

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

WKS No. **MARTIN ROBERT WINDISCH & MATILDA WENDISCH**
Legal owners of the property situated

14TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.

ON THE PHILADELPHIA ROAD

Northwest side of Philadelphia Road, 11th District of Baltimore, Co., beginning 264 feet northeast of Golden Ring Road, thence north 45 degrees 15 minutes west side of Philadelphia Road, 132 feet, thence north 45 degrees 15 minutes west 1009/60 feet; thence South 51 degrees 45 minutes west 132 feet and thence south 45 degrees 15 minutes east 1009/60 feet to beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **RESIDENTIAL** zone to an **COMMERCIAL** zone.

Reasons for Re-Classification: **CHANGES IN COMMERCIAL USES**
THE LOT FOR USE AS A COMMERCIAL BUILDING
THE SPACE AVAILABLE FOR THE SAID LOT
ADDITIONS FOR THE LOT FOR THE SAID LOT

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.

We, the undersigned, 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.

Martin Robert Windisch
Matilda Wendisch
Legal Owner
6109 Kennedy Ave.
Address *Matilda Wendisch*
Regency Hill

ORDERED By The Zoning Commissioner Baltimore County, this.....day of
October.....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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the.....day of.....October.....1953, at 2:00 o'clock P.M.

GEO. WARNER
2 F. LEX, ST
BAL MD 2, MD.
Zoning Commissioner of Baltimore County
(over) *1926*
2 PM

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....location, being.....of an existing commercial zone, the petition of which will not be detrimental to the general welfare of the community.....

It Is Ordered by the Zoning Commissioner of Baltimore County, this.....day of.....October.....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 **RESIDENTIAL** zone to an **COMMERCIAL** zone, being more particularly described as follows:
Northwest side of Philadelphia Road, beginning 264 feet northeast of Golden Ring Road, thence northwesterly, on the northwest side of Philadelphia Road, 132 feet, thence N 45 degrees 15 minutes East 150 feet; thence South 51 degrees 45 minutes West 132 feet and thence North 45 degrees 15 minutes East 150 feet to beginning.

William H. Warner
Deputy 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 had:
It Is Ordered by the Zoning Commissioner of Baltimore County, this.....day of.....October.....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 and to remain a.....zone.

Approved.....
County Commissioners of Baltimore County
Date.....NOV 19 1953
By *George Warner*
President

Petition No. 2744 Dist. No. 14
Processed by L. H. G.
Hearing Scheduled Mon., Oct. 26, 1953

Attention: Mr. Dill

Subject of Petition: Commercial Zoning Near Intersection of Philadelphia & Golden Ring Roads

Comments: (See sketch)

- Reference to the accompanying map shows that there are other properties in the vicinity of the petitioner's land which are now zoned for commercial purposes.
- While the P. C. staff sees no objection to the rezoning of the frontage on Philadelphia Road, there seems to be no justification for the extension of the commercial zone now 1000', as requested, into a potentially developable residential area.
- It is recommended, therefore, that only a reasonable depth of ownership be rezoned, permitting the balance of the property to remain in a Residential "A" zone. This depth is suggested as 110', the same as that allowed for other "A" zoned plots in the area.

10-20-53 bb

O. K. Warner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.....14th..... Date of Posting.....10-14-53
Posted for *An A. Residential zone to an C. Commercial zone*
Petitioner *Martin R. Windisch*
Location of property *N.W.S. of Philadelphia Rd. 132 ft. E. of Golden Ring Rd.*
Location of Signs *N.W.S. of Philadelphia Rd. 132 ft. E. of Golden Ring Rd.*
Remarks.....
Posted by *George Warner* Date of return.....10-15-53

FILED OCT 19 1953

CERTIFICATE OF PUBLICATION

TOWSON, MD.....October 19, 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 October 19, 1953, the first publication appearing on the.....day of.....October.....1953.

THE JEFFERSONIAN,
H. S. Smith
Manager.

Cost of Advertisement, \$.....

NOTICE TO ADVERTISER: CERTIFY THAT THE ADVERTISEMENT WAS PUBLISHED IN THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on October 19, 1953, the first publication appearing on the.....day of.....October.....1953.

October 8, 1953

\$20.00

RECEIVED of George Warner, Attorney for Martin R. Windisch, et al, petitioners, the sum of Twenty (20.00) Dollars, being cost of petition for reclassification, advertising and posting property, northwest side of Philadelphia Road, 564 feet north of Golden Ring Road, 14th District of Baltimore County.

Zoning Commissioner

Received
Monday, Oct. 26, 1953
2:40 P.M.
Record Building (Document)
Towson, Maryland

PAID
OCT 9 - 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By *George Warner*

File No. 90

Liber R.J.S. No. 1277 Folia 373 Etc.

Area outlined in red to be
Changed From Residential
to Commercial Use.



Scale: $1'' = 60'$

APPROVED PLAN

P. T. Bond, D.A. #179
#214 E. Lexington St.
Baltimore, Md.