IN THE CIRCUIT COURT LAW

The Court has viewed the property in the above-entitled matter and is of the opinion that this property is fundamentally business property. The purpose of the owners, I understand, is to improve it with an office building with the stong possibility that part of the lots in question should be zoned for commercial use subject to the restrictions prescribed by the Zoning Commissioner.

by the Zoning Commissioner 6/17/53 JBG.

FILED DEC 7- 1951

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE TO AN "E" COMMERCIAL ZONS: HERMAN AND RENA SCHOPER, et al Petitionors

BEFORE AUGUSTINE J. MUELLER ZONING COMMISSIONER FOR BALTIMORE COUNTY

60

Mr. Commissioner:

Please enter an appeal from your order dated November 28th, 1951, in the above matter, on behalf of the following protestants:

William E. O'Longhlin Otto W. Muller Ernest W. James Charles F. Burton Robert J. Bell

Harry T. Ricks

1338 Poplar Ave., Arbutus 27,Md. 1336 Poplar Age., Arbutus 27, Md.

1333 Poplar Ave., Arbutus 27, Md. 1337 Poplar Ave., Arbutus 27, Md.

1342 Poplar Ave., Arbutus 27, Md. 1341 Poplar Ave., Arbutus 27, Md. John Dimpert

13h0 Poplar Ave., Arbutus 27.Md.

Her Hear /um RE: PETITION FOR REGLASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE
S. N. GOT. East Drive and Maple Ave.,
13th District of Balthore County,
Horsan & Enna Schofer, Halph W. and
Hury T. Satth, Petitioners.

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on May 1, 1952, denying the petition for reclassification of the property described therein from an "A" Residence Zone to an "E" Cornercial Zone; and it appearing from the facts and evidence adduced at the appeal that there is no need for the reclassification and no error shown in the original County

It is this 30 - day of June, 1952, Ordered by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Cormissioner of Baltimore County granting the petition for reclassification be and the same is hereby reversed

Enjoyer for the fact that all of the property between Enjoyer gring lead and Marien Avenue in sense commercially with the exception of the two lots in question and the lab the breview and the partition of the partition of the partition of the partition, should also be goned for conserved, use embject to certain arthack restrictions.

Muller, Ernest W. James, Charles F. Burton, Robert J. Bell, John Dimpert, and Harry T. Ricks, all of the 1300 Block Poplar Avenue, Arbutus, Maryland, from an order of the Zoning Commissioner of Baltimore County dated November 28, 1951, granting the reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described in the

by the Board. Those persons protesting the reclassification. although they greatly out number the Petitioners and those in favor of the reclassification cannot expect that the mere turning out in numbers before the Board will be the thing that will control the opinion, or likewise the failure of great numbers to appear and protest should not influence the Board as to its duty in handling of zoning papers.

Prom the examination of this property and the general area and from the testimony, the Petitioners have failed to show laws were arroneous or that there has been such a change of conditions to justify re-zoning in this case. There is testimony in the case that there is ample commercial facilities in

Bepartment Of Public Works DIVISION OF ENGINEERING Inter-Office Correspondence

Prom DAVID H. FISHES

July 15, 1956 To ROLAND S. POEL Application for Building Permit, Property of Mr. Herman Schofer Subject S.K. Corner Data Drive and Maple Avenue, Arbutus, District 13

We have received a copy of Mr. Adams' letter to you requesting the cancellation of the building permit at subject location.

In order for us to protect the property owners surrounding the area to be developed, we would like to request that when a new permit is applied for that it be held up until the drainage requirements of this department are met.

A plan showings

- 1. The proposed grading of the parking area and driveways.
- 2. The disposition of the existing ditch along the Prop-
- The picking up and connection of roof leaders of the houses facing on Poplar Avenue.
- h. The connection of proposed storm drains and roof leaders into the existing County Storm Drain System. These requirements are subject to approval of plan and installation by the Storm Brain Department.

Thank you for your cooperation in regard to this matter.

DIFE ME (tel

DAVID H. FISHER Assistant Director of Public Works cc: Mr. Wilsie H. Adams, Zoming Commissioner

1. FOR THE SMITH LOTE

2110

● FILED OCT 2 1951 ● Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

| Ingrain & Hone Schofter | Ingrain &

County adopted pursuant to the Zoning Law for Baltimore County,

Arb 200.

Address 4310 Carles Legal Owner Batture 7, 784

October 19.51, that the subject matter of this petition be advertised, as required 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 Reckord Bldg, in Towson, Baltimore County, on the ... day of Satober 19.51, at 21000 clock Pa.M.

austra Phelle. Honing Commissioner of Baltimore County

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	Bar	Oc.	ane	Rel.

Pursuant to the advertisement, posting of property, and public hearing on the above polition It Is Ordered by the Zoning Commissioner of Baltimore County this19...., that the above described property or area should be and the same is suant to the advertisement, posting of property and public hearing on the above petition and It Is Ordered by the Zoning Commissioner of Baltimore County, this ______day of above described property or area be and the same is hereby continued as and to remain a...

Baltimore County Department Of Public Works DIVISION OF ENGINEERING Comson 4. Maruland

We would appreciate it if you would write to the property exmers

Yery truly yours.

15 mil 11 fiche V DAVID R. FISHER Assistant Director of Public Works

July 2, 1954

Dear Mr. Piel:

Kindly cancel the building permit issued, in the above matter, as Mr. Schofer has not complied with the provisions of Junge Contrum's Order of April 30, 1953.

Judge Contrum's Order plainly stated that the commercial moning of the property is subject to the requirements and restrictions as laid down by the Zoning Commissioner in his opinion dated Noveeber 29, 1951.

Very truly yours,

Zoning Commissioner

cc: Mr. David H. Fisher, Asst. Director of Public Works, Court House, Towson Md.

Mr. Robert Bell 1342 Poplar Ave., Balto. 27, Md.

Capt. Smith 1344 Poplar Ave., Balto. 27, Md.

Mr. Harry Ricks, 13hO Poplar Ave., Baltimore 27, Md. Mr. Mm. E. O'Laughlin, 1338 Poplar Ave., Balto. 27, Md.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

From an A " Gendenel to an E" Commercial Zone

sole of Poplar ave, etc. See Clat

the other some at march mysele aut of Euch Durd on the week of Each Rail,

Petersoner: Herman Schofer - Ralph w. Smith

Posted by George R. Hummel

#2110

Date of Pos ing 10-10-51

Date of return 10-10-51

Mrs. C. W. Muller, 1336 Poplar Ave., Balto. 27, Md.

Mr. Roland S. Piel, Buildings Engineer, Tosson L. Maryland

Re: Application for Building Permit -S. E. Cor. East Drive & Haple Ave., 13th Dist., Herman Schofer

Very truly yours,

co: Mr. David H. Fisher,
Asst. Director of Public Works,
Guart House, Towson Md.

Hr. Robert Bell 1342 Poplar Ave., Balto. 27, Nd.

Mr. Harry Ricks, 13h0 Poplar Ave., Baltimore 27, Md.

Mrs. C. W. Muller, 1336 Poplar Ave., Balto. 27, Md.

October 4, 1951

RECEIVED of Relph W. Smith, et al, the mm of Themty Three (\$23,00) Dollars, being cost of petition for reclassification, advertising and poeting property, continent corner of East Drive and Haple Avenue, 13th District of Baltimo

Zoning Consissioner

Monday, Oct. 22, 1951 at 2100 p. n.

303 Washington Ave.

PAID

January 14, 1952

\$22,00 /

RECHIVED of John Green Turnbull, Attorney for Elser C. Turns: et al, the sum of Newsty Two (822.00) Follows, being cost of speal to the Board of Zening Appeals of Batthore County from the decision of the Zening Commissioner granting the reclassification of property of Herman and Rema Schofer, et al, 19th Matwict of Multimore County.

Zoning Commissioner

JAN 1 4 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

W. Albert Menchine, Esquire, 103 W. Chesapeake Avenue, Touson h, Maryland

to

Aug. 18, 1952

County Commissioners of Baltimore County % Zoning Department 303 Mashington Avenue Townon lis Nd.

Ocat of certified copy of polition, and other papers, filed in the matter of reclassification of property on Next Drive, 13th District, Smith & Schofer, Joutineses

21/0

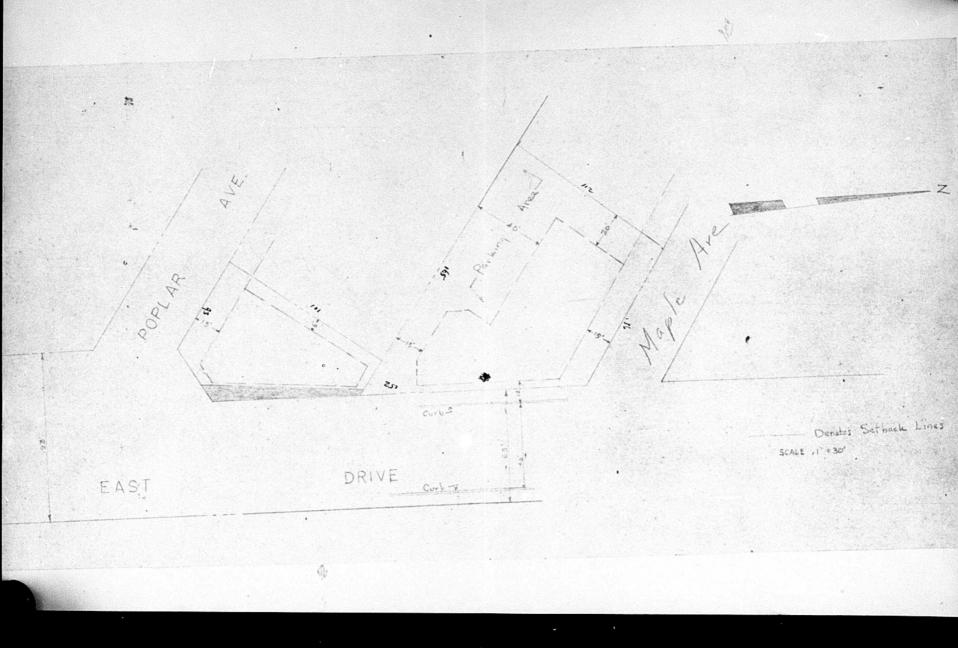
November 21, 1952

58,20

EGUIND of Ralph N. Smith, et al, the cus of Right Reliare (88,20) and Thenty Cente, being cost of certified copy of position and other papers filed in the matter of reclassification of property, Seat Frice, 19th Lieutets.

Joning Comissioner





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