

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE - N. & COR. BALLARD AVE. AND ROAD TO MARTIN BOULEVARD, 15th DIST., FLOYD E. AND MARY K. FLOTT, PETITIONERS.

The appeal in the above entitled matter coming on for hearing on the 14th day of January, 1954, before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated September 23, 1953, denying the reclassification from an "A" Residence Zone to an "M" Commercial Zone in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the said reclassification would not be detrimental to the health, safety, and general welfare of the community and for reasons set forth in the opinion; therefore,

It is this 4th day of February, 1954, Ordered by the Board of Zoning Appeals of Baltimore County that this property be reclassified from an "A" Residence Zone to an "M" Commercial Zone.

James W. Sullivan
Chairman
Carl F. Miller
Board of Zoning Appeals of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Floyd E. and Mary K. Flott from an Order of the Zoning Commissioner of Baltimore County dated September 23, 1953, denying reclassification from an "A" Residence Zone to an "M" Commercial Zone in regard to the property described in said petition.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

From the testimony in this case and from an inspection of the property, the Board is of the opinion that there are not sufficient stores to serve the new development in this area; and since the granting of the reclassification would not be detrimental to the health, safety, and general welfare of the community the Board will pass its Order granting the same.

James W. Sullivan
Chairman
Carl F. Miller
Board of Zoning Appeals of Baltimore County

Approved:
County Commissioners of Baltimore County
Charles F. Miller, Jr.
Date: APR 1 1954

Re: Petition for Reclassification from : Charles H. Doing, Zoning Commissioner, Baltimore County
an "A" Residence Zone to an "M" Commercial Zone - N. & COR. Ballard Ave. and Road to Martin Boulevard, 15th Dist., Floyd E. and Mary K. Flott, Petitioners.

Mr. Charles H. Doing, Zoning Commissioner for Baltimore County: Please enter an appeal in the above entitled matter to the Board of Zoning Appeals of Baltimore County.

Floyd E. Flott
Floyd E. Flott, Petitioner
Mary K. Flott
Mary K. Flott, Petitioner
James W. Sullivan
Rapaport and Brennan
Attorneys for Petitioners

MAURICE S. BRENNAN
ATTORNEY AT LAW
EDMUND & TOWSON, MD.

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County -
X vs. Floyd E. Flott and Mary K. Flott legal owner of the property situated

All that parcel of land in the Fifteenth District of Baltimore County, on the northeast corner of Ballard Avenue and Road to Martin Boulevard School (east side of Ballard Avenue) 140 feet to the north side of said road thence north 07 degrees 59 minutes east 150 feet thence south 02 degrees 11 minutes west 160 feet to the south side of said road thence westerly and thence north 07 degrees 59 minutes east 150 feet to the north side of said road 150 feet to place of beginning. Being a portion of Parcel 2, Department of Baltimore County.

Mon to 125 on Ballard on only

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residential to an "M" Commercial Zone. Reasons for Re-Classification: The applicants desire to build stores for the purpose of servicing the area as well as the row-housing development on Ballard Avenue.

Size and height of building: front 50 feet; depth 125 feet; height 60 feet.
Front and side set backs of building from street lines: front 25 feet; side 15 feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

James W. Sullivan
Chairman
Carl F. Miller
Board of Zoning Appeals of Baltimore County

Floyd E. Flott
Floyd E. Flott, Petitioner
Mary K. Flott
Mary K. Flott, Petitioner
Legal Owner

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of September, 1953, 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 Rebeck Bldg. in Towson, Baltimore County, on the 23rd day of September, 1953, at 10:30 a.m.

Charles H. Doing
Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 9-8-53
Posted for *Carl F. Miller* to an "M" Commercial Zone
Petitioner *Floyd E. and Mary K. Flott*
Location of property *N. & COR. Ballard Ave. and Road to Martin Boulevard, 15th Dist., Baltimore County*
Location of Signs *375 ft. of Martin Blvd. from intersection with Ballard Ave. to the S.E. of Ballard Ave.*

Remarks:
Posted by *George R. Hummel* Date of return 9-16-53

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 1953
THIS IS TO CERTIFY That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~XXXXXX~~ x 2 times ~~XXXXXX~~ for the 21st day of September, 1953, the first publication appearing on the 4th day of September 1953.

THE JEFFERSONIAN
Ar. C. C. C.
Manager

Cost of Advertisement, \$.....

NOTICE OF PETITION FOR RECLASSIFICATION OF ZONING
The Board of Zoning Appeals of Baltimore County has received a petition from Floyd E. and Mary K. Flott, petitioners, for the reclassification of the property described in said petition from an "A" Residence Zone to an "M" Commercial Zone. The Board of Zoning Appeals of Baltimore County has ordered that this petition be advertised 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 Rebeck Bldg. in Towson, Baltimore County, on the 23rd day of September, 1953, at 10:30 a.m.

It is Ordered by the Zoning Commissioner of Baltimore County, this 2nd day of September, 1953, 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 an "M" Commercial Zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the fact that there was no road shown for additional stores to service the neighborhood, the granting of which would cause congestion in the roads and streets and create a traffic hazard and be detrimental to the general welfare of the community and be not zoning.

It is Ordered by the Zoning Commissioner of Baltimore County, this 2nd day of September, 1953, that the above petition be and the same is hereby denied and that the above described property or area be and remain an "A" Residence Zone.

Charles H. Doing
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

PAID
OCT 10 - 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By *James W. Sullivan*

PAID
SEP 15 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By *James W. Sullivan*

APPLICATION FOR REZONING
FLOYD E. AND MARY K. PLOTT

