

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Chester Majchszak, legal owner, of the property situated in Baltimore County and described by metes and bounds as per the attached sheet.

All that parcel of land in the Fifteenth District of Baltimore County, on the west side of Back River Neck Road, beginning 900 feet south of Hyde Park Road, thence southerly and ending on the west side of Back River Neck Road 150 feet; thence south 51 degrees 16 minutes west 100 feet; thence north 33 degrees 34 minutes west 150 feet; thence north 54 degrees 30 minutes east 202 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 zone to an E zone.

Reasons for Re-Classification: To construct a grocery, fruit & vegetable store.

Size and height of building, front 20 feet, depth 30 feet, height 12 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.

Chester Majchszak
330 S. Robinson St., Balto., Md.
Legal Owner
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Heckerd Bldg., in Towson, Baltimore County, on the 14th day of June, 1954, at 1:00 o'clock P.M.
Zoning Commissioner of Baltimore County
(over)

#3058
MAP
115-C
"E"
6/1/54

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being on a main road where restricted commercial zoning exists from one end to the other, also the growth of the community demonstrating a substantial community need.

It is Ordered by the Zoning Commissioner of Baltimore County this 12th 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 a "A" Residence zone to an "E" Commercial zone, subject, to the provision of two and one-half square feet of off-street parking for each foot of land covered by commercial buildings.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

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.

Approved
County Commissioners of Baltimore County
Date May 17, 1954
By
Zoning Commissioner of Baltimore County

DESCRIPTION

Beginning for the same at the intersection of the southwesternmost side of Back River Neck Road with the northwest side of a right of way sixteen and five tenths feet wide said right of way leading from Back River Neck Road to the land now or formerly belonging to George Boston and running thence binding on the northwest side of said sixteen and five tenths feet right of way south 54 degrees, 16 minutes west one hundred ninety-one feet to intersect the north thirty-four and three-fourths degrees west fifty-nine and four-tenths perches line of the second plot of land which by a Deed dated March 8, 1933, and recorded among the Land Records of Baltimore County in Liber N.B.M. No. 904, folio 422 etc. was conveyed by Maggie H ones, Widow, to Wacław Majchszak and wife and running thence binding on the last mentioned line north thirty-three degrees four minutes west one hundred fifty feet thence running for a line of division now made north 56 degrees 30 minutes east two hundred two feet to the southwesternmost side of Back River Neck Road and thence binding thereon south twenty-nine degrees twenty-three minutes east one hundred fifty feet to the place of beginning.

Petition No. 3058, District No. 15
Processed by D. Stanton
Hearing Scheduled Mon., June 14

Attention: Mr. Adams
Subject of Petition: From A to E - W. of Back River Neck Road 800' S. of Hyde Park Road

Comments:
It is recommended that this petition be denied as spot zoning.

There are at present five stores along Back River Neck Road which are zoned for commercial use. Most of them are at the intersections of lateral roads which serve the area to the east and west of Back River Neck Road.

These already established commercial centers are the logical locations for further expansion. The establishment of commercial use in the proposed location would serve to encourage other spacial commercial zoning along the road.

0-13-54 35

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15
Date of Posting 6-2-54
Posted for Chester Majchszak
Petitioner Chester Majchszak
Location of property W. of Back River Neck Rd. S. of Hyde Park Rd.
Location of Sign W. of Back River Neck Rd. S. of Hyde Park Rd.
Remarks Hyde Park Road
Posted by George A. Hunsford
Date of return 6-3-54

Order P 2755 Req B 1104 JUN 7 - 1954

Certificate Of Publication

ESSEX, MD. June 3rd, 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 8 successive weeks before the 24 day of JUNE, 1954, the first publication appearing on the MX 27th day of May, 1954.

THE EASTERN ENTERPRISE, INC.
J. Lewis Logan
Manager

\$20.00

RECEIVED of John Sario, Attorney for Chester Majchszak, Petitioner, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting property, Back River Neck Road, 900 feet east of Hyde Park Road, 15th District.

Zoning Commissioner

PAID
MAY 19 - 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

BACK RIVER

NECK

ROAD

MICROFILMED

SOLD

0.806 ACRES

staked
September 1951

Must be sold well
across in rear

12-6
WAB
X
3078

0.67 ACRE

900' E Hyde Park Road -

