

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - N. W. Side Bird River Road, 2700 Ft. E. Wampler Road, 15th District, John W. and Alma C. Reames, Petitioners

The property which is the subject of this petition is located on the northwest side of Bird River Road about midway between Middle River and Vincent Roads. It is the intention of the petitioners to operate a confectionery store and possibly a grocery store. The closest commercially zoned area is at Bird River and Vincent Roads, a distance of one-half mile. The closest commercial area in the opposite direction is at the intersection of Bird River and Middle River Roads.

It is the contention of the petitioners that a commercial area is necessary in this neighborhood to supply the community needs as it is impractical to travel to either of the areas heretofore mentioned. In addition, these areas do not provide the services which the petitioners wish to provide.

It is the opinion of the Zoning Commissioner of Baltimore County that a need has been demonstrated for a commercial area in this section and the above reclassification should be had, subject to the following provisions:

1. That sufficient parking area be supplied on the premises so that no parking will be required on Bird River Road.
2. That one sign only be exhibited on this property advertising the business conducted on the lot and that no signs advertising individual products sold be displayed.
3. That the lighting used in connection with this project be directed so as not to be obnoxious to the adjoining property owners.

It is ~~ORDERED~~ by the Zoning Commissioner of Baltimore County this 26<sup>th</sup> day of August, 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" Residence Zone to an "E" Commercial Zone.

*George R. Hummel*  
Zoning Commissioner  
of Baltimore County

Approved:  
County Commissioners  
of Baltimore County

by *John W. Reames*  
President

Date: Sept. 9, 1951

FILED JUL 11 1951

2056

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, *John W. Reames* legal owner... of the property situate

*Alma C. Reames*  
on Bird River Road - 1500 Ft. East of  
Wampler Rd. note plat accompanying this  
Petition

All that parcel of land on the Northwest side of Bird River Road, in the 15th District of Baltimore County, beginning 2700 feet, East of Wampler Road, thence Easterly and binding on the north west side of Bird River Road, 173 feet thence North 40 degrees 38 minutes, West 216.60 feet thence South 33 here ~~beginning~~ ~~the~~ ~~west~~ ~~side~~ ~~of~~ ~~the~~ ~~lot~~ ~~containing~~ ~~the~~ ~~same~~ ~~as~~ ~~shown~~ ~~on~~ ~~the~~ ~~plat~~ ~~of~~ ~~the~~ ~~same~~ ~~date~~ ~~as~~ ~~above~~ ~~mentioned~~ ~~to~~ ~~the~~ ~~Zoning~~ ~~Law~~ ~~of~~ ~~Baltimore~~ ~~County~~, from an A zone to an E zone.

Reasons for Re-Classification: *Desire to open up an  
ice cream & soda fountain establishment*

Size and height of building: front 34 feet; depth 28 feet; height 20 feet.  
Front and side set backs of building from street lines: front 72 feet; side 60 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.

*John W. Reames*  
*Alma C. Reames*  
Legal Owner  
Address *Rt. 14 Box 84 - Balt 20*

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July 1951, 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 Record Bldg., in Towson, Baltimore County, on the 11th day of August 1951 at 11:00 o'clock A.M.

*George R. Hummel*  
Zoning Commissioner of Baltimore County

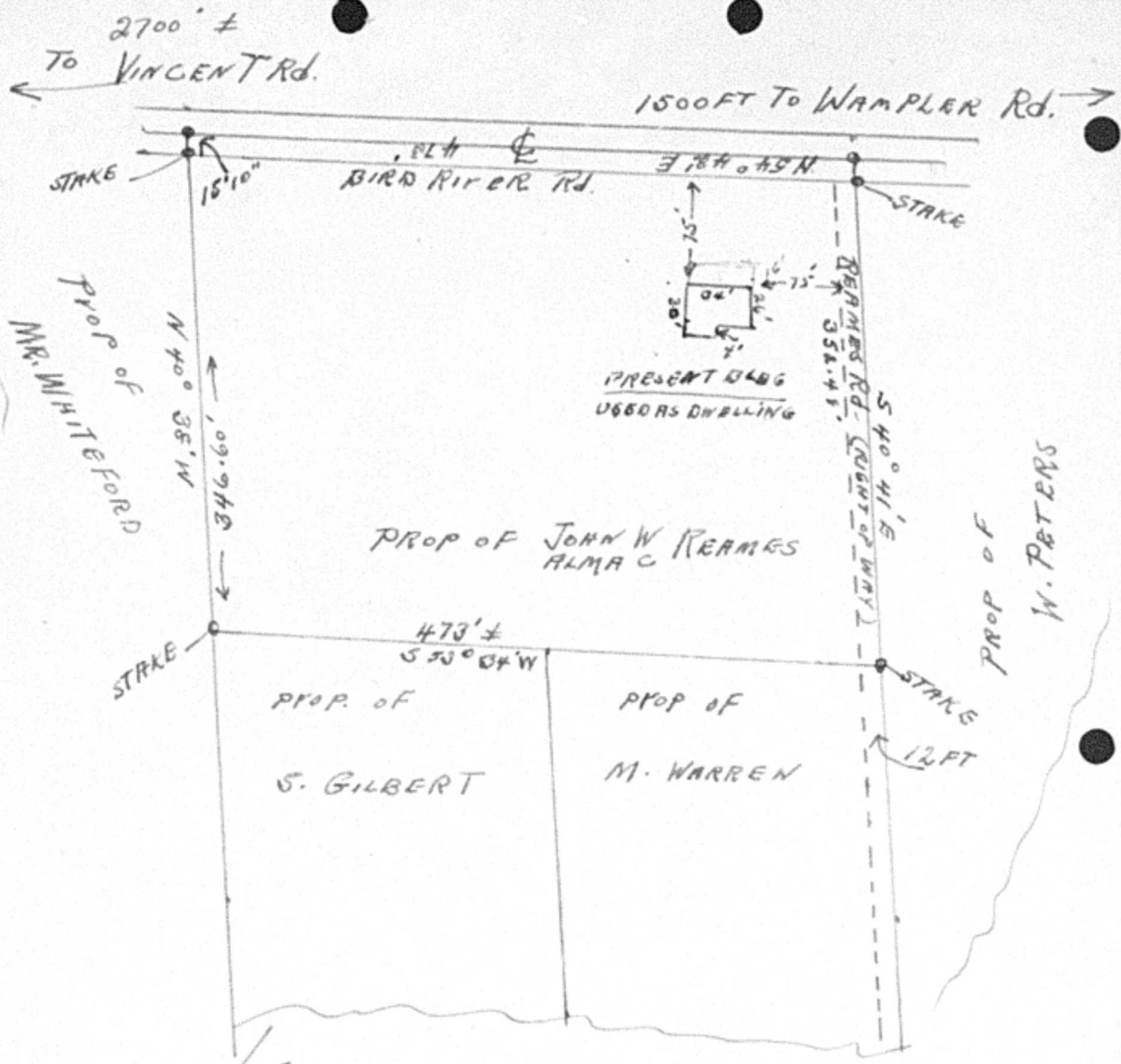
8/14  
11

July 11, 1951  
\$20.00 RECEIVED of John W. and Alma C. Reames the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting property, Bird River Road, 1500 feet east of Wampler Road, 15th District.  
Zoning Commissioner

PAID  
JUL 11 1951  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: From "A" Residence to "E" Commercial Zone  
Date of Posting: 8-3-51  
Petitioner: John W. Reames  
Location of property: Northwest side of Bird River Rd., 1500 ft. east of Wampler Rd. thence easterly on the north west side of Bird River Rd. 173 ft. thence north 40 degrees 38 minutes, West 216.60 feet thence south 33 degrees 38 minutes, West 16.25 ft. to Northwest side of Bird River Rd. 16.25 ft. from Wampler Rd.  
Remarks: George R. Hummel  
Date of return: 8-3-51  
Posted by: George R. Hummel



PROP OF JOHN W & ALMA C REAMES

15<sup>TH</sup> DIST BARTO Co.

SCALE 1" = 100.0

JULY 5-1967

