

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Chas. B. Heape and Lois M. Heape, legal owner/s of the property situate

All that parcel of land in the Eleventh District of Baltimore County, on the southeast corner of Stevens Road and Baker Avenue; thence easterly and binding on the east side of Stevens Road 50 feet with a rectangular depth easterly of 100 feet and binding on the south side of Baker Avenue. Being lot #212 plat of Third River Road.

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 E-1 zone.

Reason for Re-Classification: APPROVED COMM. USE
(Business & contact many people)

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.

Chas. B. Heape
Lois M. Heape
Legal Owner
Address: 1048 Stevens Road
White Marsh.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 26th day of JANUARY, 1955 at 2:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 26, 1955

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. RECEIVED RECEIVED RECEIVED before the 26th day of JANUARY, 1955, the first publication appearing on the 26th day of JANUARY, 1955.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....
MICROFILMED

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE
S. & Cor. Stevens Road and Baker Ave.,
11th Dist., Chas. B. Heape and Lois M. Heape, Petitioners

Pursuant to the advertisement, posting of property and public hearing on the above petition, it is the opinion of the Deputy Zoning Commissioner of Baltimore County that the granting of the reclassification of the property in question, would be considered "spot zoning" and the type of zoning that normally would be considered improper.

It was found, after careful study of the area, that it was not only further than stated at the hearing, but after travelling the only routes to the other stores, that it would affect the safety, health and the general welfare of the community involved and would create a hazard for those persons in the area to refuse this reclassification.

A petition in favor of the change was filed with the signatures of 33 persons out of the 38 residing in the immediate area, stating that it would be a benefit and convenience to them to have the grocery store in the rear of the existing dwelling on the subject property.

It is this 3 day of February, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County, 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" Residence Zone to an "E" Commercial Zone.

APPROVED:
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

Charles B. Heape
Commissioner
FEB 25 1955

Robert J. Heape
Deputy Zoning Commissioner
of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 1-12-55
Posted for: An "A" Residence Zone to an "E" Commercial Zone
Petitioner: Chas. B. Heape
Location of property: South East Corner Stevens Rd. & Baker Ave., Block 84
Building on the East side of Stevens Road, S. & Baker Ave.
Location of Signs: South East Corner Stevens Rd. & Baker Avenue
Remarks: See above
Posted by: George A. Heape Date of return: 1-23-55

MICROFILMED

January 26, 1955

\$5.00

RECEIVED of Chas. B. Heape, petitioner the sum of Five (\$5.00) Dollars, being cost of additional advertising in Reclassification of property, southeast corner of Stevens Road and Baker Avenue, 11th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County.

MICROFILMED

PAID
JAN 26 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

Jan. 5, 1955

\$20.00

RECEIVED of Chas. B. Heape the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting, Southeast corner of Stevens Road and Baker Avenue, 11th District.

Zoning Commissioner

Hearings:

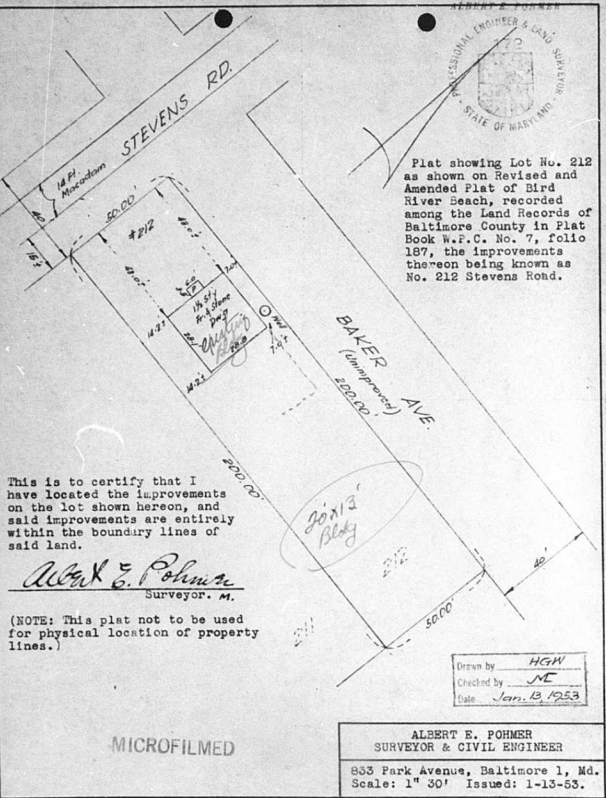
Monday, Jan. 26, 1955

9:30 a.m.

Board Room, basement
Record Bldg., Towson, Md.

RECEIVED
JAN 26 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
978

MICROFILMED



Plat showing Lot No. 212 as shown on Revised and Amended Plat of Bird River Beach, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 187, the improvements thereon being known as No. 212 Stevens Road.

This is to certify that I have located the improvements on the lot shown hereon, and said improvements are entirely within the boundary lines of said land.

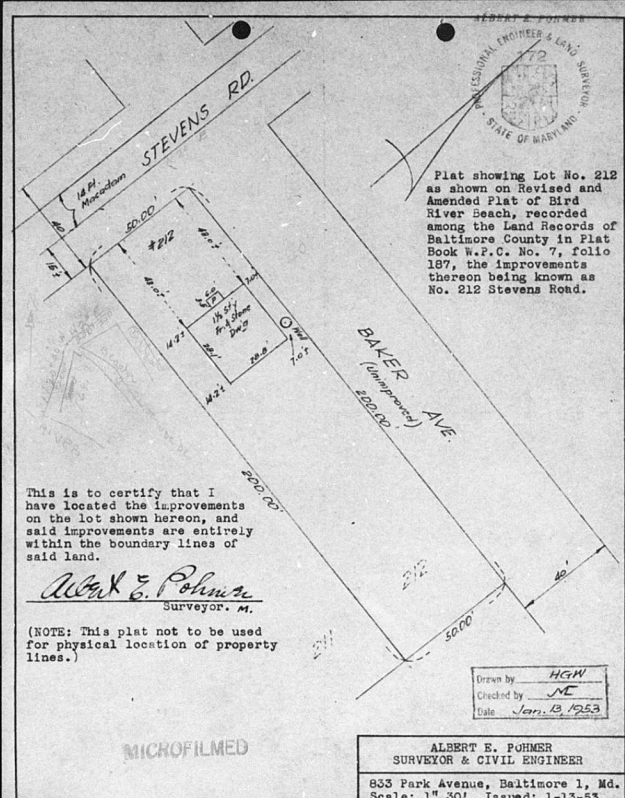
Albert E. Pohmer
Surveyor. M.

(NOTE: This plat not to be used for physical location of property lines.)

Drawn by HGW
Checked by ME
Date Jan. 13, 1953

ALBERT E. POHMER
SURVEYOR & CIVIL ENGINEER
833 Park Avenue, Baltimore 1, Md.
Scale: 1" 30' Issued: 1-13-53.

MICROFILMED



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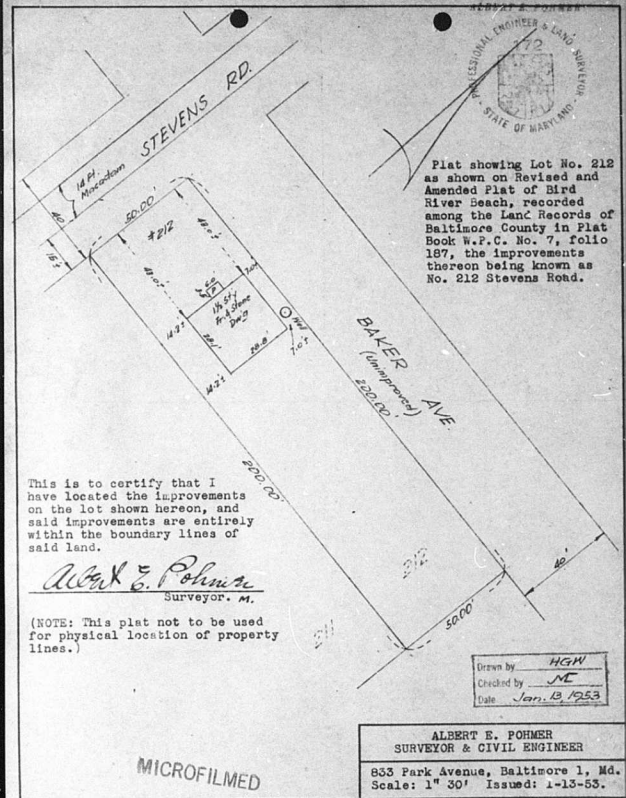
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