

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, John S. Leist and Patricia Leist, legal owner(s) of the property situate at the northeast corner of Old Harford Road and Patty Hill Avenue, between northwesterly and southeasterly on the east side of Old Harford Road 231 feet; thence south 66 degrees 15 minutes east 200 feet; thence south 23 degrees 00 minutes west 231 feet; thence north 66 degrees 15 minutes west 200 feet to place of beginning.

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 "A-1" 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, 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.

John S. Leist
Patricia Leist
Legal Owner
Address 8665 Old Harford Rd., #14

ORDERED by The Zoning Commissioner of Baltimore County, this 17th 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, that property be posted, and that the public hearing herein be held in the office of the Zoning Commissioner of Baltimore County, in the Richard Bldg., in Towson, Baltimore County, on the 21st day of June, 1954, at 11:00 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 fact that the property has enjoyed a nonconforming commercial use for a number of years and a community need,

the above re-classification should be had. It is Ordered by the Zoning Commissioner of Baltimore County, this 2nd day of July, 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" Residence zone to an "A-1" Commercial zone, subject to the provision of two and one-half square foot of parking area for each square foot of land to be covered by commercial buildings.

William H. 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 19th day of July, 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 zone.

Approved _____
County Commissioners of Baltimore County
Date July 25, 1954 by _____
Zoning Commissioner

Petition No. 2048 District No. 9
Processed by D. Stanton
Hearing Scheduled Mon., June 7

Attention: Mr. Adams

Subject of Petition: From A to E (Residence to Commercial)
S.E. cor. of Old Harford Road and Patty Hill Avenue

Comments:

It is recommended that the petition be denied as "spot zoning".

Preliminary land use studies show that the general area in the vicinity of the property in question is relatively undeveloped and that the commercialization of this land would be premature.

6-7-54 bb

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 5-26-54 #3048
Posted for: An S. Rendell and E. C. Bennett Gore
Petitioner: John S. & Patricia Leist
Location of property: S.E. cor. of Old Harford Rd. & Patty Hill Ave. between northwesterly and southeasterly on the east side of Old Harford Rd. 231 ft. thence south 66 degrees 15 minutes east 200 feet thence south 23 degrees 00 minutes west 231 feet thence north 66 degrees 15 minutes west 200 feet to place of beginning.
Location of Signs: Northwest corner of Old Harford Road & Patty Hill Avenue
Remarks: _____
Posted by: George R. Hunsicker Date of return: 5-27-54

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1954.

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 two successive weeks before the 21st day of June, 1954, the first publication appearing on the 21st day of May, 1954.

The UNION NEWS
Manager

May 18, 1954

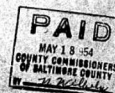
\$20.00

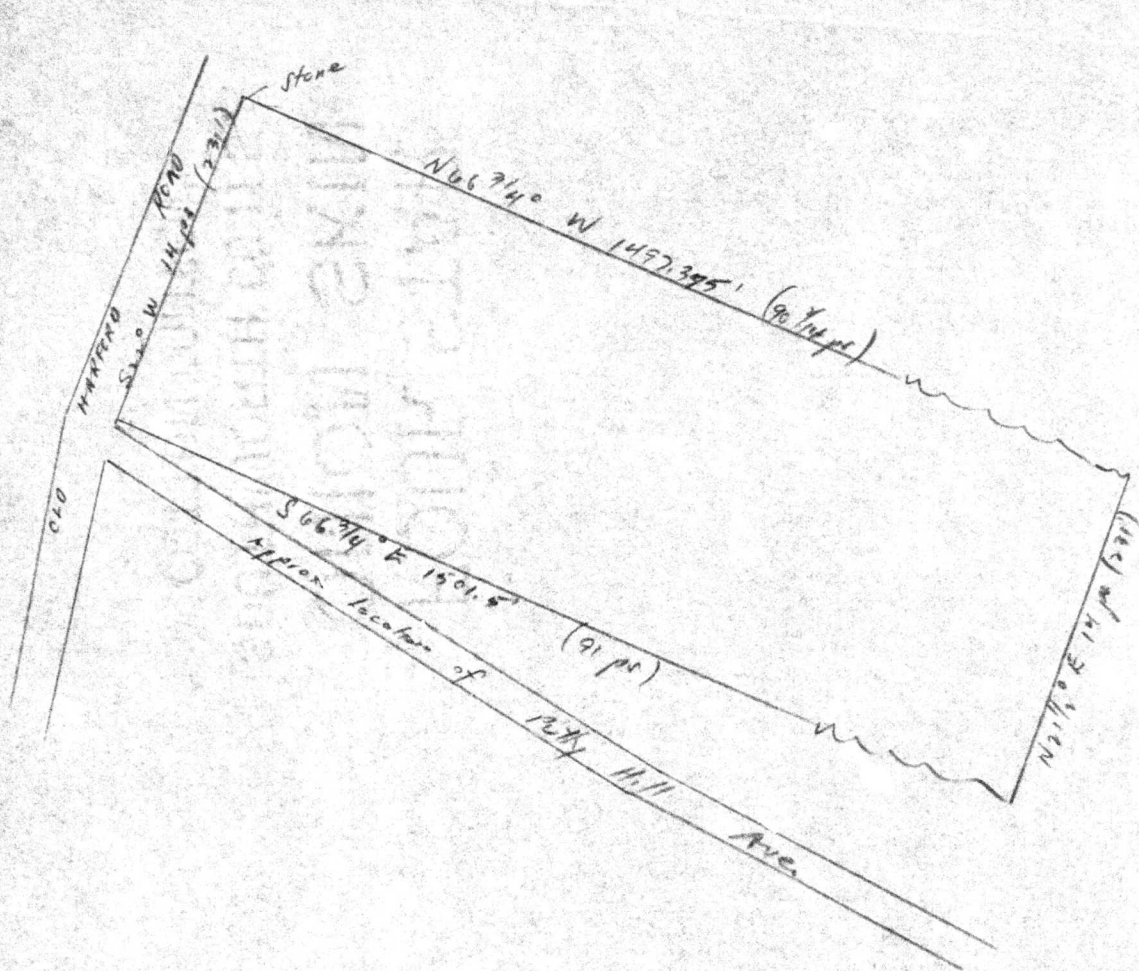
RECEIVED of M. Richard Shulkin, attorney, the sum of Twenty (\$20.00) Dollars, being cost of petition for Re-classification, advertising and posting property, northeast corner of Old Harford Road and Patty Hill Avenue, 9th District, Baltimore County, Md.

Zoning Commissioner

Notarizing
Monday, June 7, 1954
at 11:00 a.m.
Richard Bldg.
Towson, Md.

By Mr. John S. Leist, petitioner.





John E. Kerst
9th Dist.

