## Petition for Zoning Re-Classification

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15 alley there said to a set thereof in common with others due east soid reservation with the use thereof in common with others due east 50-13/100° to the E side of a 1° alley there situate, thence binding on bredy petited that he sming state of the slowe described moments by adultation of the slower described moments and th

the E side of said alley with the use thereof in common with others 3 1201139 \* E 3-59/100°, themse at right angles to said alley N 77%a021. E 122-59/100° to the Dates of beginning. Subject to a ten foot right of way along the second line of this description.

Size and height of building: front\_\_\_\_\_feet; depth\_\_ feet : height Front and side set backs of building from street lines: front... 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

Joan Hat lesting Allen 1415 Glen Lale Road

#3262

ORDERED By The Zoning Commissioner of Baltimore County, this ... 255th ...... 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the 19.5h., at 10:03'clock, 1. M 15th day of Nerceber

Zoning Commissioner of Baltimore County

## Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

Axar we Ervin J. Carvany and Juan E. legal owners. of the property 

"A" rone to an "E" Reasons for Re-Classification: ADJUDAVEA Commercial Mes. east. side. Sherwood Road, Commercial from City line to Overbrook Hoad West side commercial and .. non conforming uses except this property and one other lot....

Size and height of building : front \_\_\_\_\_\_feet; depth \_\_\_\_\_feet; height \_\_\_ Pront and side set backs of building from street lines: front ... 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

> Joan Hat Cerung Address 1415 Glendale Road

ORDERED By The Zoning Commissioner of Baltimore County, this .... 2514. October 1951 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 Reckord Building, in Towson, Baltimore County, on the 19 Ch. at 10:08'clock 1 . M 15th day of November .

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing theresecoust from an inappetion of the property and the evidence produced at the hearing, the east side of Sherwood Road, between Overbrook Road and the Bultimore City Line, has been goned convercially; and part of the west side of Sharwood Road, between Overbrook Road and the Baltimore City Line has also been \_comed commercially. These changes inaddition to the matural boundaries of Courbrook Soad on the north and the Baltimore City Line on the south, it is the opinion of the Zoning Commissioner warrant the reclassification

....the above re-classification should be had It Is Ordered 1 the Zoning Commissioner of Baltimore County this 17th . . . day of November 19 54 that the above described property or area should be and the same is to a n "E" Commercial

Willie N. alama Pursuant to the advertisement, posting of property and public hearing on the above petition and

the above re-classification should NOT be had It Is Ordered by the Zening Commissioner of Baltimore County, this. 

ove described property or area be and the same is hereby continued as and to remain a...

Zoning Commissioner of Baltimore County

MS: PETITION FOR RECIASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "E" CONCENCIAL ZONE
M. S.SHEMMOD MALD, 22,37 ft. N. Raltimore
City Line, 9th District - Ervin J.Cerveny
and Joan M. Cerveny, Petitioners

The appeal in the above matter came on for hearing before the Board of Zoning Appeals of Baltimore County on January 6, 1955, from an Order of the Zoning Commissioner of Baltimore County granting the reclassification in the above natter.

The subject property is located on the westernment side of Sherwood Road, adjoining the Baltimore City Line. Prior to zoning it seems that the block in which this property is located had some commercial uses and all of the property on both sides of this block was soned residentially at the time of the adoption of the comprehensive Zoning Plan for Baltimore County. The Zoning Department has recognized this block as a suitable and appropriate place for commercial uses to meet the meeds of the maighborhood.

ly reason of the fact that the following changes have taken place, since the adoption of said comprehensive plan, these thick changes indicate that the property in this block was erronequally somed in the beginning and they definitely show that this lot should be reclassified;

Beginning at the northwest corner of Overbrook and Sherwood Roads, is a nonconforming hardware store; adjoining this on the south side thereof in 1948, file No. 1250, there was a reclassification from residential to commercial for a super-market, which is now in existence. Adjoing this on the south is a nonconforming liquor store and dwelling; adjoining this store and dwelling is a vacant lot and adjoining this vacant lot on the south side thereof is the subject property.

1955 that the action of the Board of Zoning Appeals of Baltimore

HOMARD M. PLECK

April 22, 1955

# 3262

BOARD OF ZONING APPEALS OF PALTIMORS COUNTY

Directly across the street from the subject lot in 19h8. File No. 1119, there was a reclassification for a community hall, which is in existence and north of this lot and on the corner of Beechwoo Road in 1947, File No. 1090, there was reclassified a strip of 290 feet upon which there has been built a drug store. On the remainder of this strip there exists an old dwelling house and off-street parking for customers of the drug store. Adjoining this strip in 1946, File No. 737 there was a reclassification and special permit

From the above it can readily be seen that the subject property is not suitable or desirable for residential use. If used at all for residential purposes it would certainly have to be for very low cost homes. Its greatest utility in keeping with the majority of the properties in the block is for commercial use, therefore, the Order of the Zoning Commissioner reclassifying said property is hereby a firmed and the property is hereby reclassified from residential

granted for a gazoline service station. This station is presently

It is this \_\_lith \_\_day of January, 1955, CREEFED by the Eoard of Zoning Appeals of Baltimore County/granting the reclassification aforesaid, is hereby affirmed.

Approved

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Hourd of Zoning Apr

Da fe : MAY 26 1955

to compressal use.

43262/

#3262

MAP

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

LAW OFFICES TURNEY AND BATES

Board of Zoning Appeals Gounty Office Bldg. Washington Ave. Towson-4, Maryland

Course on the stern appeal has been set for Ded. 16, 150%. It is requested took this section is positroned, such a row state and for the for the following-remark owners to the regular forced two cases for the Saltimor Foresti Goodpur in the Propiet S Good or Course of Saltimor Foresti Course in the Propiet S Good of Saltimor Foresti Course in the Propiet S Good of Saltimor Course of the Saltimor Foresti Course of the Propiet S Good of Saltimor Course of the Saltimor Course of t

Cornelius Ros, Esquire Second National Bank Bldg. Towson-4, Maryland

Com Granted of Board

asteach Endelity Onion Skin MADELLISA

John H. Gontrum, Judge

Dec. 7, 1954

Re! Zoning Appeal - Cerveny, etc.

Movember 30, 1954

\$30.00

sum of Thirty (\$30.00) Bollars, being cost of appeal to the Board of Zoming Appeals of Baltimore County from the decision of the Zoning Commissioner granting the reclassification of property on the west side of Sherwood Road, 9th district.

Zoning Commissioner

PAID NOV 3 0 54 COUNTY COMMISSIONERS OF BALTIMORE COUNTY

NOV 24 1954 LAW OFFICES TURNEY AND BATES

DAVID H. BATES

Nov. 18, 1954

Baltimore County Board of Zoning Appeals Towson-4, Maryland

Re: # 3262 Irvin J. Cerveney West side Sherwood Rd.

Gentlement

On Nov. 15, the above property was reclassified commercial  $\boldsymbol{\Xi}$  from residential  $\boldsymbol{A}_{\star}$ 

As attorney for Protestants I am filing this notice of Appeal, and request for a hearing.

Enclosed is a check in the amount of \$50.

Very truly yours, Leter D. Junney Peter B. Turney Attorney for Protestants

copy: Cornelius V. Roe Attorney for Irvin J. Cerveny

COMM COMM 1 Dremitio COMMUNTA GAS STATION HAZL DRUGO SHERMOOD 89' SERVICE STATION 187 Comm COMM. HAROWA GROCECES N. C. U.

Herenber 1, 1951

NECEIVED of Ervin J. Corvery, philismer, the sum of

Twenty (\$20.00) Dollars, being cost of petition for Re-classification, advertising and posting property, west side of Sherwood Road, beginning 22.37' M. of Baltimore City Line, 9th District, Baltimore County,

Zoning Commissioner of Minore County

Hear ings

Monday, November 15, 1954 at 10:00 a.m.

Reckord Building Towson, Maryland

. . . . .

NOVS - 4 COUNTY COMMISSIONERS OF BALTIMORE COUNTY BY \_\_\_\_ 21.24.



Posted by Glorge R. Hummel Date of return: 11-4-54



Board of Zoning appeals County Office Bldg Jouson 4 md

ad mo Harris

GEORGE L. BYERLY, Clerk.

. -IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

Case No. Muse 1458

Howard M Flack vs Board of Bonging

Ofen 22 1955 - Spard Suplanted 10 A. M. Press to preparate trial on that day.

