

Eugene L. Sawyer
4014 W. St. Rd.
Harry Jones Jr.
Right of way s. Balto. County

Mrs. John Schopf
1947 Sundry Rd. Dup. Case.

Mr. David Long
1954 Sundry Rd.

J. Montalbano
1944 Sundry Rd.

Mr. John Thompson
1949 Sundry Rd.

Mr. James Ramsey
1951 Sundry Rd.

Noted by Bernard Phillips Jr. Petitioner
Sidney Q. Williams } Petitioner
Ernest Trimble } Petitioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3300

District 12th Date of Posting 1-21-54
Posted for Ernest A. Sawyer, gone to work, Commerce of Zone
Petitioner: Mrs. Cor. of the intersection of Merritt Ave. & Sundry Rd.
Location of property Mrs. Cor. of the intersection of Merritt Ave. & Sundry Rd.
Location of signs on property on the N.W. Cor. of Sundry Rd. & Merritt Ave.
Remarks: 2nd fl. of property is owned by Ernest A. Sawyer, 1715 12th St.
Posted by George A. Hemm Date of return 1-21-54

LAW OFFICE
SMALKIN & HESLIAN
LAW OFFICE BUILDING
TOWSON 4, MD.

April 1, 1955

W. HENRIE BRADLEY
JOHN W. HERRICK, JR.
PAUL HARTY
JOHN W. HERRICK, JR.

TELEPHONE
VALLEY 9-8800

Mr. Willis H. Adams
Zoning Commissioner for Baltimore County
303 Washington Avenue
Towson 4, Maryland

Re: Petition for Reclassification from
an "A" Residence Zone to an "E" Commercial Zone of 2 parcels of land;
the first, at N. W. Cor. Merritt Ave.
and Sundry Road, the second at the
N. W. Cor. Merritt Avenue and Stansbury
Road, 12th District, Eugene L. Sawyer,
et al, Petitioners

Dear Mr. Adams:

We are enclosing Order for Appeal in the above captioned zoning reclassification together with check in the amount of \$25.00 in payment of the cost incident thereto. Please advise date of trial when set.

Awaiting your further advice, we are

Yours very truly,

SMALKIN & HESLIAN

By: *[Signature]*
H. Michael Heslian

HES:EM
Enclosures

cc: Mrs. Bernaline Schopf
Dundalk Farms Improvement Association
1947 Sundry Road
Dundalk 27, Maryland

cc: Ernest C. Trimble, Esquire
506 Washington Avenue
Towson 4, Maryland

Second parcel:

Northwesternmost corner of Merritt Avenue and Merritt Avenue, thence northerly, on the west side of Merritt Avenue 150 feet with a rectangular depth westerly of 150 feet and parallel to Merritt Avenue and binding on the north side of Merritt Avenue, being part of Lots Nos. 50 to 53 inclusive on plat of Dundalk Farms. Saving and excepting therefrom that portion heretofore zoned "E" Commercial.

The remaining portion of the property described in the petition is continued as an "A" Residence Zone.

[Signature]
Zoning Commissioner
of Baltimore County

APPROVED FEB 1 1955

[Signature]
Comptroller

2300

ERNEST L. SAWYER
1. N. W. Cor. Merritt Ave. and Sundry Rd.
2. N. W. Cor. Merritt Ave. & Stansbury Rd.
12th Dist.

#3300
MAP #12

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE OF TWO PARCELS OF LAND; the first at N. W. Cor. Merritt Ave. and Sundry Road and the second at the N. W. Corner of Merritt Ave. and Stansbury Road, 12th Dist.; Eugene L. Sawyer and Helen Sawyer, Petitioners.

Upon hearing on the petition for reclassification, in the above matter, from an "A" Residence Zone to an "E" Commercial Zone, and it appearing that by reason of location, being an extension of an existing commercial zone and the changes in the character of the neighborhood which have taken place since the adoption of the Zoning Regulations and Restrictions warrant the granting of the reclassification, IN PART, of the following described property:

It is this 11th day of January, 1955, ORDERED by the Zoning Commissioner of Baltimore County that, that part of the above described property, or area, hereinafter described, shall be and the same is hereby reclassified, IN PART, from and after the date of this Order, from an "A" Residence Zone to an "E" Commercial Zone, subject, however, to the provision of three square feet of off-street parking for each square foot of land to be covered by commercial buildings.

It is further ORDERED that any buildings or structures to be erected shall front on Merritt Avenue and not on Sundry Road.

The property reclassified is more particularly described as follows:

First parcel: Northwesternmost corner of Merritt Avenue and Sundry Road, thence westerly, on the north side of Merritt Avenue, 110 feet with a rectangular depth northerly of 250 feet, parallel to Merritt Avenue and binding on the west side of Sundry Road, being part of Lots Nos. 33 x 34 on plat of Dundalk Farms.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

4 or we, EUGENE L. SAWYER, legal owner... of the property situate in DISTRICT NO. 12 OF BALTIMORE COUNTY STATE OF MARYLAND

All that first parcel of land in the Twelfth District of Baltimore County, beginning for the same on the northeast corner of the intersection of Merritt Avenue and Sundry Road and binding along Merritt Avenue in a northwesterly direction for a distance of 110 feet; thence northwesterly approximately perpendicular to Sundry Road 245.66 feet; thence northwesterly perpendicular to Sundry Road 100.12 feet; thence southwesterly along the northwest side of Sundry Road 124.09 feet to the place of beginning. Said lots appear as lots Nos. 33 and 34 on the plat of Dundalk Farms.

All that second parcel of land in the Twelfth District of Baltimore County, beginning for the same at the northeast corner of the intersection of Merritt Avenue and Sundry Road and binding along Merritt Avenue in a northwesterly direction for a distance of 110 feet; thence northwesterly perpendicular to Merritt Avenue 169 feet; thence southwesterly approximately parallel with Merritt Avenue 50 feet; thence northwesterly 115 feet to Sundry Road; thence southwesterly binding on the southeast side of Sundry Road 150 feet; thence southwesterly approximately perpendicular to Sundry Road 115 feet; thence southwesterly parallel with Merritt Avenue 178.77 feet; thence southwesterly binding on the northern side of Merritt Avenue 232.32 feet to the place of beginning. Being property of Eugene L. Sawyer as shown on the plat plan filed with the Zoning Department.

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.

Eugene L. Sawyer
11th Day of January, 1955
Legal Owner

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of November, 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 Becker Building, in Towson, Baltimore County, on the 13th day of December, 1955, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

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 zone to an E zone.

Reasons for Re-Classification: PROPERTY IS TO BE DEVELOPED FOR COMMERCIAL USE, WHICH USE IS IN KEEPING WITH THE PRESENT CHARACTER OF THE NEIGHBORHOOD

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 for Baltimore County.

Eugene L. Sawyer
Helen Sawyer
Legal Owner

Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of November, 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 13th day of December, 1954, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of re-classification from an "A" Residential Zone to an "E" 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 Reckord Building, Towson, Maryland:

On Monday, December 13, 1954 at 2:00 p.m.

To determine whether or not the following mentioned and described property should be changed or reclassified as provided for Approved Commercial Use to wit:

All that first parcel of land in the Twelfth District of Baltimore County, beginning for the same on the northeast corner of the intersection of Merritt Avenue and Sunberry Road and binding along Merritt Avenue to a southerly direction for a distance of 119.21 feet; thence northwesterly approximately parallel with Sunberry Road 245.63 feet; thence southerly perpendicular to Sunberry Road 718.18 feet; thence southwest along the northwest side of Sunberry Road 184.09 feet to the place of beginning. Said lots appear as lots Nos. 32 and 34 on the plat of Dandalk Farms.

All that second parcel of land in the Twelfth District of Baltimore County, beginning for the same at the northeast corner of the intersection of Merritt Avenue and Stansbury Road and binding along the northwest side of Merritt Avenue northwesterly for 268.13 feet; thence northwesterly approximately perpendicular to Merritt Avenue 169 feet; thence southwest approximately parallel with Merritt Avenue 86 feet; thence northwesterly 145 feet to Sunberry Road; thence southwest binding on the southeast side of Sunberry Road 156 feet; thence southeasterly approximately perpendicular with Sunberry Road 145 feet; thence southwest parallel with Merritt Avenue 172.57 feet; thence southeasterly binding on the northern side of Merritt Avenue 202.34 feet to the place of beginning. Being property of Eugene L. and Helen Sawyer as shown on the plat plan filed with the Zoning Department.

BY ORDER OF ZONING COMMISSIONER OF BALTIMORE COUNTY.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md. THE COMMUNITY PRESS Dandalk, Md. THIS HERALD-ARGUS Catonsville, Md.

No. 1 N-wburg Avenue CATONSVILLE, MD.

December 6, 1954

THIS IS TO CERTIFY, that the annexed advertisement of Wilkie 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 6th day of December 1954, that is to say the same was inserted in the issues of

November 21 and December 3, 1954.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager

December 3, 1954

\$26.00

RECEIVED of Sidney L. Kellan, attorney for Eugene L. and Helen Sawyer, petitioners, the sum of Twenty Six (\$26.00) Dollars, being cost of petition for Re-classification, advertising and posting property, Merritt Avenue and Sunberry Road and Merritt Avenue and Stansbury Road, 12th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Received Monday, December 13, 1954 at 2:00 p.m. Reckord Building Towson, Maryland.

PAID DEC 9 - 1954 COUNTY COMMISSIONERS OF BALTIMORE COUNTY BY 7224

**NO PLAT
IN
THIS FOLDER**