

2243
FILED IN 11 & 12 DISTRICTS
8 & 9 COR. HOLLABIRD AND RANDOLPH AVENUES
TOWSON, MARYLAND

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE
N. E. Cor. Hollabird and Randolph Aves.,
12th District of Baltimore County
Wade L. and Edna H. Wilson, Petitioners.

The property which is the subject of this petition is located at the southeast corner of Randolph Avenue and School Lane and is the rear portion of a parcel of land which fronts on Hollabird Avenue. The property on Hollabird Avenue extending from Randolph Avenue to a 15 foot alley, a distance of 137.03 feet, is zoned commercially to a depth of 150 feet. It is the intent of this petition to zone "M" Commercial, the remainder of the lot extending through to School Lane.

This whole property is now improved by a one-story masonry building having a setback of 25 feet 6 inches from Hollabird Avenue and a depth of 170 feet 3 inches. This indicates that the rear 53 feet 9 inches extends out of the presently zoned commercial area. The eastment 42 feet of the lot is vacant at the present time as is the rear 55 feet of the lot extending through to School Lane.

It is the intention of the petitioner if this reclassification is granted to construct a building on this eastment vacant portion of the lot extending from the present setback from Hollabird Avenue to a depth equal to that of the present building properties fronting on School Lane, which are zoned "A" residential and improved with cottages.

It is the opinion of the Zoning Commissioner of Baltimore County that the extension of the existing commercial zone beyond the presently zoned 150 feet could not but be detrimental to the proper enjoyment of the properties on School Lane for residential use. It would appear that in a community of this type, the addition of a building 42 feet in width by approximately 120 feet in depth located within the presently zoned area in addition to the large building which exists should take care of any need for the warehousing and furniture store facilities. The extension of this building to the rear of the present building would create a wall very close to the Collins' residence located on lot No. 21.

It does not appear that the use of this portion of the property outside of the presently zoned area is needed nor desirable and could not but be detrimental to the community.

It is this 26th day of May, 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the above petition be and the same is hereby denied and that the above described property or any be and the same is hereby continued as and to remain an "A" Residence Zone.

Wade L. Wilson
Zoning Commissioner
of Baltimore County

FILED APR 17 1952
2245

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
I or we, Wade L. Wilson & Edna E. Wilson, legal owner, of the property situate
7400 HOLLABIRD AVE. - REAR PORTION OF LOT
Northeast corner of Hollabird and Randolph Aves., 12th District of Baltimore County, thence easterly, on the north side of Hollabird Ave. 137.03 feet, thence North 23 degrees 30 minutes East 257.93 feet to the south side of School Lane, thence westerly, on said School Lane, 101.66 feet to the east side of Hollabird Ave., thence westerly, on said Hollabird Ave., 50.16 feet to beginning. Saving and excepting therefrom that portion heretofore zoned "M" Commercial.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A Residence Zone to an E Commercial Zone.

Reasons for Re-Classification: Proposed to use rear of lot for
EXTENSION OF EXISTING STORE & WAREHOUSE

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 expense 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 of Baltimore County.

Wade L. Wilson
Edna E. Wilson
Legal Owner
Address: 1105 Eidenby Ave
21210, MD

ORDERED By The Zoning Commissioner of Baltimore County, this.....17th.....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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beekerd Bldg., in Towson, Baltimore County, on the.....
12th.....day of.....May.....1952, at 2:00 o'clock.....P.M.

.....
Zoning Commissioner of Baltimore County
(over)

5/12
2 P.M.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Dissect: R. J. Date of Posting: 4-30-52
Filed for: Wade L. Wilson & Edna E. Wilson
Petitioner: Wade L. Wilson & Edna E. Wilson
Location of property: 7400 Hollabird Ave. & School Lane, Baltimore County, Md.
Location of Signs: At the rear corner of Hollabird & School Lane
Remarks: George P. Hummel
Filed by: George P. Hummel Date of return: 4-30-52

FILED MAY 5 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD.....May 5, 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., ~~between~~
on 2 times ~~between~~ on the ~~12th~~
day of.....May.....1952, the first publication appearing on the.....28th day of.....April
1952.
THE JEFFERSONIAN
W. J. Jeffers
Manager

Cost of Advertisement, \$.....

April 23, 1952

\$20.00
RECEIVED of James H. Lyons, Jr., Attorney for Wade L. Wilson, et al, petitioners, the sum of Twenty (\$20.00) Dollars being cost of petition for reclassification, advertising and posting property, Northeast corner of Hollabird and Randolph Aves., 12th District of Baltimore County.

Zoning Commissioner
Hearing:
Monday, May 12, 1952
at 2:00 p.m.
Room 212
Beekerd Building
Towson, Md.

PAID
APR 23 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
W. J. Jeffers

