

NEA PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "A-1" COMMERCIAL ZONE, S. E. Cor. Marlyn and Lata Aves., 15th Dist., Abe & Molly Lazarus, Petitioners

The property which is the subject of this petition is located at the southeast corner of Marlyn and Lata Avenues, Essex, in the Fifteenth District, fronting 7 1/2 feet on the east side of Marlyn Avenue with a rectangular depth easterly of 185 feet on the south side of Lata Avenue.

A portion of the property has been used for many years for the operation of a grocery store and thus enjoys a nonconforming commercial use. It is the intention of the petitioner to add to the present store building and he has filed for reclassification of the property from an "A" Residence Zone to an "A-1" Commercial Zone.

The commercialization of the property would result in "spot zoning", the nearest commercial zone to the north on the east side of Marlyn Avenue is at Eastern Avenue, a distance of approximately 750 feet. The nearest commercial area on the east side of Marlyn Avenue to the south is a distance of approximately 600 feet. This, therefore, indicates that the commercialization of the property would be "spot zoning" and the reclassification should be denied.

Due to the fact that the petitioner has used the existing building prior to January 2, 1945 for the operation of his grocery store the Zoning Regulations allow an extension of 100% to the existing use. The application for the building permit for the addition to this building desired by the owner has been approved as to zoning by this Department.

It is this 10th day of October, 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 area be and the same is hereby continued as and to remain an "A" Residence Zone.

[Signature]
Zoning Commissioner
Baltimore County

Abe & Molly Lazarus
Marlyn & Lata Aves.
Essex, Baltimore Co., Md.
15th District

2334

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, *Abe & Molly Lazarus*, legal owner(s) of the property situate

All that parcel of land in the 15th District of Baltimore County at the southeast corner of Marlyn and Lata Avenues, thence running southerly and blinding on the east side of Marlyn Avenue 7 1/2 feet with a rectangular depth easterly of 185 feet and blinding on the south side of Lata Avenue, being Lot #20 Lata Flat as shown on plat plan filed with the Buildings and Zoning Department.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from *A-1 RES. TO COMM. USE*

Reason for Re-Classification: *APPROVED COMM. USE (Grocery Store - Non Conforming USE TO COMM.)*

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.

Abe Lazarus
Molly Lazarus
Legal Owner

Address *201 S. Marlyn Ave.*
Bk To 21, MR

ORDERED BY The Zoning Commissioner of Baltimore County, this.....26th.....day of.....July.....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.....P. M. 19th.....day of.....August.....1952, at 1:00 o'clock.

Zoning Commissioner of Baltimore County
(over)

8/18
10/19

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.....15th.....Date of Posting.....8-7-52
Posted for: *Ans. A. Residence zone to an "A-1" Commercial zone*
Petitioner: *Abe & Molly Lazarus*
Location of property: *S. E. Cor. Marlyn & Lata Aves., Baltimore Co., Md.*
Location of signs: *Sign posted on property front as 201 South Marlyn Ave.*
Remarks:
Posted by: *George R. Hummel*.....Date of return: 8-7-52

July 28, 1952

\$20.00

RECEIVED of Abe Lazarus the sum of twenty (\$20.00) dollars, being sum of cost of petition for reclassification, advertising and posting of property at the southeast corner Marlyn & Lata Avenues, 15th District of Baltimore County.

Zoning Commissioner

Hearings

Monday, August 18, 1952
at 1:00 P. M.
Board Room, Basement Record Building
Towson, Maryland

PAID
JUL 31 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *[Signature]*

Lutz Ave.

185'

Abe + Mollie Lazarus
201 S. MARLYN AVE.

20

(Lot 20 - Lutz Plat - 12-86)

21

22

S. MARLYN AVE.

201 - S.

74'
50'
50'

N
S

20''