

FILED NOV 13 1951

2134

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, New Essex Theater, Inc. legal owner... of the property situate in Baltimore County, Maryland, and described as follows:

RESIDING for the same on the south side of Dorsey Avenue twenty-five feet distant from the southeast corner of Dorsey Avenue and Race Avenue, and running thence southerly one hundred forty-five feet to an alley ten feet wide; thence easterly in a straight line and parallel to Dorsey Avenue one hundred feet; thence at right angles and by a straight line westerly one hundred forty-five feet to Dorsey Avenue; thence westerly

and binding on Dorsey Avenue one hundred feet, the improvements thereon being present and the property described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an "A" residential zone to "C" residential zone. Construction of apartment for eight families.

Reasons for Re-Classification: This property lies immediately south of the commercial district on Eastern Ave., Essex. Adjacent thereto on the east lies a lumber yard and immediately adjacent thereto on the west lies a large church, all of which renders the parcel of land most unsuitable for a one-family private residence, but peculiarly suitable for apartments. Furthermore, the construction of an apartment on the premises to house not less than eight families would serve a great need due to the existing housing shortage in the locale.

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.

NEW ESSEX THEATER, INC.

John G. Cohen
Vice President Legal Owner

Address 416 Eastern Avenue

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of November, 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 Eckford Bldg. in Towson, Baltimore County, on the 3rd day of December, 1951, at 11 o'clock A.M.

George W. Smith
Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location being adjacent to a commercial zone and access Race Ave. from a "C" Residence Zone, both sewer and water being available the granting of which will not be detrimental to the health, safety and general welfare of the community

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 13th day of November, 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 "C" Residence zone, subject to the provision of paved automobile parking space as provided in Section 7, Part 2, Subparagraph 2 of the Zoning Regulations and Restrictions for Baltimore County, said Section providing for automobile parking space adjacent to the apartment building sufficient in area to accommodate one car for each housekeeping unit; not more than 50% of rear yard to be counted for said parking space.

George W. Smith
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 13th day of November, 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 as

George W. Smith
Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date 11/15/51 By W. William Adelson President

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 11-21-51
Posted for Essex and Race Ave. to "C" zone
Petitioner: New Essex Theater, Inc.
Location of property South side of Dorsey Avenue, Essex, Baltimore County, Md.
Location of signs South side of Dorsey Avenue, Essex, Baltimore County, Md.
Remarks: Change of zoning from "A" to "C" zone
Posted by George W. Smith Date of return 11-23-51

FILED NOV 26 1951

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 23, 1951

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., November 23, 1951, in accordance with the provisions of the Zoning Law of Baltimore County, before the 3rd day of December, 1951, the first publication appearing on the 16th day of November, 1951.

THE JEFFERSONIAN
W. W. Adelson
Editor

Cost of Advertisement, \$ _____

November 15, 1951

\$20.00
RECEIVED of W. William Adelson, Attorney
in the New Essex Theatre, Inc. petitioner,
the sum of Twenty (\$20.00) Dollars, being
cost of petition for reclassification,
advertising and posting of property, north
side of Dorsey Avenue in the 15th District
of Baltimore County.

George W. Smith
Zoning Commissioner

Hearing:
Monday Dec. 3, 1951
at 11 A.M.
Department of
Towson, Md.

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NOV 16 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY