

JUN 9 - 1954

June 9, 1954

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE
N. S. Gert, Lorraine and Cedar Avenues,
15th District of Baltimore County
Lorraine Avenue and Cedar Avenue, Baltimore

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on July 1, 1954 from the Order of the Zoning Commissioner of Baltimore County denying the reclassification, from an "A" Residence Zone to an "E" Commercial Zone and granting a temporary use permit for two years in regard to the property described therein and it appearing from the facts and evidence adduced at the appeal hearing that the granting of a temporary use permit for a grocery store would not be detrimental to the safety and general welfare of the community, and it is further determined from the voluminous petitions filed in favor of the granting of a temporary use permit that there is a need for said store, therefore:

It is this 24th day of August, 1954, ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner granting a temporary use permit is hereby affirmed for a period of two (2) years from the above date.

Charles F. Johnson
Chairman

Board of Zoning Appeals
of Baltimore County

Attention: Mr. Hall
Subject: A - E N.E. corner of Lorraine and Cedar Avenues
Comments:

A study of the present land use in the vicinity of this property and tentative proposals for future land use indicate that the rezoning of this 50' house lot for commercial use would be "spot zoning".

There is no commercial zoning in the immediate area but there is considerable land zoned for this use about 1/4 mile to the north, in the Eastern Avenue shopping area. It is felt that this latter location is more logical for commercial use and that the open under consideration should be reserved for residential use.

In 1949 the Zoning Commissioner denied a similar petition for commercial use on the grounds that it would create congestion in the roads and streets and be "spot zoning". It does not appear that the character of the neighborhood has altered in the intervening time.

It is recommended that the petition be denied.

8-13-54 33

C. F. Johnson

Board of Zoning Appeals
Building and Zoning Department
of Baltimore County
303 Washington Avenue
Towson 4, Maryland

Re: Petition for Reclassification
from an "A" Residence Zone to
an "E" Commercial Zone - N.E.
Cor. Lorraine and Cedar Aves.,
15th Dist. Lemuel Ayres & Alice
Ayres, Petitioners

Dear Sirs:

We the Protestants in the above matter wish to appeal the decision of the Zoning Commissioner of Baltimore County, letter dated June 3, 1954, to your board.

Your prompt attention on the above matter is requested.

Yours very truly,

1. *Ethel M. Canova*
2. *W. Charles F. Johnson*

Mrs. Ethel M. Canova
401 Lorraine Ave.
Baltimore 21, Md.

Mr. Charles F. Johnson
414 Cedar Ave.
Baltimore 21, Md.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3020
District: 15th Date of Posting: 5-5-54
Posted for: *East Lorraine from an E Commercial zone*
Petitioner: *Lemuel & Alice Ayres*
Location of property: *N.E. corner of Lorraine & Cedar Aves. 15th Dist. Md.*
Location of signs: *Southwest corner of Lorraine and Cedar Avenues*
Remarks:
Posted by: *George R. Hammond* Date of return: 5-6-54

order F 2154 Req. B 1164

MAY 10 1954

Certificate Of Publication

ESSEX, MD., May 29th 1954
THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of successive weeks before the 37th day of May 1954, the first publication appearing on the 22nd day of May 1954.

THE EASTERN ENTERPRISE, INC.
W. Charles F. Johnson
Manager



Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

I, or we, *Lemuel & Alice Ayres*, legal owner... of the property situated

ON THE CORNER OF LORRAINE AVE AND CEDAR AVE
FOR SMALL GROCERY STORE

All that parcel of land in the Fifteenth District of Baltimore County, on the northeast corner of Lorraine and Cedar avenues, front 25 feet on the east side of Lorraine Avenue, with a depth of 150 feet and running to the southeast corner of Cedar Avenue, being Lot 15, Section 1-1, plat of Taylor Land Company

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an *RESIDENCE ZONE* to an *COMMERCIAL ZONE*.

Reasons for Re-Classification: *Small grocery store*

Size and height of building: front 24 feet; depth 38 feet; height 24 feet.
Front and side set backs of building from street lines: front 30 feet; side 30 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.

Lemuel Ayres
Alice Ayres
Legal Owner
Address: *335 Lorraine Ave. 21*
Essex

ORDERED by The Zoning Commissioner of Baltimore County, this 19th day of May 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, this property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 27th day of May 1954, at 2:00 P.M.

Zoning Commissioner of Baltimore County
(over)

5/7/54
2 PM

#3020

MAP
#15-D
E
5/14/54

Pursuant to fair 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 May 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 *RESIDENCE ZONE* to a *COMMERCIAL 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 location, being in a residential zone, the granting of which would be "spot zoning".

It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of May 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 an "A" Residence Zone. However, in accordance with the power and authority in me vested as Zoning Commissioner of Baltimore County, I hereby grant to said petitioner, a temporary use permit for a period of two (2) years from the above date.

W. Charles F. Johnson
Zoning Commissioner
of Baltimore County

By _____ President

\$5.00

RECEIVED by Lemuel Ayres and with the sum of Twenty (\$20.00) Dollars, being cost of petition by reclassification, advertising and posting property, northeast corner of Lorraine and Cedar Avenues, 15th District.

Zoning Commissioner

PAID
APR 26 1954
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
By *W. Charles F. Johnson*

#3020
MAP
#15-B

RIVER

