

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County

By William R. Sommer & wife of the property located on the North side of Taylor Avenue at the distance of 60 feet West of Don Air Road having a total frontage of 40 feet on said Taylor Avenue and being known as Lot 10, 29 and the Westernmost 15 feet of Lot No. 28 as shown on the Plat of Hillendale Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book No. W.L.M. 9 Folio 10.

All that parcel of land in the Ninth District of Baltimore County, on the North side of Taylor Avenue, beginning 60 feet West of Don Air Road thence westerly and blinding on the North side of Taylor Avenue 10 feet with a rectangular depth northerly of 130 feet. Being all of lot 29 and 15 feet of lot 28 as shown on plat of Hillendale Park

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A1" Residential zone to an "C2" Commercial Zone.

Reasons for Re-Classification: "For use as a Factory Shop."

Size and height of building: front feet, depth feet, height feet. Plant and site set back of building from street lines: front 30 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.

William R. Sommer & wife
Legal Owners

Address: Joppa Road, Fallenton, Md.

ORDERED: By The Zoning Commission of Baltimore County, this 10th day of March, 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 Commission of Baltimore County, in the Hickford Bldg., in Towson, Baltimore County, on the 12th day of April, 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:

the above reclassification should be had.

It is Ordered by the Zoning Commission of Baltimore County this 10th 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 "A1" Residential zone to a "C2" Commercial zone.

Zoning Commission of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of "Location, being located within a residential zone, the granting of which would be detrimental to the safety and general welfare of the community and be a 'spot zoning'."

the above reclassification should NOT be had:

It is Ordered by the Zoning Commission of Baltimore County, this 26th day of April, 1954, 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 "A1" Residential zone.

William R. Sommer
Zoning Commissioner of Baltimore County

Approved: County Commissioners of Baltimore County

Date: By: President

Petition No. 2951 District No. 9th

Processed by Ben Plandon
Hearing Scheduled April 12, 1954
1 p.m.

Attention: Mr. DEB
Subject of Petition: "A1 Residential to 'C2' Commercial"
Comments:

It is not considered that the proposed change would be a desirable land use. All of the adjacent properties are zoned for residential use. There is considerable land to the east, within a few hundred feet, which is zoned for commercial use and as yet undeveloped. There does not appear to be a need for further commercial use, and it is considered that the commercialization of this small tract would have a prejudicial effect on neighboring residential properties. It is felt that the proposed change would constitute "spot zoning" which would "and to encourage further strip zoning along a heavily-travelled road."

O.H. 7475-5-46

Frank 4-1-54

March 24, 1954

\$20.00

RECEIVED of E. Scott Hume, attorney for

William R. Sommer and wife, petitioners, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property, North side of Taylor Avenue, beginning 60 feet West of Don Air Road, 9th District, Baltimore County, Maryland.

Zoning Commissioner

Received
March 23, 1954
at 2:00 p.m.
County Building
Towson, Md.

PAID
MAR 23 -4
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

APR 2 1954

TOWSON, MD. 21204

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of seven successive weeks before the 1st day of April, 1954, the first publication appearing on the 26th day of March 1954.

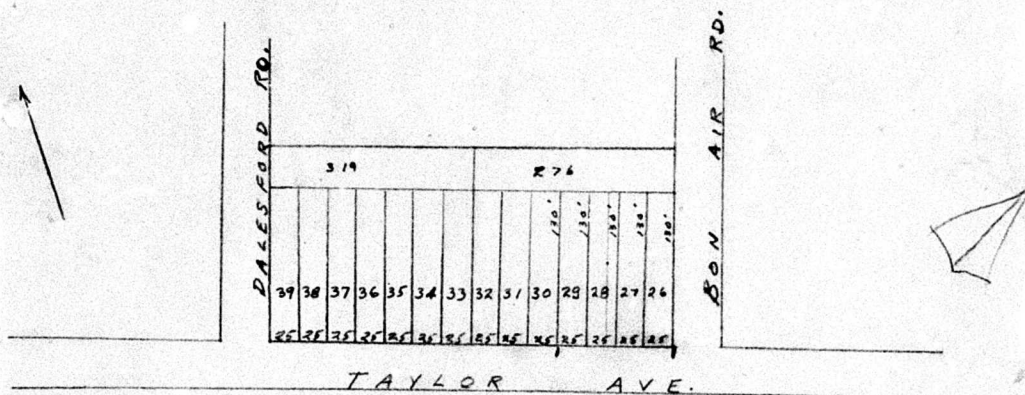
The UNION NEWS
W. R. Sommer
Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2951

District: 9th Date of Posting: 3-31-54
Posted for: W. R. Sommer & wife, Commercial Zone
Petitioner: William R. Sommer & wife
Location of property: N.S. of Taylor Ave. by left W. of Bonding Rd. Thence N. to property on N.W.S. of Taylor Ave. 10 ft. with a rectangular depth N. of 130 ft. See Plat.
Location of sign: North side of Taylor Avenue 60 ft. West of Don Air Road.
Remarks: _____
Posted by: George R. Hummel Date of return: 4-1-54



HILLENDALE PARK

1" = 100'

