse and also a one-story
service and maintenance building to be erected in the rear of
said warehouse.

The property to be reclassified is adjacent to commercial
property to the south, is heretofore mentioned, and all the property
across Edmondson Avenue, Extended, blinding on the north side of said
Avenue is already classified commercial.

The reclassification from a residential area to a commercial
area will not in any way affect the health, safety, morals and the
general welfare of the community nor will it depreciate property
values near this location and the Order of the Zoning Commissioner
is hereby sustained.

H. B. Campbell
Chairman
Samuel W. Johns
President
Carl F. Johns
Board of Zoning Appeals
of Baltimore County

#1850
MAP
#1-B

Re: Petition for Reclassification
from an "A" Residence Zone
to an "M" Commercial Zone -
2 1/2 W. Side Edmondson Ave.,
Ext'd., & Rolling Road,
Nancy T. Geipe, Petitioner

Dear Sir and Sirs:

Mr. James Garvey has taken an appeal
to the Board of Zoning Appeals of Baltimore County
from the decision of the Zoning Commissioner, passed
on November 21, 1950, granting the petition for
reclassification in the above entitled matter.

The date for the appeal hearing has
been scheduled by the Board of Zoning Appeals for
Thursday, January 11, 1950 at 1:30 P. M. in the
Board Room of the Buildings & Zoning Department,
Reckord Building, Towson, Maryland

~~Respectfully,~~

Kindly notify your co-protestants.

Very truly yours

Zoning Commissioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

I, Nancy T. Geipe, legal owner... of the property situate

on the southeast corner of Edmondson Avenue Extended and Rolling Road to the
extent that the said tract of land is not already and presently classified
as Zone M-1, a full description of the tract which is submitted is set out in the

BEGINNING For the same on the South West side of Edmondson Avenue Extended as
the said side of said Avenue is intersected by the South 45 degrees East 1100 feet
line of the land described in a deed from L. Garvey Hestinger & husband to Otto
Frederick Garlach a wife dated May 13, 1905 and recorded among the land records of
Baltimore County in Liber W.F.O. No. 285 folio 80, thence running with and blinding
said line and running at right angles thereto South 44 degrees 27 minutes 50 seconds
East 170 feet thence running parallel to the line first herein mentioned and 170
feet at right angles thereto North 45 degrees 32 minutes 10 seconds East 280 feet
more or less to a point on said line 150 feet distant (measured radially) from the
South West side of Edmondson Avenue extended aforesaid thence running with and blinding
on a line laid out parallel to and 150 feet distant (measured radially) from the
South West side of said Avenue by a line curving towards the left for a distance of
350 feet more or less to the North West corner boundary of the property now shown
zoned commercial on the plate of the Zoning Commission of Baltimore County thence
running with and blinding on said North West corner boundary of said property North
150 feet to the South West side of Edmondson Avenue Extended aforesaid
thence running with and blinding thence the two following courses and distances,
and North 60 degrees 06 minutes West 101.60 feet more or less
being a full description of the tract which is submitted is set out in the

Size and height of building: front... 60... feet; depth... 150... feet; height... 15... feet.
Front and side set backs of building from street lines: front... 45... feet, side... 120... 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.

Nancy T. Geipe
Nancy T. Geipe
Legal Owner
Address: *900 North Rolling Road*
900 North Rolling Road

ORDERED By The Zoning Commissioner of Baltimore County, this... 1950... day of
October... 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...
17th... day of November... 1950, at... 10:00... o'clock... A.M.
Charles H. Hughes
Zoning Commissioner of Baltimore County
(over)

and it appearing that by reason of... commercial area

It is Ordered by the Zoning Commissioner of Baltimore County this... 21st... day of
November... 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 an "A" Residence Zone
to an "M" Commercial Zone, subject, to the provision of at
least two and one-half square feet of off-street parking area for
every square foot of land to be covered by commercial buildings.

Charles H. Hughes
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...

the above reclassification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this... day of
19... 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...
zone.

Zoning Commissioner of Baltimore County

October 25, 1950

\$28.00
RECEIVED of Jennifer & Jenifer, Attorneys,
Nancy T. Geipe, petitioner, the sum of Twenty Eight
(\$28.00) Dollars, being cost of petition for reclassi-
fication, advertising and posting of property, south-
west side of Edmondson Avenue Extended, 1st district of
Baltimore County.

Zoning Commissioner

Hearings
Friday, Nov. 17, 1950
at 10:00 A.M.

PAID
OCT 28 1950

December 1, 1950

\$28.00
RECEIVED of J. F. Garvey 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 granting the petition for
reclassification of property on southwest side of Ed-
mondson Avenue, Extended, 1st District of Baltimore
County, Nancy T. Geipe, Petitioner.

Zoning Commissioner

PAID
DEC 1 1950

NO PLAT
IN
THIS FOLDER