

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, George Sims, owner of the property situated
All that parcel of land in the Twelfth District of Baltimore County, on the south side of West Avenue, beginning 650 feet west of Lynch Road, thence westerly and thence on the south side of West Avenue 120 feet with an average rectangular depth southerly of 217 feet. Being lots 20 to 25 inclusive on plat of Baltimore.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Residential Zone to an 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 of Baltimore County.

George Sims
Edna Sims
Legal Owner
Address 7821 Wile Ave
Baltimore 22

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 Hesketh Bldg., in Towson, Baltimore County, on the _____ day of _____, 19____, at 3:00 o'clock, P.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 _____

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ zone to _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____, being in a residential area, the granting of which would be detrimental to the general welfare of the community and be "spot zoning".

the above re-classification should NOT be had.
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 an _____ zone.

John H. Adams
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Date _____ By _____ President

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, George Sims, owner of the property situated
All that parcel of land in the Twelfth District of Baltimore County, on the south side of West Avenue, beginning 650 feet west of Lynch Road, thence westerly and thence on the south side of West Avenue 120 feet with an average rectangular depth southerly of 217 feet. Being lots 20 to 25 inclusive on plat of Baltimore.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Residential Zone to an 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 of Baltimore County.

George Sims
Edna Sims
Legal Owner
Address 7821 Wile Ave
Baltimore 22

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 Hesketh Bldg., in Towson, Baltimore County, on the _____ day of _____, 19____, at 3:00 o'clock, P.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 _____

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ zone to _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____, being in a residential area, the granting of which would be detrimental to the general welfare of the community and be "spot zoning".

the above re-classification should NOT be had.
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 an _____ zone.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Date _____ By _____ President

NOTICE OF PUBLIC PETITION FOR RECLASSIFICATION - 12th DIST.

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

On Wednesday, September 15, 1954
at 3:00 p.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, on the south side of West Avenue, beginning 650 feet west of Lynch Road, thence westerly and thence on the south side of West Avenue 120 feet with an average rectangular depth southerly of 217 feet. Being lots 20 to 25 inclusive on plat of Baltimore as filed with the Zoning Department.

By Order of
Zoning Comm. above
of Baltimore County.

Mr. George Sims,
7821 Wile Avenue,
Baltimore 22, Maryland

October 15, 1954

Re: "Petition for Re-classification from an 'A' Residential Zone to an 'AP' Commercial Zone - 20 to 25 lots, 650 feet W. Lynch Road, 12th Dist., George Sims and Edna Sims, Baltimore"

Dear Mr. Sims:

I have today passed my Order denying the reclassification, in the above matter, as your property is located in a residential area and so grant the reclassification would be detrimental to the general welfare of the community and be "spot zoning".
You may take an appeal from this decision to the Board of Zoning Appeals of Baltimore County within ten days from the above date. The cost of appeal is \$20.00.

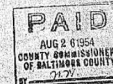
Very truly yours,
Zoning Commissioner

August 25, 1954

220-90
RECEIVED of Edna Sims, petitioner, the sum of Twenty (\$20.00) Dollars, being cost of petition for Re-classification, advertising and posting property, south side of West Avenue, beginning 650 feet west of Lynch Road, 12th District, Baltimore County, Md.

Zoning Commissioner of Baltimore County

Hearings:
Wednesday, September 15, 1954
at 3:00 p.m.
Richard Building
Towson, Md.



Petition No. 2156 District No. 12
Submitted by D. Stanton
Hearing Scheduled Wed., Sept. 16

Attention: Mr. Adams
Subject of Petition: A - E - S. E. Wile Ave. 654 W. of Lynch Rd.
Comments:

It is recommended that this petition be denied as "spot zoning" and because it would constitute excessive commercial zoning in the area.

Within a half mile radius of the property there are about 60 acres of land zoned for commercial use at present. Most of this land is as yet undeveloped. On the north side of Wile Avenue, opposite the land under consideration, a tract of about 10 acres has recently been zoned for commercial use. It is intended that this tract be developed as a local shopping center. Fitting 200' to the west an area of about 20 acres is to be developed as a major shopping facility.

Both of these areas are of a size and shape which will lend themselves to development in depth, with provision for off-street parking.

The tract which is the subject of the petition constitutes about 3/4 of an acre of land. The properties on either side are zoned for residential use.

In view of the size and location of the property under consideration and the amount of commercially zoned land in the immediate area we are of the opinion that the granting of the petition would result in excessive commercial zoning which could have a harmful and deteriorating effect on the community.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 12th ... Date of Posting... 9-1-54 ... # 3156
Posted for: Ans. H. Schindler to Ans. C. Commercial Zone
Petitioner: George R. Hummel
Location of property: S.S. of mine abutting 65 ft. W. of Lynndale Ave. Sec. 12
Plat Property known as 7821 Ridge Avenue
Location of Signs: Posted on property known as 7821 Ridge Avenue
Remarks: _____
Posted by: George R. Hummel Date of return: 9-2-54

**NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION**
12th District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from an "A-1" Residence, to an "C-1" 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 Rockwell Building, Towson, Maryland.

On Wednesday,
September 23, 1954
at 5:00 p.m.
to determine whether or not the following mentioned and described property should be changed or reclassified as a demand for Approved Commercial Use, to wit:

All that parcel of land in the Twelfth District of Baltimore County, on the north side of Wells Avenue, beginning 254 feet west of Lynch road, thence westerly and bounding on the north side of Wells Avenue 150 feet with an average rectangular depth southerly of 217 feet. Being lots 20 to 25 inclusive on plat of Eddlynn as filed with the Zoning Department.

By Order of
Zoning Commissioner
of Baltimore County.
Aug. 27-Sept. 1.

OFFICE OF
THE BALTIMORE COUNTIAN
3156

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

September 4, 1954

THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 4th day of September, 1954; that is to say the same was inserted in the issues of

August 27 and September 3, 1954.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

*SS Wein Ave beg. 654'
W of Lynndale Rd thru Mt
& ending on the SS of Wein
Ave. 150' with a avg rectangular
depth S.S. of 217' long lots
20 to 25 inc on plat of EDDLYNN
as etc.*

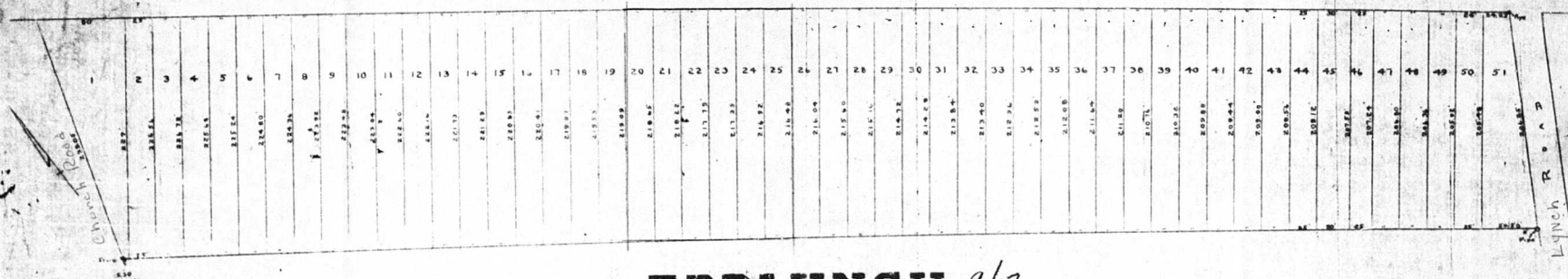
*475-
24
125-
30
654*

*12th
1-SIGN*

*19-
25-
95-
30
475*

W e i s

A v e n u e



EDDLYNCH 9/17

Edwin Lynch, Owner

Thos. H. Disney, Svr
Aug 21, 1928

Scale, 60 feet per inch