

#2895
MAP
415-D
2
1/16/54

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Christian League, legal owner of the property situated

At the corner of Eastern Avenue and Grace's Quarters Road

All that parcel of land in the Fifteenth District of Baltimore County on the southeastern most corner of Eastern Avenue and Grace's Quarters Road thence southwesterly and binding on the southeast side of Eastern Avenue 322 feet; thence south 45 degrees 09 minutes east 303.56 feet; thence north 41 degrees 20 minutes east 429.6 feet to the south side of Grace's Quarters Road; thence westerly and binding on the south side of Grace's Quarters Road 331.5 feet to place of beginning.

I hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from A-1 R-2 zone to an A-1 Commercial zone.

Reasons for Re-Classification: Support of Commerce 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, 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.

Legal Owner

Christian League
Address: Chase, Md. D.P. 14

ORDERED by The Zoning Commissioner of Baltimore County, this 7th day of

February, 1954, 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 Boarder Bldg., in Towson, Baltimore County, on the

2nd day of March, 1954, at 1:00 o'clock P.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 residence being an extension of an existing commercial zone, the granting of which will not be detrimental to the general welfare of the community.

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 5th day of

March, 1954, 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-1 R-2 Residence zone

to a A-1 Commercial zone.

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

_____ 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 _____

FEB 20 1954

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 19, 1954

THIS IS TO CERTIFY That the attached advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. XXXXXXXX

X. C. LIMA, XXXXXXXX before the _____ 3rd

day of _____ March _____ 1954, the first publication

appearing on the _____ 10th day of _____ February

1954

THE JEFFERSONIAN

R. S. Smith
Manager

Cost of Advertisement, \$ _____

ISSUE OF THIS CERTIFICATE FOR PUBLICATION OF THIS ADVERTISEMENT.
Published in petition filed with the Zoning Commissioner of Baltimore County on _____ day of _____ 1954, and published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. XXXXXXXX on the _____ day of _____ 1954, the first publication appearing on the _____ day of _____ 1954.

#2895 ✓
Petition No. 2895 District No. 10
Processed by L. Orat
Hearing Scheduled Wed., March 3, 1954

Attention: Mr. Dill

Subject of Petition: From A to E - E.W. cor. Eastern Ave. & Grace's Quarters Road
Comments:

- In a recent case of commercial re-zoning (2703) in the vicinity of this petitioner's property, the Planning Commission stated that any additional commercialization in the area was decidedly premature at this time. There appears to be sufficient land now zoned for business purposes to accommodate the relatively small number of people currently residing in the immediate service area.
- Therefore the Planning Commission Staff suggests that this request for the enlargement of the existing "E" zone at the S.E. corner of the intersection of Eastern Avenue and Ebenezer Road should be denied. The only possible valid reason for approval of this petition would be to furnish additional land for a single commercial venture (such as a lumber yard) which requires more space than presently provided for. In the absence of the submission of plans for the use of the above, it must be assumed that the request is being made for speculative purposes and therefore should not be considered for approval.

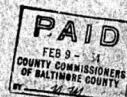
3-3-54 bb

#2895 ✓
February 8, 1954

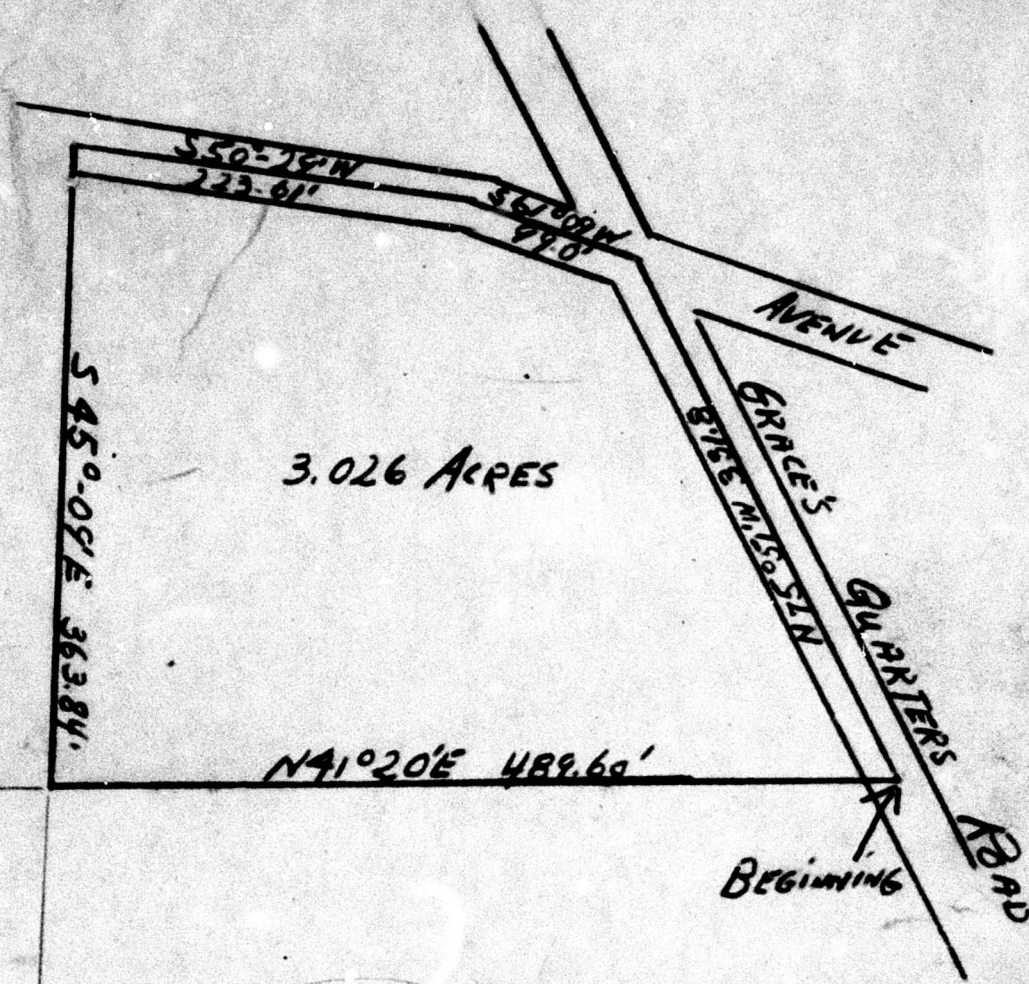
\$23.00

RECEIVED of James J. Lieb, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification, advertising and posting property southeastern corner of Eastern and Grace's Quarters Road, Baltimore County, Maryland.

Zoning Commissioner



EAST



3.026 ACRES

S 45°-09'E 363.84'

N 41°20'E 489.60'

S 50°-28'W 223.61'

S 51°09'W 490'

AVENUE

GRACE'S

QUARTERS

ROAD

BEGINNING

#2895
E
MAP
#15-D

Part Zoned
E' COMM