

#2733  
RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - E. S. Eastern Ave., 1750 feet W. Ebenezer Road, 19th District, John E. Goff and Mary M. Goff, Petitioners.

The appeal in the above entitled matter coming on for hearing on the 10th day of December, 1953, before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated October 26, 1953, denying the reclassification from an "A" Residence Zone to an "E" 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 said opinion; therefore,

It is this 31<sup>st</sup> day of December, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that this property be reclassified from an "A" Residence Zone to an "E" Commercial Zone.

Approved:

County Commissioners of Baltimore County

*John E. Goff and Mary M. Goff*  
Petitioners

Date: \_\_\_\_\_

*H. G. Campbell*  
John E. Goff and Mary M. Goff  
Petitioners  
Board of Zoning Appeals of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS  
OF  
BALTIMORE COUNTY

This is an appeal by John E. Goff and Mary M. Goff from an Order of the Zoning Commissioner of Baltimore County dated October 26, 1953, denying the reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described in the petition.

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

The property which is the subject of this petition is a tract of land on the south side of Eastern Avenue 1750 feet west of Ebenezer Road, having a frontage of 51.5 feet on Eastern Avenue with an irregular depth of 258 feet, more or less.

Across the highway from the subject property are commercially zoned areas, and adjoining the petitioners' land is a property which at one time was used as a blacksmith's shop, a telephone exchange, and other commercial uses, and for a short period of time was of a non-conforming nature. It is apparent that this section could well have been set up as a commercial area, especially in view of the fact that across the street there is now situated a commercial zone. The land is not especially adapted to residential development, much of it being low, wet, and swampy.

There has been considerable growth in and about Chase, and the Board is of the opinion that there was an error at the time of the original zoning and to reclassify this property from an "A" Residence Zone to an "E" Commercial Zone would not be detrimental to the health, safety, and general welfare of the community; and that there has been sufficient change in the neighborhood to justify reclassification and it will,

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, John E. Goff and Mary M. Goff, legal owner of the property situated on the south side of Eastern Avenue, beginning 1750 feet west of Ebenezer Road, thence westerly and being 51.5 feet, to the south side of Eastern Avenue 51.5 feet with an average rectangular depth southerly of 258 feet, being lot #6 on plat prepared by E. S. Eastern Ave., dated May 1, 1954, being property of John E. Goff and Mary M. Goff as shown on the plat plan filed with the Buildings and Zoning Department of Baltimore County.

Further described as follows:

Being known and designated as Lot Number Six (6) as shown on a Plat prepared by S. J. Martenet and Son dated May 1, 1954 and recorded in the Land Records of Baltimore County in Liber W.N.T. No. 122, folio 873.

I 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: For approved commercial use as a Beauty Parlor.

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 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.

*John E. Goff*  
*Mary M. Goff*  
Legal Owner  
Address: Eastern Avenue  
Chase, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 21<sup>st</sup> 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 Reckord Bldg., in Towson, Baltimore County, on the 19th day of October, 1953, at 2:00 P.M.

*Charles D. Davis*  
Zoning Commissioner of Baltimore County  
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_

the above reclassification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a \_\_\_\_\_ zone to a \_\_\_\_\_ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_ location being in a residential area, the granting of which will be detrimental to the general welfare of the community and be "spot zoning".

the above reclassification should NOT be had. It is Ordered by the Zoning Commissioner of Baltimore County, this 21<sup>st</sup> 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 the same is hereby continued as to remain an "A" zone.

Approved \_\_\_\_\_  
County Commissioners of Baltimore County  
Date \_\_\_\_\_ By \_\_\_\_\_ Presid. of \_\_\_\_\_

therefore, pass its order to that effect.

#2733  
M18  
H15-D  
*H. G. Campbell*  
*Carl F. Tilden*  
*Samuel D. Williams*  
Board of Zoning Appeals of Baltimore County

Re: Petition for Reclassification from "A" Residence Zone to an "E" Commercial Zone - E. S. Eastern Ave., 1750 feet W. Ebenezer Road, 19th District, John E. and Mary M. Goff, Petitioners. BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

APPEAL

Please enter an appeal in the above entitled cause to the Board of Zoning Appeals for Baltimore County.

*S. J. Martenet*  
S. J. Martenet  
Solicitor for Petitioners  
7808 Philadelphia Road  
Baltimore 6, Maryland

FILED NOV 3 1953

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#2733  
District: 15  
Date of Posting: 10-7-53  
Posted for: *George E. Hammond*  
Petitioner: *John E. Goff and Mary M. Goff*  
Location of property: *SS of Eastern Ave. 51.5 ft. W. of Ebenezer Rd. Thence southerly on the SS of Eastern Ave. 51.5 ft. to the intersection of the SS of Eastern Ave. and the SS of Eastern Ave. 1750 ft. W. of Ebenezer Road.*  
Remarks: \_\_\_\_\_  
Posted by: *George E. Hammond*  
Date of return: 10-8-53

FILED OCT 9 1953

CERTIFICATE OF PUBLICATION

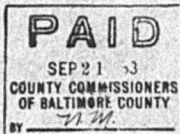
TOWSON, MD., October 9, 1953.  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each day of October, 1953, before the \_\_\_\_\_ day of \_\_\_\_\_, 1953, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1953.  
THE JEFFERSONIAN,  
*W. J. Jeffers*  
Manager.  
Cost of Advertisement, \$\_\_\_\_\_

Sept. 21, 1953

\$20.00

RECEIVED of E. Scott Moore, Attorney for John E. and Mary M. Groff, Petitioners, the sum of Twenty (\$20.00) Dollars being cost of petition for reclassification, advertising and posting property, east side of Eastern Avenue 1750 feet southwest of Ebenezer Road, 15th District.

\_\_\_\_\_  
Zoning Commissioner



November 4, 1953

\$30.00

RECEIVED of E. Scott Moore, Attorney for John E. and Mary M. Groff, petitioners, the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying the reclassification of property on south side of Eastern Avenue, 1750 feet West of Ebenezer Road, 15th District.

\_\_\_\_\_  
Zoning Commissioner

