

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO AN "M" COMMERCIAL ZONE -
S. W. Corner Riverside and Terrace Roads,
15th District of Baltimore County,
B. & V. Construction, Inc., Petitioner

This property which is the subject of this petition is located in Eastern Terrace, at the southeast corner of Riverside and Terrace Roads, in the Fifteenth District of Baltimore County.

This plot of ground is situated directly in the rear of an automobile show room and repair garage, which is zoned commercially 150 feet from "Eastern Road" ward. The property on the east side of Terrace Road for a distance of 150 feet from Eastern Boulevard was zoned commercially under the original zoning. The property adjoining this commercial area was zoned commercially in February 1958 for a distance of 75 feet on Terrace Road; also the property just north of this commercial area is being zoned by the Rollin Real Estate Company.

The lot for which a reclassification has been requested, as mentioned above, backs up to the commercial property fronting on Eastern Boulevard and said lot is definitely entirely within a ditch and a stream running through it on the side next to the ditch and at the rear of this garage there are cars parked practically every day waiting repairs. This, of course, would be detrimental to the residential area. The petitioner has placed on file with this Department plans for the location of a group of seven on said lot which will be beneficial to the entire area.

In view of the foregoing it is the opinion of the Acting Zoning Commissioner of Baltimore County that the reclassification of this property will not be detrimental to the safety and general welfare of the community and the said reclassification should be made.

It is ORDERED by the Acting Zoning Commissioner of Baltimore County, this 20th day of November 1957, that the above described property be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residential Zone to an "M" Commercial Zone.

Approved

County Commission 79
of Baltimore County

By *[Signature]*
12/11/57

Date: 12/11/57

To: The Zoning Commissioner

This letter is written to state my objection to the proposed rezoning of the lot at the corner of Terrace Road and Riverside Road, in Essex, from residential to commercial. The hearing to be on 11-11-57.

Though the zoning notice is an record in the Towson paper, there is no notice on the lot. I suggest the lot be posted with a zoning notice and a new date be set for a hearing, so that the sign will be on the lot for sufficient time for all parties to make known their objections.

Less than one year ago this same lot was posted and two separate hearings were conducted, first for rezoning, then for a special permit to build a contractor's storage garage. On both of these requests, the neighbors and adjacent property owners presented signed petitions, stating their objections. The facts and objections presented at those hearings are still applicable and I suggest that they be considered as evidence in this case.

My house is only one house removed from this lot and I object to the proposed rezoning because it will make this a less desirable place to rear my family and will depreciate the value of my property. This is residential property and should be used for residential construction. If the owner of these lots wants commercial property, he should seek it in a commercial area, such as Eastern Avenue and not in this residential neighborhood.

Your accurate appraisal of the facts and correct decision on this hearing will be appreciated by all the residents of this community.

Sincerely,

Ward Bishop
Ward Bishop
4 Terrace Road
Baltimore 21, Md.

A to E
11/14/57
WAB

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, *B. & V. Construction Co., Inc.*, legal owner(s) of the property situate

In Eastern Terrace, South-west Corner of Riverside & Terrace Roads, Essex, 15th District of Baltimore County

all that parcel of land at the southwest corner of Riverside and Terrace Roads, 15th District of Baltimore County, thence westerly on said side of Riverside Road, 220.35 feet, thence south 83.1th feet, thence southeasterly 77 feet and thence northeasterly 150 feet to beginning, being property adjoining lot No. 21 Sec. 2, as shown on plot plan of Eastern Terrace filed with the Buildings and Zoning Department.

herby petition that the zoning status of the above described property be re-classified, pursuant to the

Zoning Law of Baltimore County, from *A RES.* to an *E COMM.* zone.

Reasons for Re-Classification: *APPROVED COMM. 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.

B. & V. Construction Co., Inc.
[Signature]
Address: *101 Hamilton Bank Bldg.*
Baltimore 146, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of October 1957, 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 Berkhof Bldg., in Towson, Baltimore County, on the 11th day of November 1957, at 11:30 A.M.

[Signature]
Zoning Commissioner of Baltimore County
(seal)

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 5, 1957.

THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. *RECEIVED* at 2 o'clock, November 5, 1957, before the day of November 1957, the first publication appearing on the 5th day of November 1957.

[Signature]
THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *15th* Date of Posting: *11-1-57*
Posted for: *Home and business zone to an "E" Commercial Zone*
Petitioner: *B. & V. Construction Co.*
Location of property: *S.W. Corner Riverside & Terrace Roads, Essex, 15th District of Baltimore County, 220.35 feet on Riverside Road, 83.1th feet on Terrace Road, 77 feet on Riverside Road, 150 feet on Terrace Road, as shown on plot plan of Eastern Terrace filed with the Buildings and Zoning Department.*
Remarks: *George B. Hummel*
Posted by: *George B. Hummel* Date of return: *11-1-57*

REPOSTED 11/14/57 ACT. ORIGINAL 5194
REPOSTED 11/14/57

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 be had. It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ to _____.

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 re-classification should NOT be had. It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 confirmed as and to remain a _____.

Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County
Date: *Dec. 11, 1957* By *[Signature]* President

October 25, 1957

\$20.00
REQUIRED of B & V Construction Co., the sum of Twenty (\$20.00) dollars, being cost of petition for reclassification, advertising and posting property, southwest corner of Riverside Road and Terrace Road, 15th District of Baltimore County.

Zoning Commissioner

Received
Wednesday, Nov. 27, 1957
at 11:00 A.M.
Payment of
Richard H. Helling
Towson 14, Md.

PAID
[Signature]

$$\begin{array}{r} 154.20 \\ \underline{56.27} \\ 97.93 \\ \underline{13.91} \\ 84.02 \end{array}$$
