

FILED JAN 14 1952

2177

#2177

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

We, JOHN H. AND CATHERINE BAIR, legal owners of the property situated at 8223 Philadelphia Road, Essex, Baltimore County, Maryland, and being known and designated as Lot No. 1 as shown on the Plat of the property of John Martin and Caroline Martin, his wife, which plat is recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No 3, folio 66.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from residential zone to commercial zone.

Reasons for Re-classification. Owners wish to convert frame building containing two apartments presently situate on property into retail store (1st floor) and apartment (2nd floor) for rental purposes or for conducting small business or own in store and renting apartment, in order to supplement income. Owners were recently forced to vacate nearby premises at 8023 Philadelphia Road, where they had conducted confectionery business for several years. Neighborhood is extensively commercial from 8000 block through 8500 Philadelphia Road.

Size and height of building: front 30 feet; depth 40 feet; height 2 story and office
Front and side set backs of building from street lines: front 12 feet; side 12 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 H. Bair
Catherine Bair
Legal Owners
Address 8223 Philadelphia Road
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of January, 1952, 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 4th day of February, 1952, at 1 o'clock P. M.

Augustine J. Hall
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 on Philadelphia Road in an area in which commercial zones have been established, testimony having been produced that a community need exists for a grocery and confectionery store, 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 11th day of February, 1952, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from residential zone to commercial zone.

Augustine J. Hall
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 19th day of February, 1952, 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 a residential zone.

Zoning Commissioner of Baltimore County

Approved

REB 26 1952
Date

County Commissioners of Baltimore County

By *John H. Bair*
President

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Posted for an A. B. Bair to convert residential zone to commercial zone
Date of Posting 1-23-52
Petitioner John H. Bair
Location of property 8223 Philadelphia Rd. 1/2 mile from the corner of 82nd St. and Philadelphia Rd. 1/2 mile from the S. S. of Baltimore Ave. 1/2 mile from the S. S. of Baltimore Ave.
Remarks George B. Hummel
Posted by George B. Hummel
Date of return 1-23-52

FILED JAN 28 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 28, 1952

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD., 2 times before the 4th day of February, 1952, the first publication appearing on the 19th day of January, 1952.

THE JEFFERSONIAN,
W. L. Sewell
Manager

Cost of Advertisement, \$

January 16, 1952

\$20.00

RECEIVED of John Gresson Turnbull, Attorney, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property at the south east corner of Philadelphia Road and Neighbors Avenue, 15th District of Baltimore County.

Zoning Commissioner

Hearings

Monday, February 4, 1952
at 1:00 P. M.
Basement of The Record Building
Towson, Md.

PAID
JAN 23 1952
COUNTY OF BALTIMORE

PHILA. RD.

53.80'

NEIGHBORS AVE.

138.80'

LOT No. 1

125'

114.20'

PLAT OF
John Martin

SCALE
1" = 20'