

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

1. we, **THE RALPH N. SIMMERS BLDG. CO.**, legal owner... of the property situated on the west side of the 6300 block Kenwood Avenue and to the south side of Hazelwood Ave. This property contains 41 acres of which 3 acres on Kenwood Ave. are zoned commercial.

All that parcel of land in the 14th District beginning for the same at a point on the centerline of Hazelwood Ave. at a distance of 750 feet more or less, thence for lines of division the three following courses and distances, viz: First 1 degree 44 minutes west 53.0 feet, second 1 degree 33 minutes East 143.32 feet back to the centerline of said Hazelwood Ave., and thence leaving the centerline of said Hazelwood Ave. and running for lines of division the seven following courses and distances, viz: First, 1 degree 31 minutes east 720.05 feet, second 5.40 degrees 56 minutes west 980.0 feet, third 5.15 degrees 20 minutes west 470.0 feet, fourth, 1 degree 41 degrees 56 minutes west 300.3 feet, fifth, 1 degree 50 minutes east 444.7 feet, sixth, 1 degree 50 minutes east 1150.07 feet and seventh 1 degree 36 minutes East 420.0 feet, more or less, thence northeasterly, parallel to and distant 400 ft. westerly from the west side of Kenwood Ave., 40 feet wide, 647.0 feet, more or less, to intersect the 1 degree 36 minutes west 712.7 feet line, thence binding on part of the North 84° 33' 33 minutes West 712.7 feet line N. 84 degrees 33 minutes E 400 feet, more or less, thence N. 1 degree 42 minutes W 300.0 feet to begin line.

From the west side of building from street lines: front... feet, side... feet.

Property to be posted as prescribed by Zoning Regulations.

1. 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.

THE RALPH N. SIMMERS BLDG. CO.
Ralph N. Simmers, Jr.
Legal Owner
Address 8429 Losh Haven Blvd.

ORDERED by The Zoning Commissioner of Baltimore County, this... day of... 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the... day of... 1951, at... o'clock... M.

Charles J. Hahn
Zoning Commissioner of Baltimore County

Notified by Mr. Boove.

Petition for Zoning Re-Classification

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A Residential zone to an D Group... zone.

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.

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Ralph N. Simmers, Jr.
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Address 8429 Losh Haven Blvd.

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Charles J. Hahn
Zoning Commissioner of Baltimore County

Notified by Mr. Boove.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... being in an area where both sewer and water facilities are available, the granting of which will not be detrimental to the health, safety and general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County this... day of... 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 a "D" Residence... zone, the portion of the above described property to remain an "A" Residence Zone, being the small parcel of land lying to the north of Hazelwood Avenue.

Charles J. Hahn
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...

It is Ordered by the Zoning Commissioner of Baltimore County this... day of... 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 to remain a...

Zoning Commissioner of Baltimore County

Approved...
Date...
County Commissioners of Baltimore County
By...
President

Description to Accompany Zoning Application
Property of Ralph N. Simmers and Son

November 1, 1951

Beginning for the same at a point on the centerline of Hazelwood Avenue at a distance of 750 feet more or less westerly from Kenwood Avenue running thence for lines of division the three following courses and distances viz: First, North 28° 33' East 143.32 feet back to the centerline of said Hazelwood Avenue, and thence leaving the centerline of said Hazelwood Avenue and running for lines of division the seven following courses and distances viz: First, South 1° 33' East 720.05 feet, second, South 42° 56' East 982.3 feet, third, South 13° 28' East 470.0 feet, fourth, North 42° 50' East 300.3 feet, fifth, South 6° 02' East 444.0 feet, sixth, North 48° 59' East 1150.07 feet, and seventh South 68° 36' East 420.0 feet more or less, thence northeasterly parallel to and distant 200.0 feet westerly from the west side of Kenwood Avenue, 40 feet wide, 647.0 feet more or less to intersect the North 84° 33' West 712.7 foot line, thence binding on part of the North 84° 33' West 712.7 foot line North 84° 33' West 400.0 feet more or less, thence North 1° 43' West 300.0 feet to the point of beginning.

Containing 77.3 acres of land, more or less.

November 13, 1951

RESERVED of A. Gordon Bone, Attorney for The Ralph N. Simmers Building Company, petitioners, the sum of Twenty Six (\$26.00) Dollars, being cost of petition for reclassification, advertising and posting of property, west side of Kenwood Avenue 14th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, Nov. 3, 1951
at 10:15 a.m.
Department of
Record Building
Towson Md.

PAID
NOV 15 51
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
O. W. W. W.

NOV 26 1951

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on... day of... 1951, the first publication appearing on the... day of... 1951.

Charles J. Hahn
Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District...
Date of Posting...
Posted for...
Petitioner...
Location of property...
Location of signs...
Remarks...
Posted by...
Date of return...

