

Petition for Zoning Re-Classification

To: The Zoning Commissioner of Baltimore County—

I, John J. Cole, legal owner... of the property situate on northwest corner of German Hill Road and 40th St., Harbor View, Baltimore County, Md., thence westerly, on the north side of German Hill Road 76.03 feet with an average rectangular depth northerly of 146 feet and binding on the west side of 40th St. Being lots Nos 140 to 142, Inc'l. on plat of Harbor View

herely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an apartment zone to commercial zone.

Reasons for Re-Classification As shown on attached map

Size and height of building: front 30 feet, depth 50 feet, height 15 feet.
Front and side set backs of building from street lines: front 25 feet, side 25 feet.
Property to be posted as prescribed by Zoning Regulations.

I, Cole, 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
John J. Cole
Address 3100 Old Harford Rd.
Baltimore 14, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 25th 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 Beekwood Bldg., in Towson, Baltimore County, on the 24th day of November, 1950, at 10:00 o'clock P.M.

Augusta J. Muller
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 a community zone, and the fact that the reclassification has been made from an "A" Residential Zone to an "B" Commercial Zone, and evidence having been introduced at the hearing that there is a community need for a modern grocery store, with the petitioner wishing to construct, and it appearing that the reclassification of this property will not be detrimental to the health, safety and the general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County this 28th day of February, 1951, 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" Residential Zone to an "B" Commercial Zone, subject to a setback of any building from the center line of German Hill Road of at least 40 feet, and further, 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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this 28th day of February, 1951, 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 residential zone.

Approved _____
County Commissioners of Baltimore County
Date Feb 23, 1951
By Arthur H. Hahn President

November 3, 1950

\$20.00 /
RECEIVED of John J. Cole the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northwest corner of German Hill Road and 40th St.

Zoning Commissioner

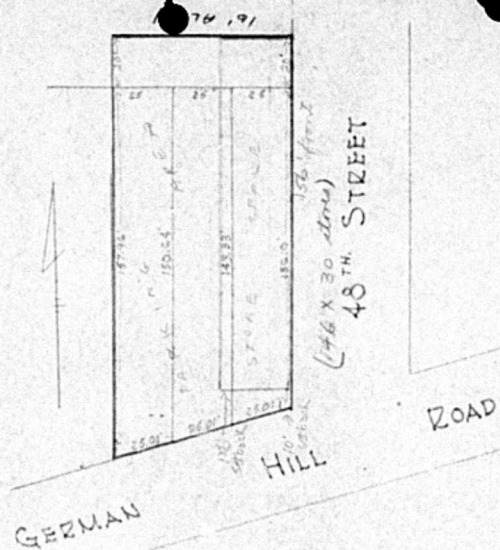
Hearings
Friday, Nov. 24, 1950
at 1100 P.M.

PAID
NOV 3 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

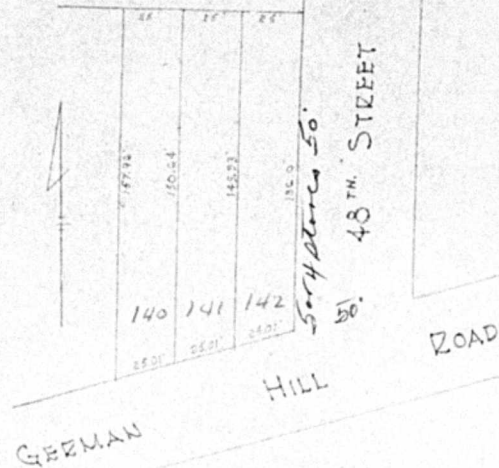
District 12
Posted for John J. Cole
Location of property W corner of German Hill Road and 40th St.
Location of Signs W corner of German Hill Road & 40th St.
Remarks: Harry C. Earls
Posted by Harry C. Earls
Date of return Jan 12/51

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
1th District
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residential Zone to an "B" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, will hold a public hearing at the Zoning Office, in the Beekwood Building, Towson, Baltimore County, Maryland, on Friday, Nov. 24, 1950, at 10:00 p.m. to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for a commercial use, to wit: the northwest corner of German Hill Road and 40th St., in the 12th District of Baltimore County, thence westerly, on the north side of German Hill Road 76.03 feet with an average rectangular depth northerly of 146 feet and binding on the west side of 40th St. Being lots Nos. 140 to 142, Inc'l. on plat of Harbor View filed with the Building and Zoning Department of Baltimore County.
By Order



PROPERTY OF
JOHN COLE
HARBOR VIEW
BALTIMORE COUNTY
Scale 1"=50'

THOMPSON, GRACE & MAYS, INC.
ENGINEERS - CONTRACTORS
Fidelity Trust Building
York Road Towson 4, Md.



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