

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Jesse and Emma Hood legal owner, of the property situated

All of that parcel of land in the Twelfth District of Baltimore County, on the south side of Wise Avenue, beginning 190 feet west of Lynch Road thence westerly and thence on the south side of Wise Avenue 55 feet with a rectangular depth southerly of 200 feet, being lots 44 and 45 on plat of 1844 Lynch.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A-1 RES. zone to an A-2 COMM. zone.

Reasons for Re-Classification: APPROVED COMM. 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 expense 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.

Jesse Hood  
Emma Hood

Legal Owner

Address 2841 Wise Ave. - 22 Fl

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 15th \_\_\_\_\_ 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beckford Bldg., in Towson, Baltimore County, on the \_\_\_\_\_ 15th \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_ 1954, at 10:15 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 location, being adjacent to existing commercial zone, the granting of which will not be detrimental to the safety and general welfare of the community.

the above re-classification should be had.  
It is Ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ 15th \_\_\_\_\_ 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 an A-1 RES. zone to an A-2 COMM. zone.

William N. Adams  
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 \_\_\_\_\_ 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 \_\_\_\_\_  
APR 12 1954  
By Elizabeth Allen  
Comm.

Petition No. 2901 District No. 12  
Processed by D. Stimus  
Hearing Scheduled Mon., March 15, 1954

Attention: Mr. Dill

Subject of Petition: A to E S.E. of Wise Ave. 150' W. of Lynch Road

Comments:

It is considered that this petition for commercial use in an area which as yet is largely undeveloped is premature and that it would constitute "spot zoning".

On Lynch Road, about 1000' to the north of the property, there is a large area zoned for commercial use and there are commercial centers on Wise Avenue to the east and west of the site. It is considered that these areas are adequate to serve the needs of future development in the area.

Although there is land presently zoned for commercial use at the junction of Wise Avenue and Lynch Road it is for roadside commercial use (gasoline service stations) and it is not felt that this is justification for the petition under consideration.

It is recommended that the petition be denied.

3-15-54 bb

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#2901  
District: 12  
Date of Posting: 3-8-54  
Posted for: Wise Ave. to an A-2 Commercial zone  
Petitioner: Jesse & Emma Hood  
Location of property: S. of Lynch Rd. by 150' W. of Lynch Road, being lots 44 and 45 on plat of 1844 Lynch  
Location of Sign: Posted on property known as 2841 Wise Avenue  
Remarks: George A. Harrison  
Posted by: George A. Harrison Date of return: 3-14-54

NOTICE OF ZONING PETITION  
FOR RECLASSIFICATION  
PUBLISHED  
Pursuant to the petition filed with the Zoning Commissioner of Baltimore County for a change of reclassification from an "A-1 Residential" zone to an "A-2 Commercial" zone of the property located after described, the Zoning Commissioner of Baltimore County by authority of the zoning act of Baltimore County, Baltimore City and Baltimore County, Maryland, has filed a public hearing in the Board Room, in the basement of the Beckford Building, Towson, Maryland, March 15, 1954, at 10:15 A.M.

On Monday, March 15, 1954, at 10:15 A.M. the following mentioned and described property should be changed or reclassified as follows: The property located at the intersection of Wise Avenue and Lynch Road, being lots 44 and 45 on plat of 1844 Lynch. Being property of Jesse and Emma Hood as shown on the plat and with the zoning regulations.

MAR 2 1954  
OFFICE OF  
THE BALTIMORE COUNTIAN  
THE COMMUNITY NEWS  
Baltimore, Md.  
THE HERALD-ARGUS  
Catonsville, Md.  
THE COMMUNITY PRESS  
Dundalk, Md.  
No. 1 Newburg Avenue  
CATONSVILLE, MD.

March 6, 1954  
THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams, 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 6th day of March, 1954, that is to say the name was inserted in the issues of February 26 and March 5, 1954.  
THE BALTIMORE COUNTIAN  
By Paul J. Mayes  
Editor and Manager.

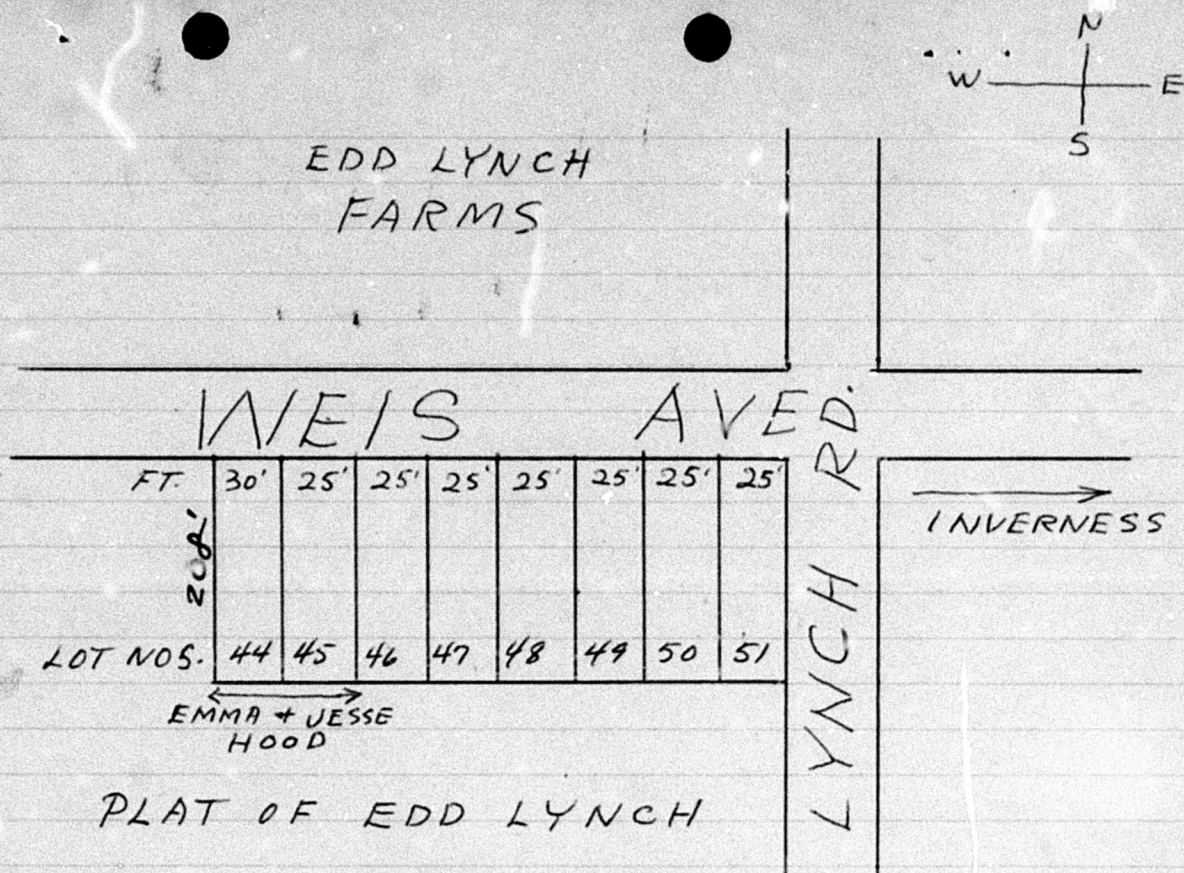
February 24, 1954

\$20.00  
RECEIVED of Jesse Hood, the sum of Twenty (\$20.00) Dollars, being cost of petition for Re-classification, advertising and posting property south side of Wise Avenue, beginning 150 feet west of Lynch Road, 12th District, Baltimore County, Maryland.

Zoning Commissioner

Hearings  
Monday, March 15, 1954  
at 10:00 A.M.  
Beckford Building  
Towson, Md.

PAID  
FEB 24 1954  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
By W. Harrison



Two lots of ground situated in Baltimore County known as lots numbered 44 and 45 on the Plat of Edd Lynch, recorded among the Plat Records of Baltimore County in Plat Book W & M No. 9, folio 17, and described as follows:

Beginning on the south side of Weis Avenue at a point 149.23 feet west of Lynch Road and running thence westerly on the south side of Weis Avenue 55 feet with a depth of even width southerly of about 208 feet.

Being the same lots of ground which by deed dated February 9th, 1942, and recorded among the Land Records of Baltimore County in Liber Chk. No. 1215, folio 298, were conveyed by Saint Casimir's Building and Loan Association, Inc. to the said grantors.