

2819
Mr. S. A. LITTLE, N. BROOKS, Zoning Commissioner of Baltimore County, Md.
1111 N. E. St., Towson, Md. 21286

Re: PETITION OF WILLIAM S. BROOKS AND LITTLE W. BROOKS FOR RECLASSIFICATION OF TWO PARCELS OF LAND FROM AN "A" RESIDENCE ZONE TO AN "C" COMMERCIAL ZONE, located 1. Southwest corner of Smith Avenue and New Freedom Road and 2. Northeast corner of Parker and Smith Avenues, 6th District, Baltimore County, Md.

The two parcels of land sought to be reclassified by the above petition consists of lot number 38 containing about one-half acre of land and lot number 11 containing about two acres of land in the sub-division known as Sunset View, consisting of about sixty five lots.

Lot number 38 is in the rear of lot number 12 which was zoned commercial heretofore and upon which there is a country general store which seems to serve the needs of the community. The applicant at the hearing conceded the inappropriateness of rezoning this particular lot number 38.

Lot number 11 is improved with a very fine large ranch type home and a two car garage from which the applicant has been operating a small Supply Business in violation of the Zoning Regulations and Restrictions for Baltimore County. Said lot is severed from the commercially zoned lot number 12 by a sub-division street known as Smith Avenue. Therefore, the rezoning of said lot number 11 cannot be said to be an extension of the commercially zoned lot number 12.

The applicant did not undertake to show that lot number 11 was erroneously zoned at the time of the adoption of the comprehensive Zoning Plan for Baltimore County, nor did he show that changed conditions in the community since the adoption of said Plan necessitate rezoning of said lot at this time. Therefore the application should be denied.

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IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1953, that the above petition be and the same is hereby denied and that the above described properties or areas be and the same are hereby continued as and to remain an "A" Residence Zone.

S. A. Little
Zoning Commissioner of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County - two parcels of land owned by William S. Brooks and Little W. Brooks

1st parcel - Southwest corner of Smith Avenue and New Freedom Road, Parker Avenue thence southerly and binding on the east side of Parker Avenue 253.5 feet; thence southerly 210 feet to the west side of New Freedom Road; thence westerly and binding on the west side of New Freedom Road 186.5 feet to place of beginning; being lot #11 on plat of Sunset View.

2nd parcel - Northeast corner of Parker and Smith Avenues; thence southerly and binding on the south side of Smith Avenue 102.5 feet; thence southerly 102.5 feet to the north side of Smith Avenue; thence westerly and binding on the north side of Smith Avenue 110.7 feet to place of beginning as shown on the plat filed with the zoning Department, being lot #38 on plat of Sunset View.

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 "C" COMMERCIAL zone.

Reasons for Re-Classification: Approved Commercial Use

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, 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.

Wm. S. Brooks
Little W. Brooks
Legal Owner
Address *Treeland, Md.*

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of November, 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 Bechard Bldg. in Towson, Baltimore County, on the 14th day of December, 1953, at 10:00 o'clock A. M.

11/14/53
10 AM
3-37685
Zoning Commissioner of Baltimore County
(over)
Eleanor H. Hilde
Bechard Building

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Filed for Posting: *12-2-53*
Date of Posting: *12-2-53*
Petitioner: *William S. Brooks and Little W. Brooks*
Location of property: *Southwest corner of Smith Avenue and New Freedom Road, Parker Avenue, and Northeast corner of Parker and Smith Avenues, 6th District, Baltimore County, Md.*
Location of Signs: *at the southwest corner of Smith Avenue and New Freedom Road, and at the northeast corner of Parker and Smith Avenues, 6th District, Baltimore County, Md.*
Remarks: *George R. Hilde*
Date of return: *12-3-53*

FILED DEC 7 1953

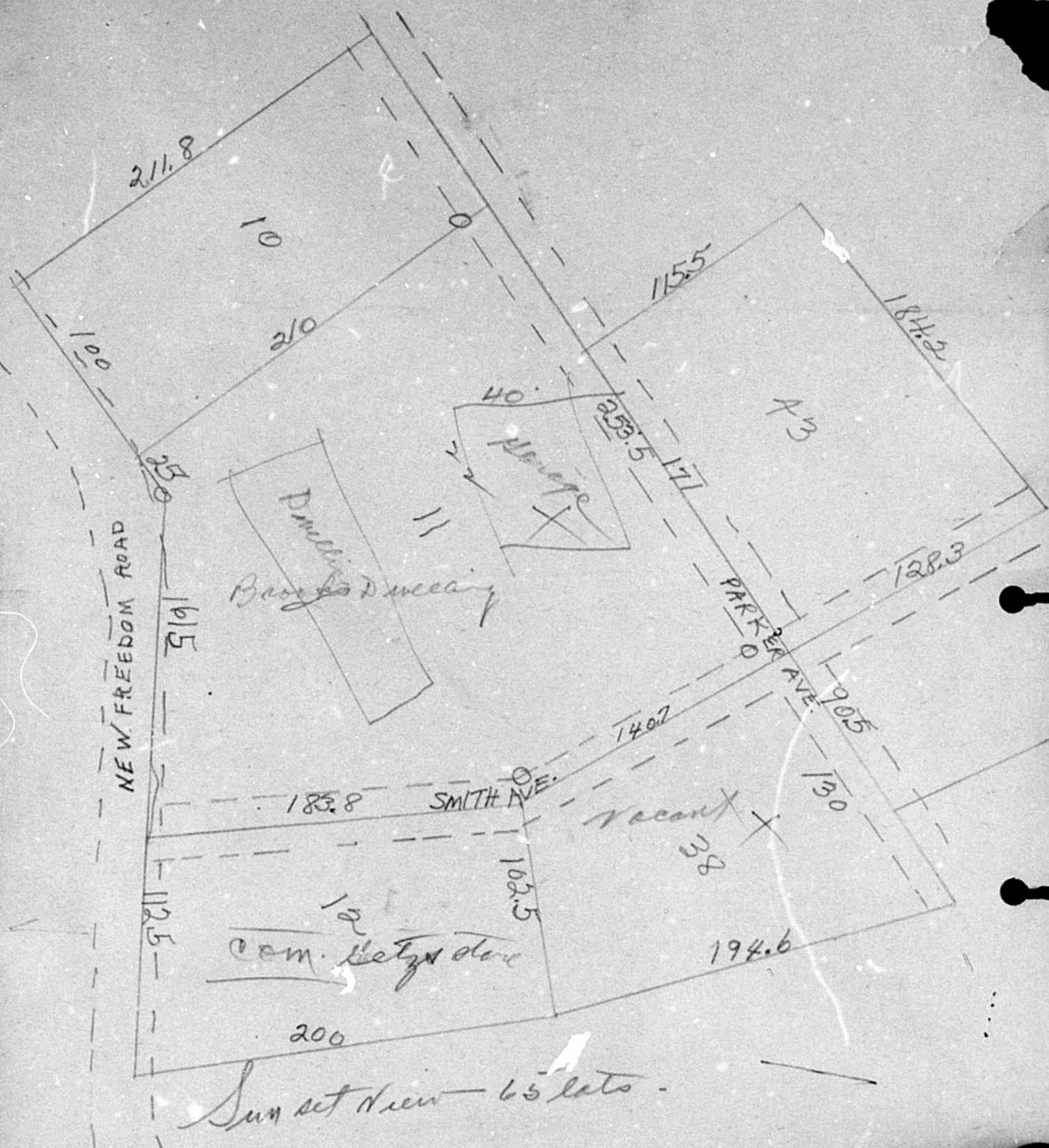
CERTIFICATE OF PUBLICATION

TOWSON, MD., December 4, 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.
XXXXX 2 Lines XXXXXXXXXXXXXXXX on the 14th day of December, 1953, the first publication appearing on the 27th day of November 1953.
THE JEFFERSONIAN
H. S. Faulk
Manager
Cost of Advertisement, \$.....

November 25, 1953
\$26.00
RECEIVED OF William S. Brooks, the sum of Twenty Six (\$26.00) Dollars, being cost of petition for reclassification, advertising and posting northeast corner of Parker and Smith Avenues and southwest corner of Smith Avenue and New Freedom Road, 6th District, Baltimore County, Md.

Zoning Commission
PAID
NOV 25 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

Notarizing
Monday, December 14, 1953
at 10:00 A.M.
Bechard Building,
Towson, Md.
cc, Eleanor H. Hilde, Sec.



Sunset View - 65 lots.