

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

#3154

Post for: *Ant. Rosenthal, President of Baltimore County*
Petitioner: *Margaret Barber*
Location of property: *W. S. Winters Ave. 220 feet south of Victor Road, 1st District of Balto. Co., Maryland*
Location of sign: *South of Winters Avenue 220 feet south of Victor Road*
Honorable: *George F. Hammett*
Date of return: *9-2-54*

Mr. Willis H. Adams
Zoning Commissioner of
Baltimore County
303 Washington Avenue
Towson 4, Maryland

Re: Petition for Reclassification
from an "A" Residence Zone to an
"B" Commercial Zone - W. S. Winters
Ave., Bkg. 220 feet south of Victor
Road, 1st District of Balto. Co.,
Mardell Barber & Margaret Barber,
Petitioners

Dear Sir:

Please note an appeal in the above entitled
matter and transmit all papers to the Board of Zoning
Appeals with the request that I be notified of the
date for the appeal hearing.

Thanking you for your cooperation, I beg to
remain,

Yours very truly,
Robert B. Watts
Robert B. Watts

RBW:arj

**OFFICE OF
THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS
Baltimore, Md. THE COMMUNITY PRESS
Dundalk, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

September 4, 1954

THIS IS TO CERTIFY, that the annexed advertisement of
Willis H. Adams, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 22nd day of September, 1954, that is to say
the same was inserted in the issues of

August 27 and September 2, 1954.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager.

NOTICE OF ZONING PETITION
FOR RECLASSIFICATION
FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE
The Board of Zoning Appeals of Baltimore County, Maryland, has received a petition from Mardell Barber and Margaret Barber, petitioners, for the reclassification of the property located at the intersection of W. S. Winters Avenue and Victor Road, 1st District of Baltimore County, Maryland, from an "A" Residence Zone to an "B" Commercial Zone. The Board of Zoning Appeals of Baltimore County, Maryland, will hold a public hearing on the petition at the Board Room of Baltimore County, Maryland, on Wednesday, September 15, 1954, at 10:00 A.M. The Board of Zoning Appeals of Baltimore County, Maryland, will determine whether or not the petitioners have shown that the proposed reclassification is in the public interest and whether or not the proposed reclassification is in accordance with the Comprehensive Zoning Ordinance of Baltimore County, Maryland. The Board of Zoning Appeals of Baltimore County, Maryland, will also determine whether or not the petitioners have shown that the proposed reclassification is in the public interest and whether or not the proposed reclassification is in accordance with the Comprehensive Zoning Ordinance of Baltimore County, Maryland. The Board of Zoning Appeals of Baltimore County, Maryland, will also determine whether or not the petitioners have shown that the proposed reclassification is in the public interest and whether or not the proposed reclassification is in accordance with the Comprehensive Zoning Ordinance of Baltimore County, Maryland. The Board of Zoning Appeals of Baltimore County, Maryland, will also determine whether or not the petitioners have shown that the proposed reclassification is in the public interest and whether or not the proposed reclassification is in accordance with the Comprehensive Zoning Ordinance of Baltimore County, Maryland.

OCT 15 1954

BROWN, ALLEN & WATTS
ATTORNEYS AT LAW
ROOM 206 KENNES BUILDING
303 BAY AND ANNE ARUNDEL AVENUE
BALTIMORE 2, MARYLAND
October 11, 1954

RECORDED & INDEXED
BALTIMORE & ANNAPOLIS

MR. CHERRILL BROWN, JR.
WILLIAM B. ALLEN
ROBERT B. WATTS
HARRY A. GILES
EDWARD C. FARMER
ASSOCIATES

January 11, 1955

Mr. Lashley Smith,
303 Winters Avenue,
Catonville 20, Md.

Re: Petition for Reclassification
from an "A" Residence Zone to an
"B" Commercial Zone - W. S. Winters
Ave., Bkg. 220 feet south of Victor
Road, 1st District of Balto. Co.,
Mardell Barber & Margaret Barber,
Petitioners

Dear Mr. Smith:

The Board of Zoning Appeals of Baltimore
County passed the order granting the reclassification, in
the above matter, from an "A" Residence Zone to an "B"
Commercial Zone, for the reasons stated in the attached
copy of said Order.

If you desire to appeal the decision of
the Board of Zoning Appeals to the Circuit Court for
Baltimore County, the appeal must be filed within
30 days from the above date.

Very truly yours,

Zoning Commissioner

Petition No. 3154 District No. 1
Comments by D. Stanton
Hearing Scheduled: Wed., Sept. 15, 1954

Attention: Mr. Adams

Subject of Petition: From A to B - W. S. Winters Ave. 220' S. of Victor Road

Comments:

It is recommended that the petition be denied as "not sound."
The property consists of four (4) house lots and measures 80' x 100'
overall. It is located on a residential street and overlooks residential prop-
erties on three sides. It is 500' from Blenheim Avenue where there is exten-
sive commercial zoning.

Due to its restricted size, its relation to neighboring residential
properties, and its proximity to a major commercial street it is not considered
that this property is a suitable or logical location for commercial use.

9-9-54 jbb

COLORED CIVIC CLUB OF CATONSVILLE
306 Winters Lane
Catonville 20, Md.

November 16, 1954

Mr. Willis Adams
Zoning Commissioner
Record Building
Towson 4, Maryland

Dear Mr. Adams:

Mr. Mardell Barber, one of the members of our
organization, has applied for reclassification of the
plot of land 60x100 feet, located on the northeast
corner of Winters Lane and Baltimore National Pike,
for the purpose of erecting a soda fountain thereon.

Mr. Barber informed us that after discussing
the details with you at the hearing you talked very
favorably on his behalf, but when your written decision
was handed down it was entirely contrary to the views
you expressed at the hearing.

We feel that your reason for denying his request
is unwarranted, since this plot of land measures up to
every specification of the Zoning Law.

It is the aim of this organization to curtail
delinquency in our community, and the soda fountain
would be a contributing factor in so doing.

On behalf of our organization, I wish to thank
you for your co-operation in the matter and sincerely
hope for a reversal of your former opinion upon further
consideration, thereby benefiting our community consid-
erably.

Respectfully,
Lashley Smith
Lashley Smith
President

LS:LC

October 25, 1954

\$30.00

RECEIVED of Robert B. Watts Attorney for
Mardell Barber and Margaret Barber, petitioners, the sum
of Thirty (\$30.00) Dollars, being cost of appeal to the
Board of Zoning Appeals of Baltimore County from the
action of the Zoning Commissioner denying reclassification
from an "A" Residence Zone to an "B" Commercial Zone, W. S.
Winters Ave., 1st District.

Zoning Commissioner

January 11, 1955

Mr. Fumell & Brewster,
25 West Pennsylvania Avenue,
Towson 4, Maryland
Attn: Mr. Daniel S. Brewster

Re: Petition for Reclassification from
an "A" Residence Zone to an "B" Commercial Zone - W. S. Winters
Ave., Bkg. 220 feet S. Victor Road,
1st Dist. - Mardell Barber and
Margaret Barber, Petitioners

Dear Mr. Brewster:

The Board of Zoning Appeals of Baltimore
County passed the order on January 11, 1955, granting the
reclassification, in the above matter, from an "A" Residence
Zone to an "B" Commercial Zone, subject to the provision of
two and one-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

cc: Robert B. Watts, Esq.,
200 Federal Building,
Cov. City & Annapolis Sts.,
Baltimore 2, Maryland

PAID
OCT 29 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
H.W.

County Commissioners
Zoning Department
303 Washington Avenue
Towson, Maryland

Re: Petition for Reclassi-
fication from "A"
Residence zone to "B"
Commercial-W.S.
Winters Ave-1st Dist.
Balto. Co.-Mardell
Barber and Margaret
Barber, Petitioners

Dear Sir:

Enclosed please find my check for \$30.00
in payment for the above entitled appeal.

Yours very truly,

Robert B. Watts
Robert B. Watts

RBW:ms
Enclosure

#3154 ✓
MAP
#1-B

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE
W. S. Waters Ave., 220 East S. Victor Road,
1st District - Marshall Barber and Margaret
Barber, Petitioners

The hearing on the appeal in the above entitled matter came on for hearing before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County denying the reclassification from an "A" Residence Zone to an "B" Commercial Zone.

The subject property is a adjoining a commercial zone which is used as a Drive-In Movie Theatre. The noise, traffic, dirt and artificial light emanating from the Drive-In Theatre is such as to render the petitioners' unimproved lot wholly unsuitable for residential use. Its only practical use is commercial and to deny the petitioners the right to use their property for this purpose would amount to depriving them of their property.

The only type of commercial enterprise that could be carried on, on this small lot, would be such as could not possibly create a traffic hazard or otherwise be detrimental to the neighborhood, therefore, the reclassification from residential to "B" Commercial is hereby granted, upon the condition that at least two and one-half square feet of off-street parking space is provided for each one square foot of area to be covered by commercial structures.

It is this 11th day of January, 1955, ORDERED by the Board of Zoning Appeals of Baltimore County, that the Order of the Zoning Commissioner denying the reclassification is hereby reversed and the reclassification granted from an "A" Residence Zone to an "B" Commercial Zone.

APPROVED
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

Marshall Barber
Commissioner

FEB 25 1955

Charles H. Dwyer
Chairman
James H. Dwyer
Commissioner
Board of Zoning Appeals
of Baltimore County

TO THE ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

This is to state that we the undersigned, approve the Petition filed on behalf of Mr. Marshall Barber, before the Zoning Commissioner, requesting a reclassification of Lots #63, 64, 65, 66 in section 6 of the Plat of McDonough Heights, Baltimore County from Residential to Commercial for the purpose of erecting a drive-in restaurant.

- NAME Mr. & Mrs. Howard Wilson
ADDRESS Winter Lane Ext.
- NAME Mr. & Mrs. Bernard Oakley
ADDRESS 4322 Guilford York Rd.
- NAME Mr. & Mrs. Raymond & Rheubottom
ADDRESS Winter Lane Ext.
- NAME Thomas Robinson
ADDRESS Winter Lane Ext.
- NAME Mr. & Mrs. Richard L. Waller
ADDRESS Winter Lane Ext.
- NAME Mr. & Mrs. John Hamseer
ADDRESS Winter Lane Ext.

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE
W. S. Waters Ave., 220 East S. Victor Road,
1st District - Marshall Barber and Margaret
Barber, Petitioners

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Chairman

Board of Zoning Appeals
of Baltimore County

TO THE ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

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- NAME Mr. & Mrs. John B. Washington
ADDRESS Winter Lane Ext. Catonsville 28th
- NAME Miss Rachel Gross
ADDRESS Winter Lane Ext. Catonsville 28th
- NAME Mr. & Mrs. Robert J. Johnson
ADDRESS Winter Lane Ext. Catonsville 28th
- NAME John H. Green
ADDRESS Winter Lane Ext. Catonsville 28th
- NAME Richard H. Johnson
ADDRESS Winter Lane
- NAME _____
ADDRESS _____

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE
W. S. Waters Ave., 220 East S. Victor Road,
1st District - Marshall Barber and Margaret
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Chairman

Board of Zoning Appeals
of Baltimore County

COLORED CIVIC CLUB OF CATONSVILLE
304 Winter Lane
Catonsville 28, Md.

November 16, 1954

Mr. Willard Adams
Zoning Commissioner
Board Building
Towson 4, Maryland

Dear Mr. Adams:

Mr. Marshall Barber, one of the members of our organization, has applied for reclassification of the plot of land 60x100 feet, located on the northwest corner of Winters Lane and Baltimore National Pike, for the purpose of erecting a soda fountain thereon.

Mr. Barber informed us that after discussing the details with you at the hearing you ruled very favorably on his behalf, but when your written decision was handed down it was entirely contrary to the views you expressed at the hearing.

We feel that your reason for denying his request is unwarranted, since this plot of land measures up to every specification of the Zoning Law.

It is the aim of this organization to curtail delinquency in our community, and the soda fountain would be a contributing factor in so doing.

On behalf of our organization, I wish to thank you for your co-operation in the matter and sincerely hope for a reversal of your former opinion upon further consideration, thereby benefiting our community considerably.

Respectfully,

Leroy Smith
President

LS:ls

Correction made
on
3154
1st Dist. study

OFFICIAL
RECORDING 8-2504-10

ROBERT B. WATTS
ATTORNEY AT LAW
BROOKLYN, ALLEN & WATTS

200 COLLEGE BLVD., 2 FLOOR
BALTIMORE 2, MD.

RECORDING
1811 DUNDAS ST. W.
VANCOUVER 6 V-6

130

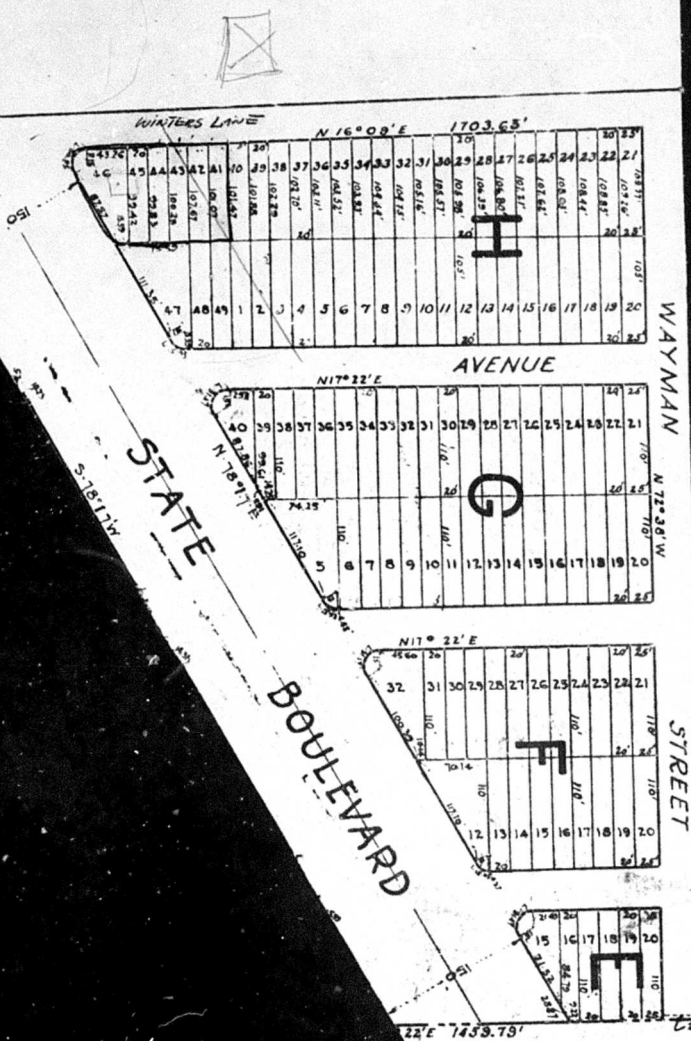
W.S. Winter Ave. Hwy. 220.
S of Victor Rd. then S by
to heading on the W.S. of
Winter Ave. 80' with a
rectangular, depth 100' ^{100' x 100'}
Hwy. lots 63 to 66 incl. on
plot of McDonough Heights
as etc.

151
1519N



PETITION
#3154
MAP 1-B

CATONSVILLE PINES 12/89



331 Set—(2) S-24

Towson 4, Md. 3-3 1955

Nº 10022

RECEIVED OF Mr. Boone

FOR Catonsville Pines 12/89

\$ 25

GEORGE L. BYERLY, Clerk

By



Pole Line

Steel bar

20' 20' 20' 20'

pipe

pipe

SECTION "G"

66 65 64 63

100'

100'

20' 20' 20' 20' pipe

WINTERS

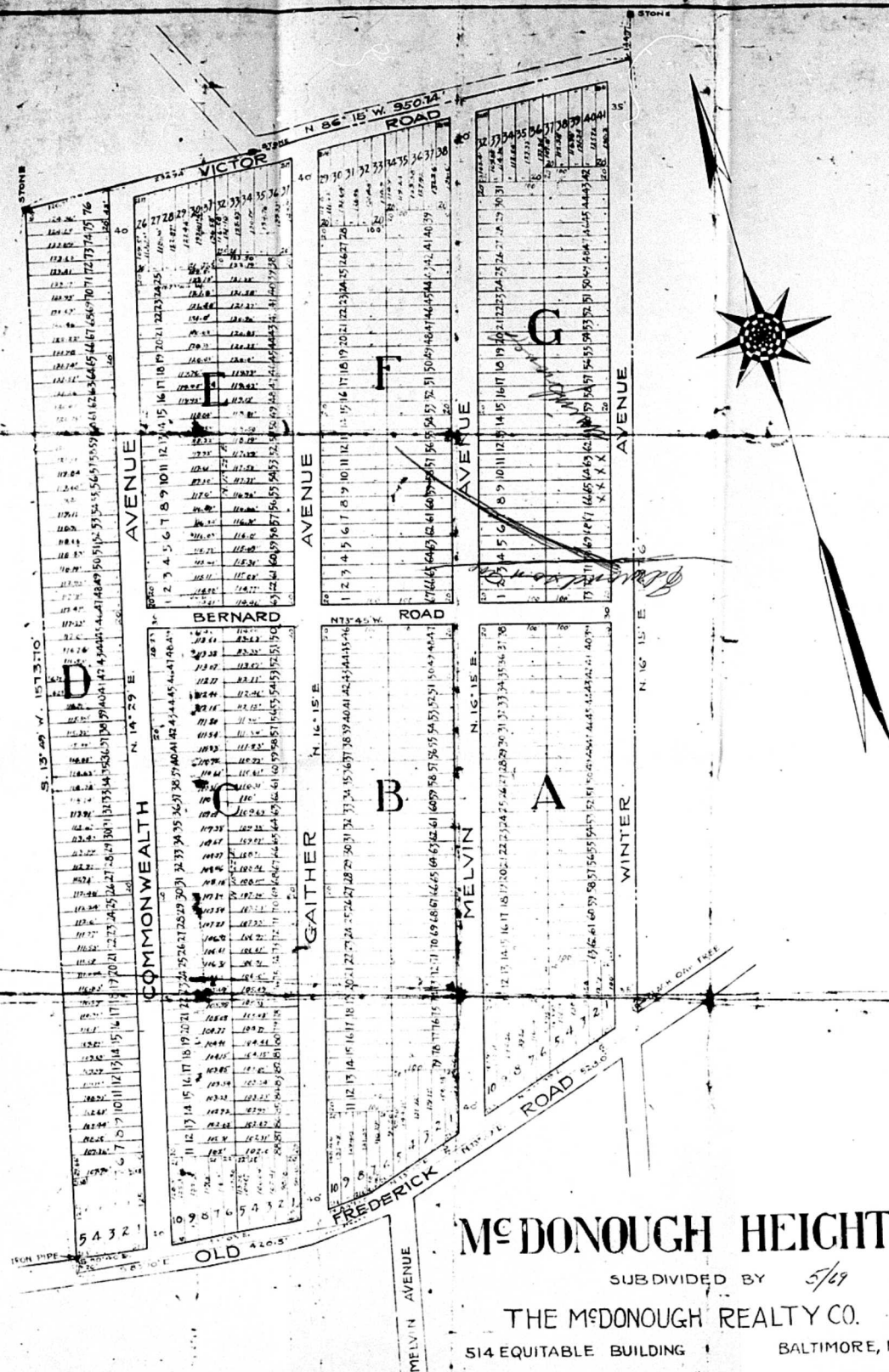
AVENUE

SE



LOTS NOS 63, 64, 65, 66 SEC. 6.
MEDONOUGH HEIGHTS.
DIST. 1. BALTO. CO. AUG 28, 1954.
SCALE 1" = 20'

CHAS. W. HEMLER.
REG. # 1266



McDONOUGH HEIGHTS

SUBDIVIDED BY 5/69

THE McDONOUGH REALTY CO.

514 EQUITABLE BUILDING

BALTIMORE, MD.

SURVEYED & LAID OUT

J. SPENCE HOWARD

CIVIL & CONSULTING ENGINEER
SCALE 1"=100'

BALTIMORE, MD.
OCTOBER, 1920.