

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Raymond W. Hepler & Blanche Hepler legal owner... of the property situate

All that parcel of land in the Twelfth District of Baltimore County, on the northeast corner of German Hill Road and Meadow Road, thence easterly and binding on the north side of German Hill Road 50 feet; thence north 3 degrees 15 minutes east 111.74 feet; thence south 88 degrees 53 minutes west 59.40 feet to the east side of Meadow Road; thence southerly and binding on the east side of Meadow Avenue 113.7 feet to place of beginning.

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

Reasons for Re-Classification Business

Size and height of building: front 28 feet; depth 40 feet; height 15 feet.
Front and side set backs of building from street lines: front 25 feet; side 20 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.

Raymond W. Hepler
Blanche Hepler
Legal Owner
Address 1411 German Hill Rd. Baltimore 21210

ORDERED By The Zoning Commissioner of Baltimore County, this 11th 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 Rockford Building, in Towson, Baltimore County, on the 13th day of January, 1955 at 11:30 o'clock A. M.

Zoning Commissioner of Baltimore County
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and its supporting evidence, it is the opinion of the Zoning Commissioner of Baltimore County that due to the tremendous growth in population in the area there is apparently a need for additional zoning, the granting of which will not be detrimental to the safety, health and the general welfare of the community.

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 11th day of March, 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" Residential zone to a "C" Commercial zone.

William H. Adams
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and its appearing that by reason of

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 11th 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 Commercial zone.

Approved _____
Date Jan 31 1955
County Commissioners of Baltimore County
By Elizabeth J. Apple
Clerk

January 5, 1955

\$29.00

RECEIVED OF Raymond W. Hepler the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting property, German Hill Road and Meadow Ave, 12th District.

Zoning Commissioner

Hearing:
Monday, January 31, 1955
at 11:30 a.m.
Rockford Building
Towson, Maryland.

The cost of additional advertising is \$2.00 above the minimum charges. Please send us your check for the same.

Petition No. 2809 District No. 12

Comments by J. J. Stanton

Hearing Scheduled Mon., Jan. 31, 1955

Attention: Mr. Adams

Subject of Petition: From A to E - S.E. cor. of German Hill Rd. & Meadow Rd.
Comments:

In June of 1953 the Zoning Commissioner denied a petition for commercial zoning of this tract of land. (Petition No. 2825).

At that time comments were submitted by the Planning Commission recommending that the petition be denied.

It is felt that conditions have not changed in the intervening time and that the present petition should be denied for the reasons submitted at that time.

bb

OFFICE OF ZONING
PETITION FOR
RECLASSIFICATION
12th DISTRICT
Petition No. 2809 filed with the Zoning Commissioner of Baltimore County for change of reclassification, 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 Rockford Building, in Towson, Maryland, on the Monday, January 31, 1955 at 11:30 A.M. to determine whether or not the following mentioned and described property should be changed or reclassified as commercial zone. All that parcel of land in the Twelfth District of Baltimore County, on the northeast corner of German Hill Road and Meadow Road, thence easterly and binding on the north side of German Hill Road 50 feet; thence north 3 degrees 15 minutes east 111.74 feet; thence south 88 degrees 53 minutes west 59.40 feet to the east side of Meadow Avenue 113.7 feet to place of beginning. Being property of Raymond W. Hepler and Blanche Hepler as shown on the plat filed with the Zoning Department by Order of the Zoning Commissioner of Baltimore County. Jan. 11 - 21.

Filed 1/21/55 OFFICE OF
THE BALTIMORE COUNTYAN 3357

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 22, 1955
THIS IS TO CERTIFY, that the annexed advertisement of William Adams Zoning Commissioner for Baltimore County was inserted in THE BALTIMORE COUNTYAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 22nd day of January, 1955, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTYAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3357

District 12th Date of Posting 1-16-55
Posted for: Raymond W. Hepler & Blanche Hepler Commercial Zone
Petitioner: Raymond W. Hepler & Blanche Hepler
Location of property: German Hill Road and Meadow Ave. Towson, Md.
Location of signs: At street corner of German Hill Road and Meadow Ave.
Remarks: By George H. Hammond
Posted by: George H. Hammond Date of return: 1-16-55

MICROFILMED

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Part of lot 24

Malro D. Bayer

Lease

Aug. 11, 1951

G.L.D. #2159-4856

#2431

W 5° 10' 15" E
58.5

Part of lot 24
Section No. 11A
G.L.D. #2159-4856

111.74'

N 56° 10' E
113.7

GERMANHILL
ROAD

MEADOW

ROAD

PLAT TO ACCOMPANY DESCRIPTION
Scale 1" = 20' May 11, 1951
W. C. L. L. L.
Land Surveyor, State Register #551,
1903 Gaynor Ave., Baltimore 7, Md.
Wd. n 460.

MICROFILMED