

2697
tion
property situate
MAP L
B12
"E"
9/21/83

I, or we, Joseph T. Ziemski and, Helen Ziemski, his wife legal owner. & of the property situate
at Lynch Road and Wice Avenue (see plat attached)

[illegible]

Att Com has

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.

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Joseph J. Ziarski
Peter Ziarski
Legal Owner
Address: 1309 Western Avenue, B/21, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this..... day of
..... 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 Record Bldg., in Towson, Baltimore County, on the.....
..... day of September 19 53, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

Petition # 2027 District # 1020
 Processed by: Pat. H. G.
 Hearing Scheduled: June, 1961 10
 Report submitted to Planning Com.: 30
 Further attention needed: _____

Subject of Petition: Commercial "E" request near the intersection of Lynde and
Rice Avenues in Dandak

Comments:

1. a.) A portion of the Pettittown's property is already zoned commercial - that which fronts on Elm Avenue. The southern portion is zoned industrial. The balance of the property is Residential "A" (see property outline plan).
1. b.) A right of way to the existing cottages, although not a part of this petition, is fully supported by the petitioner's land being proposed for Commercial use.
2. a.) Some roadside business uses can be accommodated on the property under the existing zoning. Such additional uses would not be an undue source of want in use the commercially zoned frontage on Elm Ave. (outlined).
2. b.) Regarding shopping Center facilities, there already is sufficient land available in the immediate vicinity of the property. The "Big W" stores some 1400' to the north and east, across one half mile to the west, besides other scattered Commercially zoned plots.
3. Land use studies suggest residential use of the petitioner's property south of the Elm Avenue frontage is not feasible. The use is set in industrial zoning. The Planning Commission staff will recommend, in the near future, that this be rezoned residential, especially since a major portion of other similarly zoned properties are already converted to residential use.
4. In view of the above, the Planning Commission staff recommends that this petition be denied.
5. (See Lynch Avenue frontage of this petition should not be developed for a roadside business use because it would tend to be incompatible with the intended use of Lynch Ave. development across the street. Also, the use appears to be out of character on Lynch Ave. except that the Commercial zoning should not be extended along the E. side of Lynch Ave.)

9-18-53 b7

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 be based on the following criteria:

It Is Ordered by the Zoning Commissioner of Baltimore County this..... day of

hereby reclassified, from and after the date of this Order, from a _____
to a _____.

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 ha

It Is Ordered by the Zoning Commissioner of Baltimore County, this.....day
.....19....., 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.....
.....zone.

Zoning Commissioner of Baltimore County

Approved _____

County Commissioners of Baltimore County

Date _____ By _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, Maryland

#2697

Diatriet..... 12²⁰..... Date of Posting..... 9-9-53.....
 Posted for..... 1st S.E. of Synchard, Tenn. S.E. of
 Address..... John F. Gleason, 4444 Gleason
 City.....
 Location of signs..... 1st S.E. of Synchard, Tenn. S.E. of
1st S.E. of Synchard, Tenn. S.E. of Synchard, Tenn. S.E. of
1st S.E. of Synchard, Tenn. S.E. of Synchard, Tenn. S.E. of
 Location of signs..... 1st S.E. of Synchard, Tenn. S.E. of
1st S.E. of Synchard, Tenn. S.E. of Synchard, Tenn. S.E. of
 Location of signs..... 1st S.E. of Synchard, Tenn. S.E. of
1st S.E. of Synchard, Tenn. S.E. of Synchard, Tenn. S.E. of
 Remarks.....
 Posted by..... Harold R. Humes, Jr...... Date of return..... 9-16-53.....

September 1, 195

\$21.00

RECEIVED of J. H. Requard Realty Co., the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification, advertising and posting Zianski property, southwest side of Miss Avenue, 12th District, Baltimore County.

1997

Hearing:
Monday, September 21, 1953
at 2:00 p.m.
Basement of Rockford Building
Towson, Md.

PAID
SEP - 2 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY J. M.

NOTICE
ZONING PETITION
REPEAL & AMENDMENT

FOR RECLASSIFICATION
— 12th District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from an "A" Residence Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Art and Record Commission of Baltimore County will hold a public hearing in the Board Room, in the basement of the Reckard Building, Towson, Maryland:

On Monday, September 21, 1953 at 2:00 p.m. E.D.T. to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use. To wit:

that the parcel of land in the Twelfth District of Baltimore County, on the southwest side of Wise Avenue, beginning 150 feet north of the intersection of the said Wise Avenue with the said Lynch Road, thence southeasterly and bounding on the southwest side of Wise Avenue 200 feet to the west side of present-day Lynch Road, thence southerly and bounding on the west side of Overhill Road 408.84; thence south 54 degrees 45 minutes east 150 feet to the intersection of Lynch Road; thence northerly and bounding on the east side of Lynch Road 209.31 feet; thence south 54 degrees 45 minutes east 150 feet; thence north 33 degrees 25 minutes east 100 feet; thence north 56 degrees 39 minutes west 36 feet; thence north 25 degrees 30 minutes east 150 feet to place of beginning; Being property of Joseph F. Ziemski and Helen Ziemski as shown on the plat plan filed with the Building Department of Baltimore County.

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Richterstown, Md.
THE HERALD-ARGUS
Catonsville, Md.
THE COMMUNITY PRESS
Dundalk, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

September 12 1953

THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Iving, County Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTRYMAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 12th day of September, 1953, that is to say
the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By *P. J. Morgan*
Editor and Manager

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "E" COMMERCIAL
ZONE - S. W. Side Wise Ave., 150 ft. S.E.
Lynch Road - 12th District - Jos. T. and
Helen Ziemiaki, Petitioners

Pursuant to advertisement, posting of property and public hearing on the above petition and it appearing for the following reasons the reclassification should not be had:

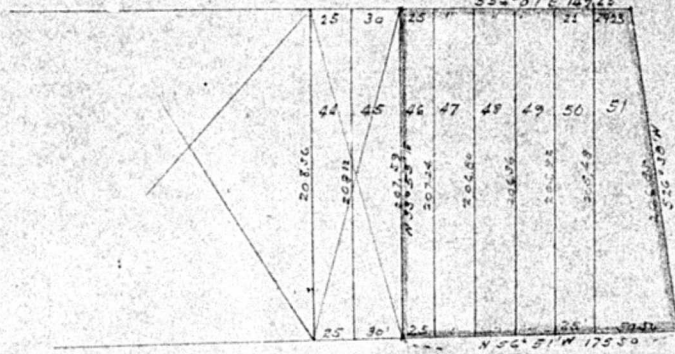
1. The property in question being immediately adjacent to large commercial areas, one to the north and one to the west, besides other scattered commercially zoned areas, which are adequate to serve the needs of the neighborhood.
 2. There is a small area partially surrounded by the property in question developed with two dwellings, and
 3. The Lynch Road frontage should not be developed with commercial uses because it would not be in keeping with the intended group house development across the street.
- day of October, 1951. ORDERED by the Deputy

It is this _____ day of October, 1953, ORDERED by the Deputy
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.

William N. Adams
Deputy Zoning Commissioner
of Baltimore County

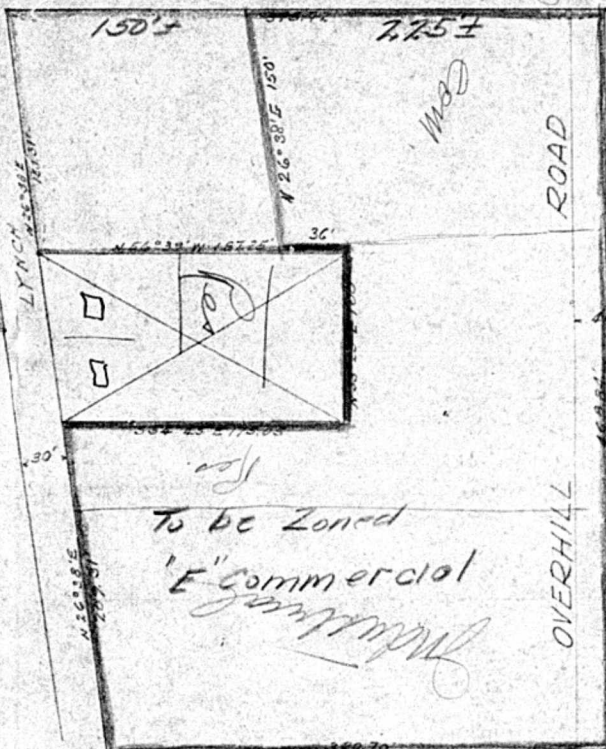
WISE AVE

S 62° 07' E 149.23



EDDYLYNCH

Scale 1" = 60'



To be Zoned
'E' Commercial
Matthew

S 54° 45' E

SCALE 1" = 60'

Matthew

