

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, REAR. J. Thomas Requard, legal owner... of the property...
 Southeast corner Willow Road and North Point Road described as follows: Beginning at the Southeast Corner of Willow Road and North Point Road and running thence binding on the southeast side of North Point Road easterly 610 feet more or less to Broad and Cheese Creek, thence binding on Broad and Cheese Creek southerly 770 feet more or less thence northerly 250 feet more or less to the west side of Willow Road thence binding thereon northeasterly 200 feet to the place of beginning.

All that parcel of land in the Twelfth District of Baltimore County, on the southeast corner of North Point Road and Willow Road; thence easterly and binding on the south side of North Point Road 665 feet; thence south 75 degrees 04 minutes west 29.25 feet; thence north 85 degrees 56 minutes west 66 feet; thence south 79 degrees 17 minutes west 158.80 feet; thence south 73 degrees 34 minutes west 113 feet; thence south 69 degrees 18 minutes west 45 feet; thence northerly 250 feet to the south side of Willow Road; thence easterly and binding on Willow Road 200 feet to place of beginning.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RESIDENTIAL zone to an COMMERCIAL zone.

Reasons for Re-Classification: to provide suitable store facilities.

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.

Thomas Requard
 J. Thomas Requard Legal Owner
 Address: 7610 German Hill Road

ORDERED By The Zoning Commissioner of Baltimore County, this...10th...day of...December...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...10th...day of...January...1954, at...10:00 o'clock...A.M.

Zoning Commissioner of Baltimore County

(over)

NOV 29 1954

#3305
 MAP #12
 "E"
 12/12/54

J. THOMAS REQUARD
 7610 GERMAN HILL ROAD
 TOWSON, COV. NORTH POINT RD., and WILLOW ROAD
 12th Dist.
 3305

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the fact that the property has been used for commercial purposes, first as a grocery store and then as a garage, that it is suitable for residential purposes and to deny the petition would amount to a confiscation of the petitioner's property.

It is Ordered by the Zoning Commissioner of Baltimore County this...15th...day of...February...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 RESIDENTIAL zone to an COMMERCIAL zone, subject, however to the submission of a plan, approved by the Baltimore County Planning Commission and the Engineering Department showing the location of buildings and off-street parking area.

William J. Adams
 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...

It is Ordered by the Zoning Commissioner of Baltimore County, this...day of...19... 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...
 Date: MAR 3 1955
 County Commissioners of Baltimore County
Walter J. Phillips
 President

Handwritten notes:
 To the Board of Planning and Engineering
 Please put the matter of my City and...
 My reason for...
 This area has been used for...
 Management Council
 No. 12

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District...12th... Date of Posting...12-30-54
 Filed for: City of Baltimore Jointly with Baltimore County Commercial Zone
 Petitioner: J. Thomas Requard
 Location of property: S.E. Cor. of Willow Rd. & North Point Rd., Thence 8' thence southerly on N. Point Rd. 665 feet, thence 75° 04' west 29.25 feet, thence 79° 17' west 158.80 feet, thence 73° 34' west 113 feet, thence 69° 18' west 45 feet, thence northerly 250 feet to the south side of Willow Rd. thence easterly and binding on Willow Rd. 200 feet to the place of beginning.
 Remarks: George B. Hummel
 Filed by: George B. Hummel Date of return: 1-3-55

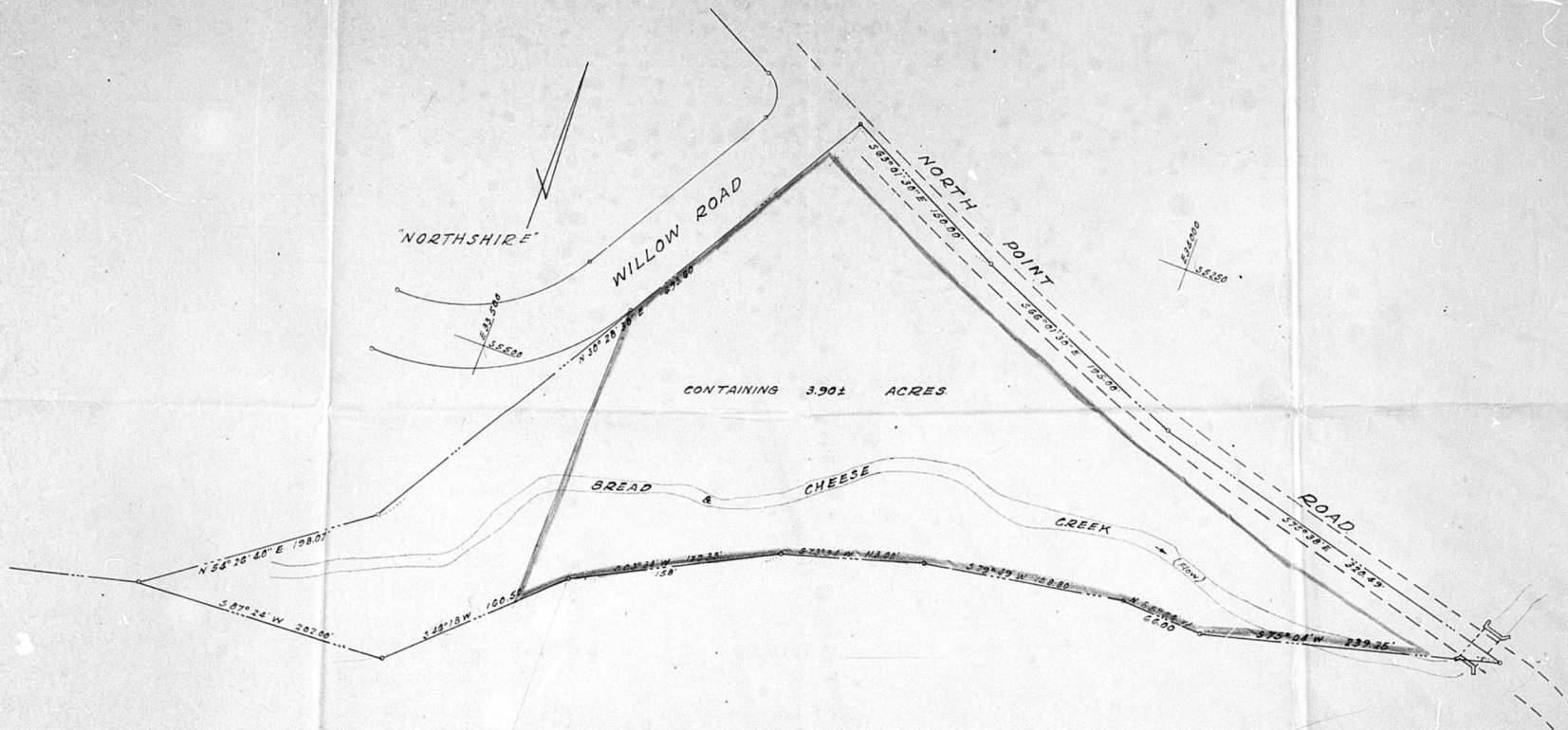
NOTICE OF ZONING PETITION FOR RECLASSIFICATION
 Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification, from an "R-1" Residential Zone to an "C-1" Commercial Zone of a property hereinafter described, the Zoning Commissioner of Baltimore County, on the 10th day of January, 1954, at 10:00 o'clock A.M., in the Reckord Building, in Towson, Maryland, to determine whether or not the following mentioned and described property should be changed, or reclassified as aforesaid for Approved Commercial Use, to wit:
 All that parcel of land in the Twelfth District of Baltimore County, on the southeast corner of North Point Road and Willow Road; thence easterly and binding on the south side of North Point Road 665 feet; thence south 75 degrees 04 minutes west 29.25 feet; thence south 79 degrees 17 minutes west 158.80 feet; thence south 73 degrees 34 minutes west 113 feet; thence south 69 degrees 18 minutes west 45 feet; thence northerly 250 feet to the south side of Willow Road; thence easterly and binding on Willow Road 200 feet to the place of beginning. Being property of J. Thomas Requard as shown on the City Plan filed with the Zoning Department.
 By Order of:
 Zoning Commissioner of Baltimore County
 The 10th

Re Jan 5 1955 #3305 OFFICE OF THE BALTIMORE COUNTIAN
 THE COMMUNITY NEWS
 THE HERALD-ARGUS
 DUNDALK, MD.
 No. 1 Newburg Avenue CATONSVILLE, MD.
 January 3, 1955.
 THIS IS TO CERTIFY, that the annexed advertisement of Walter J. 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 successive weeks before the 3rd day of January, 1955, that is to say the same was inserted in the issues of December 24 and 31, 1954.
 THE BALTIMORE COUNTIAN
 By Paul J. Morgan
 Editor and Manager

December 22, 1954
 \$32.00
 RECEIVED OF J. H. Requard Realty Co., the sum of Thirty Two (\$32.00) Dollars, being cost of petition for Reclassification, advertising and posting property, southeast corner of North Point Road and Willow Road, 12th District, Baltimore County, Maryland.
 Zoning Commissioner of Baltimore County

PAID
 DEC 22 1954
 COUNTY COMMISSIONERS OF BALTIMORE COUNTY
 By W. J. Phillips
 President
 Reckord Building
 Towson, Maryland.

#3305
MAP
#12



PLAT
SHOWING LAND BELONGING
TO THE HEIRS OF
JOHN W. RANDOLPH
TWELFTH DISTRICT, BALTIMORE COUNTY, MD
SCALE 1"=50' MAY 20, 1954.

SURVEY & PLAT BY
JOHN A. DIVEN
REGISTERED PROFESSIONAL ENGINEER
NO. 1005
John A. Diven

