

September 2, 1954

Allen E. Buzzell, Esquire,
Masonic Building
Towson 4, Maryland

Re: Petition for Reclassification from
an "A" Residential Zone to an "R" Residential Zone
Commercial Zone - 1 1/2 Acres, More or Less
Florence C. Lynch, Elizabeth H. Lynch and Edwin
O. Lynch, Petitioners

Dear Mr. Buzzell:

I have today passed my Order granting the
reclassification, in the above matter, from an "A" Residential Zone
to an "R" Commercial Zone, subject to the provision of ten-foot
one-half square foot of off-street parking area for each square
foot of land to be covered by commercial buildings.

Very truly yours,

Zoning Commissioner

Kenneth G. Proctor, Esquire,
100 W. Chesapeake Avenue,
Towson 4, Maryland

to

Jan. 31, 1955

County Commissioners of
Baltimore County
Zoning Department
303 Washington Avenue,
Towson 4, Md.

Cost of certified copies filed in the matter of reclassification
of property on Lynch Road, 12th District, 36.40
O. Lynch, and others, petitioners

Ch

Direct Cross Re-Direct Re-Cross

Edwin A. Lynch..... 1 7
Milton S. Swartzman..... 13 18
T. Richard Fitzgall..... 20 25
Ruth G. Dwyer..... 28
Theresa Good..... 30
Mrs. George E. Boone..... 31
Wilele H. Adams..... 34 36

State of Maryland, Baltimore County, Et.:

To Charles H. Deing, Daniel W. Habers, and Carl E. Vanden, constituting
the Board of Zoning Appeals for Baltimore County

YOU ARE COMMANDED, that the record and proceedings in a certain case of.....

Emory A. Schen, Edward A. Fiasic, Robert Shaw, Milton
Schwartzman, et al

with all things touching the same, as fully and perfectly as they remain before you, to whatever
name or names the parties aforesaid, or either of them, are called in the same, you send and certify to

the CIRCUIT COURT FOR BALTIMORE COUNTY, before the Honorable J. Howard Murray
Associate Judge of the Circuit Court for Baltimore County, presiding, together with this writ, immediately
after receipt of the same.

WITNESS, the Honorable J. Howard Murray, Chief Judge of the Circuit Court for
Baltimore County, this 23rd day of September, 1954

Issued this 30th day of September, 1954

True Copy Test
George L. Buehly, Clerk

SEP 11 1954

3 121-RS

IN THE MATTER OF THE
PETITION OF FLORENCE
C. O. LYNCH, ELIZABETH
H. LYNCH, AND EDWIN
O. LYNCH, for a change of
classification from "A"
Residential, to "R" Commercial

BEFORE THE ZONING

COMMISSIONER OF BALTIMORE
COUNTY

APPEAL

Mr. Commissioner:

Please enter an appeal to the Board of Zoning Appeals
of Baltimore County from your decision in the above entitled matter.

TURNBULL AND BREWSTER

John Grason Turnbull
24 W. Penna. Avenue
Towson 4, Maryland
Attorneys for protestants

I CERTIFY that on this 10th day of September, 1954, I mailed copy of
the foregoing appeal to Allen E. Buzzell, Esquire, Masonic Building,
Towson 4, Maryland, attorney for applicants.

John Grason Turnbull
Attorney for protestants

November 5, 1954

The following notified of appeal hearing scheduled for
Tuesday, Nov. 16, 1954 at 9:30 a.m.

Board of Zoning Appeals

Counsel to Board
Gus A. Held, Jr.
John Grason Turnbull, counsel for protestants
Allen E. Buzzell " " petitioners

Edwin A. Lynch
15 1/4 acres. Occupied 1.6 acres.

Protestants

Milton Swartzman 1 mile
7742 Madison Lane Duggist
Located on Madison Lane.
Landed area 2 1/2 acres.

Mrs. Norma Fiddler
201 Shire Lane.
3 1/2 acres

Mr. Dorothy Shabrich
7717 Southbrook Rd. 1/2 mile

Mr. Richard Fitzgall. Protestants

Milton S. Swartzman 7742 Madison Lane
Duggist. 1 mile

Dorothy Shabrich 7717 Southbrook Rd.
1/2 mile

Mrs. Norma Fiddler 201 Shire Lane 1 mile
Stanley M. White 2600 Liberty Pike
Conrad Ambidge 2600 Liberty Pike
Norma Fiddler 201 Shire Lane 1 mile
Dorothy Shabrich 7717 Southbrook Rd. 1/2 mile

Persons present at hearing.

SEP 11 1954
3 121-RS
TURNBULL AND BREWSTER
John Grason Turnbull
24 W. Penna. Avenue
Towson 4, Maryland
Attorneys for protestants
SEP 11 1954
3 121-RS
TURNBULL AND BREWSTER
John Grason Turnbull
24 W. Penna. Avenue
Towson 4, Maryland
Attorneys for protestants

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE
H. B. Wise Avenue - At: Int. of Lynch Road, 12th District - Florence C. O. Lynch, Elizabeth H. Lynch and Edwin C. Lynch, Petitioners

This is an appeal from the decision of the Zoning Commission of Baltimore County granting the reclassification of property on the east side of Wise Avenue, at the intersection of Lynch Road, in the Twelfth District of Baltimore County.

The case came on for hearing before the Board, testimony was taken and counsel heard.

The property which is the subject of this petition is a tract of land containing 10-3/4 acres upon which it is proposed to erect a shopping center.

From the facts presented at the appeal hearing it is the opinion of the Board that since the original zoning of this property there have been many changes in the neighborhood of all types and classifications of property, as shown by the record, and that these changes warrant and require the reclassification of the property from residential to commercial for the benefit of the community.

Therefore, it is this 30th day of November, 1954, ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner, reclassifying the property from an "A" Residence Zone to an "B" Commercial Zone be affirmed, subject, however, to the provision for off-street parking as set forth in the Order of the Zoning Commissioner, and further that the set back for commercial structures shall be at least one hundred and fifty feet from Lynch Drive.

Approved: MAR 22 1955

County Commissioners of Baltimore County

By Robert S. Hamill, Com.

Board of Zoning Appeals of Baltimore County

(over)

(5-SIGNS)

(322)

NOTICE OF BOARD PETITION FOR RECLASSIFICATION - 12th Dist.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from an "A" Residence Zone to an "B" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Record Building, Towson, Maryland:

On Monday, August 16, 1954, at 10:00 a.m.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use, to wit:

All that parcel of land in the Twelfth District of Baltimore County, beginning for the same at a point on the northeast side of Wise Avenue where the same is intersected by the center line of Lynch Road; thence northerly, binding in the center of Lynch Road (70 feet wide) for a distance of 675 feet; thence westerly 270 feet; thence northerly 270 feet more or less to the center of EDITION DRIVE; thence northerly 270 feet; thence westerly 270 feet to the northeast side of Wise Avenue and thence southeasterly binding on the northeast side of WISE AVENUE 715 feet to the place of beginning. Being property of Florence C. O. Lynch, and Edwin C. Lynch as shown on the plat plan filed with the Zoning Department.

By Order of
Zoning Commissioner
of Baltimore County,

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

Wm. W. FLORENCE C.O. LYNCH, EDWIN C. LYNCH and ELIZABETH H. LYNCH
in the Twelfth Election District of Baltimore County, State of Maryland and described as follows:
BEGINNING FOR THE SAME at a point on the northeast side of Wise Ave. where the same is intersected by the center line of LYNCH ROAD; and thence northerly, binding in the center of Lynch Road (20 feet wide) for a distance of 675 feet; thence westerly 270 feet; thence northerly 270 feet more or less to the center of EDITION DRIVE; thence westerly binding on the center of EDITION DRIVE 270 feet; thence southerly 270 feet to the northeast side of WISE AVENUE; and thence southeasterly binding on the northeast side of WISE AVENUE 715 feet to the place of beginning.

herby 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 B zone.
Reasons for Re-Classification: Desire to improve the tract by the creation of a shopping center.

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.

Florence C. O. Lynch
Edwin C. Lynch
Elizabeth H. Lynch
1720 LYNCH ROAD
BALTIMORE 22, MD.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of August, 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 Record Bldg., in Towson, Baltimore County, on the 16th day of August, 1954, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

(5-SIGNS)

July 26, 1954

\$32.00

RECEIVED of William A. Lynch, the sum of Thirty Two (\$32.00) Dollars, being cost of petition for re-classification, advertising and posting property northeast side of Wise Avenue 12th District, Baltimore County, Maryland.

Zoning Commissioner

Hearing at

Monday, August 16, 1954

at 10:00 a.m.

Record Building
Towson, Maryland

PAID
JUL 26 1954

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 Commissioner of Baltimore County this 2nd day of September, 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 "B" Commercial Zone, subject to the provision of at least two and a half square feet of off-street parking area for each square foot of land covered by commercial buildings.

William A. Lynch
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 reclassification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of August, 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.

Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

November 30, 1954

Hon. John G. Turnball,
24 West Perry/Avondale Avenue,
Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "B" Commercial Zone - H. B. Wise Ave., at Int. of Lynch Road, 12th Dist., Florence C. O. Lynch, Elizabeth H. Lynch and Edwin C. Lynch, Petitioners

Dear Senator Turnball:

The Board of Zoning Appeals of Baltimore County passed its Order, in the above matter, for the reasons stated in the attached copy of said Order and so forth, however, to the provision for off-street parking as set forth in said Order.

Very truly yours,

Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3108

District: 12th Date of Posting: 5-4-54
Posted for: An "A" Residence Zone to an "B" Commercial Zone
Petitioner: Florence C. O. Lynch, Edwin C. Lynch, Elizabeth H. Lynch
Location of property: 1720 Lynch Road, at Int. of Wise Ave., between Lynch and Edition Dr.
Location of signs: On NW corner of Lynch Road at Int. of Wise Ave., on both sides of road, and on both sides of Edition Dr. at Int. of Lynch Road.
Posted by: George A. Eekes Date of return: 5-5-54

Hon. John G. Turnball,
24 West Perry/Avondale Avenue,
Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "B" Commercial Zone - H. B. Wise Ave. & Lynch Road, 12th District - Florence C. O. Lynch, Elizabeth H. Lynch and Edwin C. Lynch, Petitioners

Dear Senator Turnball:

I have today passed my Order granting the reclassification, in the above matter, from an "A" Residence Zone to an "B" Commercial Zone. It is the opinion of the Zoning Commissioner that due to the changes which have taken place in the adjacent areas it is proper to remove the above property which will not be detrimental to the safety and general welfare of the community.

The Order requires provision of at least two and a half square feet of off-street parking area for each square foot of land to be covered by commercial buildings.

Very truly yours,

Zoning Commissioner

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

George A. Eekes vs. Bd. of Zoning Appeals

Case No. 1442-3108

Aug. 31, 1955 Action of Board Affirmed.

Opinion of Judge Ing. 14.

GEORGE L. IVERLY, Clerk

March 16, 1956

Affirmed by Court of Appeals March 16, 1956

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE
 H. B. Wise Avenue - At: Int. of Lynch Road, 12th District - Florence C. O. Lynch, Elizabeth H. Lynch and Edwin C. Lynch, Petitioners

This is an appeal from the decision of the Zoning Commission of Baltimore County granting the reclassification of property on the east side of Wise Avenue, at the intersection of Lynch Road, in the Twelfth District of Baltimore County.

The case came on for hearing before the Board, testimony was taken and counsel heard.

The property which is the subject of this petition is a tract of land containing 10-3/4 acres upon which it is proposed to erect a shopping center.

From the facts presented at the appeal hearing it is the opinion of the Board that since the original zoning of this property there have been many changes in the neighborhood of all types and classifications of property, as shown by the record, and that these changes warrant and require the reclassification of the property from residential to commercial for the benefit of the community.

Therefore, it is this 30th day of November, 1954, ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner, reclassifying the property from an "A" Residence Zone to an "B" Commercial Zone be affirmed, subject, however, to the provision for off-street parking as set forth in the Order of the Zoning Commissioner, and further that the set back for commercial structures shall be at least one hundred and fifty feet from Lynch Drive.

Approved: MAR 22 1955
 County Commissioners of Baltimore County

By: Robert S. Hamill, Com.
 Board of Zoning Appeals of Baltimore County

(over)

(5-SIGNS)

(32)

NOTICE OF BOARD PETITION FOR RECLASSIFICATION - 12th Dist.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from an "A" Residence Zone to an "B" Commercial Zone of the property hereby after described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Record Building, Towson, Maryland:

On Monday, August 16, 1954, at 10:00 a.m.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Approved Commercial Use, to wit:

All that parcel of land in the Twelfth District of Baltimore County, beginning for the same at a point on the northeast side of Wise Avenue where the same is intersected by the center line of Lynch Road; thence northerly, binding in the center of Lynch Road (70 feet wide) for a distance of 675 feet; thence westerly 270 feet; thence northerly 270 feet more or less to the center of Edgemoor Drive; thence westerly 270 feet more or less to the center of Edgemoor Drive 270 feet; thence northerly 675 feet to the northeast side of Wise Avenue and thence southeasterly binding on the northeast side of Wise Avenue 725 feet to the place of beginning. Being property of Florence C. O. Lynch, and Edwin C. Lynch as shown on the plat plan filed with the Zoning Department.

By Order of
 Zoning Commissioner
 of Baltimore County,

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

Know all men, FLORENCE C. O. LYNCH, EDWIN C. LYNCH and ELIZABETH H. LYNCH in the Twelfth Election District of Baltimore County, State of Maryland and described as follows:
 BEGINNING FOR THE SAME at a point on the northeast side of Wise Ave. where the same is intersected by the center line of LYNCH ROAD; and thence northerly, binding in the center of LYNCH ROAD (20 feet wide) for a distance of 675 feet; thence westerly 270 feet; thence northerly 270 feet more or less to the center of EDGEMOOR DRIVE; thence westerly binding on the center of EDGEMOOR DRIVE 270 feet; thence southerly 675 feet to the northeast side of WISE AVE. and thence southeasterly binding on the northeast side of WISE AVE. 725 feet to the place of beginning.

herby 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 "B" zone.
 Reasons for Re-Classification: Desire to improve the tract by the erection of a shopping center.

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.

Florence C. O. Lynch
Edwin C. Lynch
 1720 LYNCH ROAD
 Address: BALTIMORE 22, MD.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of August, 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 Record Bldg., in Towson, Baltimore County, on the 16th day of August, 1954, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

(5-SIGNS)

(32)

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 Commissioner of Baltimore County this 2nd day of September, 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 "B" Commercial Zone, subject to the provision of at least two and a half square feet of off-street parking area for each square foot of land covered by commercial buildings.

William H. Johnson
 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 reclassification should NOT be had.
 It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of August, 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.

Zoning Commissioner of Baltimore County

Approved: County Commissioners of Baltimore County

Date: By: President

November 30, 1954

Hon. John G. Turnball,
 24 West Perry/Avenue Avenue,
 Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "B" Commercial Zone - H. B. Wise Ave., at Int. of Lynch Road, 12th Dist., Florence C. O. Lynch, Elizabeth H. Lynch and Edwin C. Lynch, Petitioners

Dear Senator Turnball:

The Board of Zoning Appeals of Baltimore County passed its Order, in the above matter, for the reasons stated in the attached copy of said Order and so hold, however, to the provision for off-street parking as set forth in said Order.

Very truly yours,

Zoning Commissioner

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#3108

District: 12th Date of Posting: 8-5-54
 Posted for: An "A" Residence Zone to an "B" Commercial Zone
 Petitioner: Florence C. O. Lynch, Edwin C. Lynch, Elizabeth H. Lynch
 Location of property: 1720 Lynch Road, at Int. of Wise Ave., where the same is intersected by Lynch Road, etc.
 Location of signs: On W. side of Lynch Road, at Int. of Wise Ave., on the N. side of Lynch Road, and on the S. side of Lynch Road, at Int. of Wise Ave., etc.
 Posted by: George D. Hamill Date of return: 8-5-54

Hon. John G. Turnball,
 24 West Perry/Avenue Avenue,
 Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "B" Commercial Zone - H. B. Wise Ave. & Lynch Road, 12th District - Florence C. O. Lynch, Elizabeth H. Lynch and Edwin C. Lynch, Petitioners

Dear Senator Turnball:

I have today passed my Order granting the reclassification, in the above matter, from an "A" Residence Zone to an "B" Commercial Zone. It is the opinion of the Zoning Commissioner that due to the changes which have taken place in the adjacent areas it is proper to remove the above property which will not be detrimental to the safety and general welfare of the community.

The Order requires provision of at least two and a half square feet of off-street parking area for each square foot of land to be covered by commercial buildings.

Very truly yours,

Zoning Commissioner

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

Ernest A. Rekes vs. Bd. of Zoning Appeals

Case No. 1442-3108

Aug. 31, 1955 Action of Board Affirmed.

Opinion of Judge No. 14.

GEORGE L. IVERLY, Clerk

March 16, 1956

Affirmed by Court of Appeals March 16, 1956

PAID