

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

X or we, BENJAMIN E. & MARY E. COLLINS, legal owners.. of the property situate 10/27/54

LOT 160

7631 SOUTH BEND AVE., BALTO. 22, MD.

PLAT No. 2 BATTLE GROVE

Block 160-161-162-163-164-165

All that parcel of land in the Fifteenth District of Baltimore County, south side of South Bend Avenue, beginning 190 feet west of East Battle Grove Road; thence westerly and binding on the south side of South Bend Avenue 50 feet with a rectangular depth southerly of 205 feet and binding on the north shore of Bear Creek.

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-1 zone to an E zone.

Reasons for Re-Classification: Adjoining Residential Zone (See Map.)

Size and height of building: front 30 feet; depth 15 feet; height 8 feet.

Front and side set backs of building from street lines: front 25 feet; side 5 feet.

Property to be posted as prescribed by Zoning Regulations.

X 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.

Benjamin E. Collins  
Mary E. Collins  
Legal Owner  
7631 South Bend Ave.  
Baltimore 22, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of October, 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 28th day of November, 1954, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County  
(over)

MICROFILMED

BENJAMIN E. & MARY E. COLLINS 15th Dist.  
S. Bend Ave. 7631  
BALTO. 22, MD.  
3243

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 a.....zone to a.....zone.

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 location being in a residential zone, the granting of which would be detrimental to the safety and 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 20th day of December, 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 "A" Residence zone.

William D. Adams  
Zoning Commissioner of Baltimore County

Approved.....County Commissioners of Baltimore County

Date.....By.....President

October 11, 1954

\$20.00

RECEIVED of Benjamin E. Collins, the sum of Twenty (\$20.00) Dollars, being cost of petition for re-classification, advertising and posting property, South Bend Avenue, 15th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

PAID  
OCT 11 1954  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
BY W.D.

MICROFILMED

Order # 5565 Req # B 2366

## Certificate Of Publication

ESSEX, MD., October 27th., 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 3 successive weeks before the 28th day of November, 1954, the first publication appearing on the 21st day of October, 1954.

THE EASTERN ENTERPRISE, INC.  
W. L. H. H. H. H.  
Manager

MICROFILMED

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

# 3243

District 15 Date of Posting 10-28-54

Posted for: Ben E. Collins & Mary E. Collins

Petitioner: Ben E. Collins & Mary E. Collins

Location of property: S.S. of South Bend Ave. 7631 S. Bend Ave. Baltimore 22, Md.

Location of signs: Posted on property at 7631 South Bend Avenue

Remarks: George P. Hammel Date of return: 10-28-54

Posted by: George P. Hammel

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NOTICE OF PUBLIC HEARING  
15th DISTRICT  
Pursuant to section 104 of the Zoning Law of Baltimore County, a public hearing will be held on the 28th day of November, 1954, at 10:00 o'clock A.M., in the Record Building, in Towson, Baltimore County, Maryland, to determine whether or not the following petition and description of property should be changed to the following zone as shown on the attached plat. The petition is as follows: All that parcel of land in the 15th District of Baltimore County, south side of South Bend Avenue, beginning 190 feet west of East Battle Grove Road; thence westerly and binding on the south side of South Bend Avenue 50 feet with a rectangular depth southerly of 205 feet and binding on the north shore of Bear Creek. The petition is for the reclassification of the above described property from an A-1 zone to an E zone. The petition is filed with the Zoning Department of Baltimore County.

11/8/54  
10 AM  
HETTING  
IN MORNING  
IF CHN.

CREEK

36.37'

19.26

PLAT No. 2  
BATTLE GROVE  
BOOKS #169-169-195  
FILE #45B

SCALE 1" = 20'

24'

42' HOUSE  
ONE FLOOR  
FRAME  
WITH  
CELLAR

205'

205

63'

CONCRETE WALK

DRIVE

↓

BUILDING  
HEIGHT-8'  
WOOD FRAME  
CONCRETE FLO

151

112-

25

50'

7631

← SOUTH BEND AVE. →

MAP #15-B

#3243

190' TO EAST  
BATTLE GROVE AVE

5

1

East Battle Mon

SOUTH BEND, IN.

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