

FILED APR 15 1952

2240

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--
Norman B. Lockamy
Freda C. Lockamy legal owner S of the property situate

at the southeast corner of Marlyn and Barran Aves., 15th District of Balto. Co., thence easterly, on the south side of Barran Avenue, 60 feet with a rectangular depth southerly of 125 feet and binding on the east side of Marlyn Avenue. Being lot No. 6 on plat of Marlyn Terrace,

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-1.55 zone to an EC-Comm zone.

Reason for Re-Classification: APPROVED COMM. USE (CONFECTIONARY STORE)

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.

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.

Norman B. Lockamy ✓
Freda C. Lockamy ✓
Legal Owner

Address: 901 Barran Ave ✓

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 7th day of May 1952, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#2240

District: 15th
Date of Posting: 4-23-52
Posted for: an R-1 Residence zone to an EC Commercial zone

Petitioner: Norman B. Lockamy
Location of property: S.E. Corner Marlyn and Barran Aves. 15th Dist. of Baltimore County, plat of Marlyn Terrace, lot 6, depth 125 feet, bounding on the east side of Marlyn Avenue. Set back 60 feet from Marlyn Avenue.
Location of Signs: S.E. Corner Marlyn and Barran Aves. 30ft East Marlyn Avenue on the S.S. Barran Ave.

Remarks: _____
Posted by: George R. Hummel ✓
Signature Date of return: 4-23-52

NE: PETITION FOR RECLASSIFICATION FROM AN "R-1" RESIDENCE ZONE TO AN "EC" COMMERCIAL ZONE
S. E. Cor. Marlyn and Barran Aves.,
15th District of Baltimore County -
Norman B. and Freda C. Lockamy,
Petitioners

The property which is the subject of this petition is located at the southeast corner of Marlyn and Barran Avenues, Fifteenth District of Baltimore County. The lot is improved with a one-family frame dwelling, which is part of a large single family cottage development, the houses having been constructed approximately in 1942.

The Land Records on file in the County Clerk's office discloses the fact that Norman B. and Freda C. Lockamy are not the legal owners of the property known as Lot No. 6 Marlyn Terrace but that the legal owner is the Jenkins Building Company.

This property is recorded among the Land Records of Baltimore County in Liber C.H.K. 1226, folio 232. In Liber C.H.K. 1226 folio 225, all of the lots in this development known as "Marlyn Terrace" are restricted against commercial use until January 1, 1969.

Even though this Department has no authority to pass upon the validity of restrictions in a deed certainly the presence of such restrictions must be considered along with other facts in the case. As stated before this lot is one of many in this development which has been improved with cottages for residential use.

The property fronts upon Barran Avenue and not upon Marlyn Avenue and the reclassification of this property for commercial use would allow a mixed occupancy, that is a commercial use and a residential use on one lot which is not in keeping with proper zoning policies. Even though there has been considerable commercial zoning established on the west side of Marlyn Avenue, only a portion of which is being used, there is no commercial zoning on the east side. Not only has the development of Marlyn Terrace been built up for residential use but there is a sizable cottage residential development adjoining and to the south of the lot in question.

In view of these facts and the fact that the persons who signed the petition are not the legal owners of the property, it is the opinion of the Zoning Commissioner of Baltimore County that the reclassification of this property would be detrimental to the general welfare of the community and the reclassification petitioned for should be denied.

It is Ordered by the Zoning Commissioner of Baltimore County, this 14th day of May, 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 an "R-1" Residence Zone.

Christina E. Halls
Zoning Commissioner
of Baltimore County

NORMAN B. & FREDA C. LOCKAMY
S. E. COR. MARLYN AND BARRAN AVENUE,
15TH DIST.

2240

Handwritten notes:
Wm
5/7
10 AM

FILED APR 28 1952

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CERTIFICATE OF PUBLICATION

TOWSON, MD., April 25, 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., on April 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 next 2 times consecutively before the 7th day of May 1952, the first publication appearing on the 16th day of April 1952.

W. R. Bullett
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ _____

NOTICE OF ZONING PETITION FOR RECLASSIFICATION--15TH DIST.
Pursuant to section 10-101 of the Zoning Ordinance of Baltimore County, the Zoning Commissioner of Baltimore County has received a petition from an "R-1" Residence Zone to an "EC-Commercial" Zone of the property described in the foregoing. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the presence of the Reckord Building, Towson, Maryland, on Wednesday, May 7, 1952, to determine whether or not the following conditions and described property are suitable for approval as proposed for Approval Commercial "EC-Comm".
All the property is located at the southeast corner of Marlyn Avenue and Barran Avenue, 15th District of Baltimore County, thence easterly, on the south side of Barran Avenue, 60 feet with a rectangular depth southerly of 125 feet and binding on the east side of Marlyn Avenue. Being lot No. 6 on plat of Marlyn Terrace filed with the zoning department.
My order.

