

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

By Mr. Edwin J. Carvany and Joan A. Carvany, legal owners of the property situate

all that parcel of land in the Ninth District of Baltimore County, on the west side of

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Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

By Mr. Edwin J. Carvany and Joan A. Carvany, legal owners of the property situate

On the west side of Sherwood Road in the Ninth Election District of

Baltimore County, and described as follows: Beginning from the same at a

point on the W. side of Sherwood Avenue distant 27-37-100' northwesterly from the

intersection of said W. side of Sherwood Avenue and the northern boundary of

Baltimore City and thence binding on said W. side of Sherwood Avenue

N. 79°11'40" W. 89-36/100' to intersect the second line of the land described in

a deed from Key Realty Corp. to Lloyd E. Mitchell, Inc. dated 11/27/44

and recorded among the Land Records of Balto. Co. in Liber M.L.S. No. 1372,

folio 253, thence binding reversely on said second line, S. 80°39'10" W.

128-57/100' to intersect a line drawn NE1/4 through the center of the par-

tion wall between Nos. 782 & 744 Walker Ave; thence reversing said last

mentioned line so drawn and binding thereon S. 21°40'45" W. 111-15/100' to

the northern boundary of Baltimore City and the E. side of a reservation for

15' alley there laid out, thence binding on said boundary and the N. side of

said reservation with the use thereof in common with others due east

60-14/100' to the E. side of a 15' alley there situated, thence binding on

herby petition that the zoning status of the above described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an _____ to an _____.

Reasons for Re-Classification: _____

Commercial from City line to Dearbrook Road, West side commercial and

non-conforming uses except this property and one other lot.

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 reclassification, 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.

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO AN "F" COMMERCIAL ZONE

W. SHERWOOD ROAD, 22-37 ft. N. Baltimore City Line, 9th District - Edwin J. Carvany and Joan A. Carvany, 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 matter.

The subject property is located on the westernmost 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 zoned residentially at the time of the adoption of the compre-

hensive Zoning Plan for Baltimore County. The Zoning Department

has recognized this block as a suitable and appropriate place for

commercial uses to meet the needs of the neighborhood.

By reason of the fact that the following changes have

taken place, since the adoption of said comprehensive plan, these changes

indicate that the property in this block was erroneously

zoned 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. Adjoining this on the south is a non-

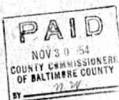
conforming liquor store and dwelling; adjoining this store and

dwelling is a vacant lot and adjoining this vacant lot on the south

side thereof is the subject property.

\$30.00

Zoning Commission



NOV 24 1954
LAW OFFICES
TURNERY AND BATES

Dual-Sell Office:
6646 HOLABIRD AVE
BALTIMORE 24, MD
VER 022 8-2643

Baltimore County
Board of Zoning Appeals
Towson-4, Maryland

Rel # 3262 Irvin J. Cerveney West side Sherwood Rd.

Gentlemen;

On Nov. 15, the above property was reclassified commercial E from residential A.

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

Enclosed is a check in the amount of \$30.

Very truly yours,
Peter B. Turney
 Peter B. Turney
 Attorney for Protestants

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

November 1, 1951

\$20.00

RECEIVED of Ervin J. Conaway, plaintiff, 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' N. of Baltimore City Line, 9th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearings

Monday, November 15, 1954

at 10:00 a.m.

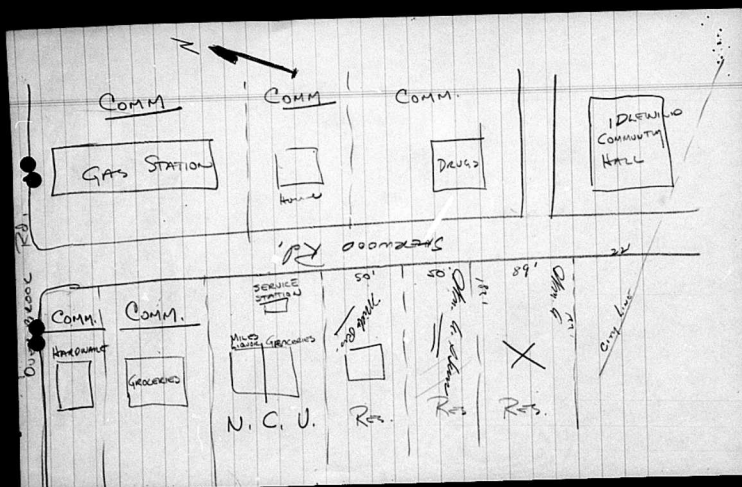
Reckord Building
Towson, Maryland.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3262

Diocese	9 th	Date of Posting	11-3-54
Posted for	An L. Kendrick gave to an E. Hermann Zone		
Postmaster	Eugene J. Hume Carvery		
Location of property	W. S. Hunsford Rd. Box 22-177 1/2 of 16th Ave. S.W., Prince Rupert, B.C. V8P 2K4		
Location of home	W. S. Hunsford Rd. Box 22-177 1/2 of 16th Ave. S.W., Prince Rupert, B.C. V8P 2K4		
Location of business	W. S. Hunsford Rd. Box 22-177 1/2 of 16th Ave. S.W., Prince Rupert, B.C. V8P 2K4		
Remarks	None		
Posted by	George R. Hummel		
Date of return	11-4-54		



Board of Zoning Appeals
County Office Bldg
Lawson 4, Ind

att. Mrs Harris

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

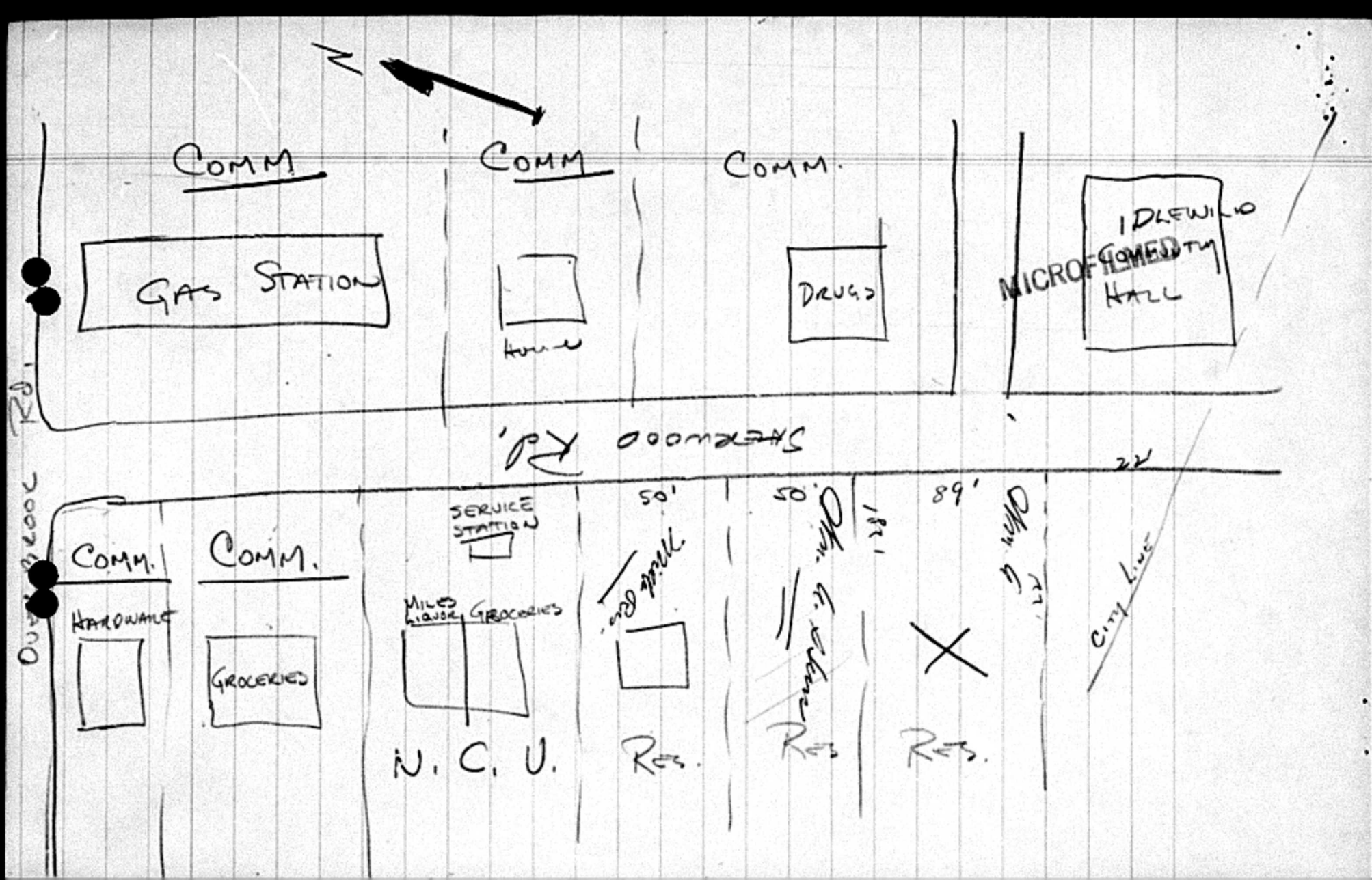
Howard M. Fleck vs. Board of Penning
Appeals

Case No. Misc 1458

Open 22 1955. Board sustained 10 A. M.

I have been prepared for trial on that day

GEORGE L. BYERLY, Clerk



COMM

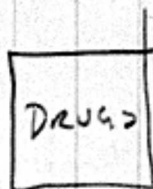
GAS STATION

COMM

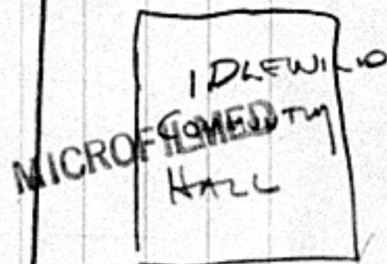


House

COMM.



DRUGS



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MICROFILMED COMEDY HALL

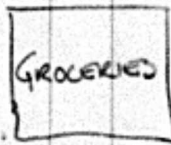
SHERWOOD RD.

COMM.

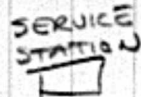
HANDWARE



COMM.

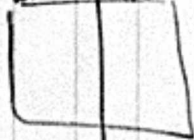


GROCERIES



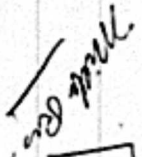
SERVICE STATION

MILES MAJOR GROCERIES



N. C. U.

50'

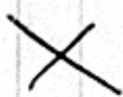


Res.

50'

Olin. G. Stevens

182'



Res.

89'

Olin. G. Stevens

City Line