

S.M. ALMOND JR.
JANUARY 1955
#3265
Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County:— Willing, his wife
Omar Willing and Rose May Willing, legal owners, of the property situate
and lying at the northwest corner of Edmondson Avenue Extended
and St. Agnes Lane in the First Election District of Baltimore
County, State of Maryland, and described as follows to wit:

BEGINNING FOR THE SAME on the northwest side of Edmondson Avenue
Extended at the distance of 657 feet westerly from the intersection
of the center line of the said Edmondson Avenue Extended and
St. Agnes Lane and running thence North 17 degrees East 34-2/10
perches or 729.30 feet to a stone, South 34 degrees East 2-3/4/10
perches or 162-16/100 feet to a stone, South 124 degrees East 2-3/4/10
perches or 452-10 feet to a point South 83 degrees 15 minutes East
21 perches or 346.50 feet to the west side of St. Agnes Lane thence
South 46 degrees 5 minutes 17 seconds West 237-39/100 feet to a point
on the northwest side of Edmondson Avenue Extended, thence South 75
degrees 15 minutes 20 seconds West 324-68/100 feet to the place of
beginning, except that portion already zoned "B Commercial".

Beginning, except that portion already zoned "B Commercial".
The 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 "A-2" zone.
Reasons for Re-Classification: A 14. STORE SHOPPING CENTER WITH PARKING.
Parking facilities is contemplated.

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.

Comer, Willing
Omar Willing
Rose May Willing
Legal Owner &
Address 5530 NATURAL PARK (Baltimore Co.)
CATONSVILLE, BALTIMORE COUNTY, MARYLAND

ORDERED BY The Zoning Commissioner of Baltimore County, this day of
January, 1955, 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 Rockwood Building, in Towson, Baltimore County, on the
12th day of January, 1955, at 10 o'clock, P. M.

Zoning Commissioner of Baltimore County
(over)

Petition No. 3265 District No. 1
Comments by D. J. Stanton
Hearing Schedules Mon. Nov. 15, 1954

Attention: Mr. Adams
Subject of Petition: From A to E - N.W. of Edmondson Ave Ext. - 669' W. of
St. Agnes Lane
Comments:

It is recommended that this petition be denied as premature because of the
extensive areas which have already been zoned for commercial development in the
neighborhood and which, as yet, have not been developed.

Along Edmondson Avenue Extended, and within a half mile of the property in
question, there are at present more than 60 acres of land which are zoned for commercial
use. Most of this land is as yet undeveloped. It includes two large tracts, one
at the northwest corner of the intersection with Ingleside Avenue, and another, to the
east of St. Agnes Lane, on the south side of Edmondson Avenue. Both of these
tracts are being held for development as shopping centers. In addition, there is
considerable land in smaller tracts which has been zoned and is suitable for commercial
development of the roadside character.

It is hardly conceivable that all of this existing commercial land, plus the
property in question, could be developed in the foreseeable future for commercial
use which would be economically sound.

The result could mean the partial development of the total area or the
intrusion of undesirable marginal uses. Either condition could have a prejudicial
effect on the general area. For these reasons it is considered that the petition
is premature and that it should not be granted at present.

11-15-54 bh

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that the above described property is suitable for commercial development
for Baltimore County the character of the neighborhood has changed sufficiently
to warrant the reclassification, the granting of which will not be detrimental
to the safety and general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County, this 11th day of
January, 1955, that the above described property or area should be and the same is
hereby reclassified, from and after the date of this Order, from an "A-1" zone to an "A-2" zone.
The above reclassification, however, to the approval of
a plan by the Baltimore County Planning Commission showing setbacks for buildings
to be erected and adequate off-street parking area.

Richard H. Alford
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

the above re-classification should NOT be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this day of
January, 1955, 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
zone.

Zoning Commissioner of Baltimore County

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

January 24, 1955
\$30.00
RECEIVED OF Oliver Acres Dairy Products the sum of
Thirty (\$30.00) Dollars, being cost of appeal to the Board of
Zoning Appeals of Baltimore County from the decision of the
Zoning Commissioner granting the reclassification of
property of Omar Willing, and wife, northwest corner of St.
Agnes Lane and Edmondson Avenue, Extended.

Richard H. Alford
Zoning Commissioner

PAID
JAN 24 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
ST. 71-34

\$50.00
RECEIVED OF Russell T. Daler & Company, Realtors,
the sum of Twenty (\$50.00) Dollars, being cost of petition of Omar
Willing and wife, advertising and posting property, Edmondson Avenue,
Extended, 1st District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearings
Monday, November 15, 1954
at 2:00 P.M.
Richard Building
Towson, Md.

Oct 5. N. Almond Re-

PAID
NOV-3-54
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY 71-34

Approved:
County Commissioners
of Baltimore County
H. J. Stanton
Commissioner
APR 27 1955

NOTICE OF
ZONING PETITION FOR
RECLASSIFICATION
- 1st Dist. -
Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that the above described property is suitable for commercial development
for Baltimore County the character of the neighborhood has changed sufficiently
to warrant the reclassification, the granting of which will not be detrimental
to the safety and general welfare of the community.

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
THE HERALD-ADVISER
Catonville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of
Richard H. Alford
for Baltimore County Zoning Commissioner
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 3 successive weeks before
the 6th day of November 1954, that is to say
the same was inserted in the issues of
October 29, November 5, 1954.

THE BALTIMORE COUNTIAN
By Paul J. Morgan
Editor and Manager



JAN 21 1955

TELEPHONE
PArkway 5-1600

Olney Acres Dairy Products

P.O. Box No. 86
LAUREL, MARYLAND

January 20, 1955

Buildings and Zoning Department
of Baltimore County
303 Washington Avenue
Towson 4, Maryland

Attention: Mr. Wilsie H. Adams

Re: Petition for Reclassification
from an "A" Residence Zone to
an "B" Commercial Zone - N.W.
Cor. St. Agnes Lane and Edmond-
son Ave. Ext'd., 1st Dist.,
Omar Willing and Rose May
Willing, Petitioners

Dear Mr. Adams:

I hereby appeal your Order granting the reclassification,
in the above matter, from an "A" Residence Zone to an "B"
Commercial Zone.I enclose a check in the amount of \$30.00 to cover costs
of this Appeal.

Very truly yours,

OLNEY ACRES DAIRY PRODUCTS

Arthur V. Robinson
Arthur V. RobinsonCERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st #3265
Posted for: Unit "Residence Zone to an "B" Commercial Zone Date of Posting: 11-4-54
Petitioner: Omar & Rose May Willing
Location of property: Property is on the N.W. corner of Edmondson Ave. & St. Agnes Lane
a distance of 66 ft. from St. Agnes Lane etc. See Map
Location of Signs: Northwest corner of Edmondson Ave. and St. Agnes Lane
Remarks:
Posted by: Morgan D. Hummel Date of return: 11-4-54

SUPER A & P MARKET

PROPOSED JOHNNYCAKE STOPPING CENTER, BALTIMORE CO., MD.

SCALE - 1" = 30.0'

Pappan

12-22-54

CAPACITY - 442 CARS @ 31.4' x 17.0' @ 60% SPACING

