

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, THOMAS F. DUBBY, legal owner... of the property situated in the Second Election District of Baltimore County containing 10 acres, more or less, which is described in a Deed recorded in Baltimore County Liber C. H. R. 1228, folio 188, the improvements thereon being known as 2001 Wells Manor Avenue, a list of said property being attached hereto and made a part hereof,

All that parcel of land in the Second District of Baltimore County, beginning for the southeast the end of Wells Manor Avenue 700 feet West of Windsor Mill, thence the following courses and distances south 20 degrees 05 minutes west 760.50 feet; south 41 degrees 23 minutes 37.19 feet north 50 degrees 18 minutes east 370 feet; south 22 degrees 21 minutes east 120.5 feet; north 17 degrees 59 minutes east 300.9 feet; north 37 degrees 20 minutes east 275.3 feet; north 52 degrees 20 minutes east 35.8 feet; north 23 degrees 21 minutes west 540 feet to place of beginning. Being property of Thomas F. Dubby as shown on plat plan filed with the Building and Zoning Department.

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 zone to an E zone.
Reasons for Re-Classification: to permit a continuation of my business which has been in existence for a long period of time. My business consists of saw mill and storage of lumber and machinery.

Size and height of building: front 80 feet; depth 60 feet; height 1.25 story feet.
Front and side set backs of building from street lines: front 0 feet; side 0 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.

John J. Brennan
Attorney for Petitioner

Thomas F. Dubby
Legal Owner
Address: 2001 Wells Manor Avenue, 7

WHEREAS By The Zoning Commissioner of Baltimore County, this 5th 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 Rockland Hotel, in Towson, Baltimore County, on the 5th day of November, 1953, at 10:00 o'clock A.M.

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 re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 19th 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 A zone to an E zone.

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 Acquisition being adjacent to a residential area, the granting of which will be detrimental to the safety, health and general welfare of the community and be "spot zoning"

the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of December, 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 an A zone.
Residence

Charles H. Douglass
Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 12-21-53
Posted for: Carl J. Randolph son to an E Commercial Zone
Petitioner: Thomas F. Dubby
Location of property for the parcel at the end of Wells Manor Avenue 700 feet west of Windsor Mill, Baltimore County, Maryland.
Location of Sign at the end of Wells Manor Avenue 700 feet west of Windsor Mill, Baltimore County, Maryland.
Remarks: None
Posted by: George R. Henderson Date of return: 12-22-53

NOTICE OF PUBLIC HEARING FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residential Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Rockland Building, Towson, Maryland, on the Monday, November 1, 1953, at 10:00 A.M. to determine whether or not the above described and described improvements should be changed or reclassified from an "A" Residential Zone to an "E" Commercial Zone. That parcel of land in the Second District of Baltimore County, beginning for the southeast the end of Wells Manor Avenue 700 feet West of Windsor Mill, Baltimore County, the following courses and distances south 20 degrees 05 minutes west 760.50 feet; south 41 degrees 23 minutes 37.19 feet north 50 degrees 18 minutes east 370 feet; south 22 degrees 21 minutes east 120.5 feet; north 17 degrees 59 minutes east 300.9 feet; north 37 degrees 20 minutes east 275.3 feet; north 52 degrees 20 minutes east 35.8 feet; north 23 degrees 21 minutes west 540 feet to place of beginning. Being property of Thomas F. Dubby as shown on the plat plan filed with the Building and Zoning Department.

By Order of
Zoning Commissioner
of Baltimore County
Oct. 25-53

OCT 27 1953

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Baltimore, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 31, 1953

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Douglass, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 31st day of October, 1953, that is to say the same was inserted in the issues of October 23-30, 1953.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

October 9, 1953

\$80.00

RECEIVED of John J. Brennan, Attorney for Thomas J. Duffy, petitioner, the sum of Twenty (\$20.00) Dollars being cost of petition for reclassification, advertising and posting property, 2001 Wells Manor Avenue 2nd District of Baltimore County.

Being Received of

PAID
OCT 13 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY Paul J. Morgan

BUCK

541-23 E 397.19

N 50-18 E 170'

534-21 E 419.5'

N 47-59 E 398.9'
MEMORIAL PARK

S 50-05 W 140.58'

N 37-20 W 273.3'

358'

N 32-20 E

N 23-36 W 541.64

METT

700
WELLS MANOR
AVE

PROPERTY OF
THOS F. BUZZ!
CH 1228/188 5-6-42
2ND. DIST. BALTO. CO, MD
1"=100' NOV. 1947
R.C. NORRIS, Reg. Surveyor
10+ ACRES.

