

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
Joseph E. and Ethel A. Dunsinger
1, or we, 33850 J.A. and Ethel A. Dunsinger, legal owner of the property situated at the southwest corner of Merritt Boulevard and Meadow Lane, Dundalk, Maryland

"Starting from the intersection of the westerly line of Merritt Boulevard, which is 100 feet wide, and the easterly line of Meadow Lane, which is 100 feet wide, and running thence southerly and binding on Merritt Boulevard 100 feet; thence southerly and parallel with Meadow Lane 150 feet; thence southerly and parallel with Merritt Boulevard 100 feet to the southerly line of Meadow Lane 101 feet, more or less; thence southerly along the southerly line of Meadow Lane 101 feet, more or less; thence 15° 46' 28" E 69.55 feet to point of starting

Being lots 76, 77 and 78 on plat of Dundalk Farms lease certain portions conveyed to the County Commissioners of Baltimore County for highway purposes

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 Residential" zone to an "A-2 Commercial" zone. Reason for Re-classification: The vast expansion of the general neighborhood, zoning changes to enable group homes, and establishment of Merritt Avenue as a through boulevard have so changed the character of these lots that their best use is for commercial purposes.

Size and height of building: front—50 feet; depth—20 feet; height—14 feet
Front and side set backs of building from street lines: front—10 feet; side—10 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.

Joseph E. Dunsinger
Ethel A. Dunsinger
Lot 76 Legal Owner
Lot 77 and 78 Legal Owner
1910 Merritt Blvd.
Address 1910 Merritt Blvd.

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th 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 14th day of January, 1955, at 2:30 P.M.

Zoning Commissioner of Baltimore County
(over) MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the zoning regulations of Baltimore County, it is hereby ordered that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A-1 Residential" zone to an "A-2 Commercial" zone.

the above re-classification should be had
It is Ordered by the Zoning Commissioner of Baltimore County this 14th 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 a _____ zone to a _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and the zoning regulations of Baltimore County, it is hereby ordered that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A-1 Residential" zone to an "A-2 Commercial" zone.

the above re-classification should NOT be had
It is Ordered by the Zoning Commissioner of Baltimore County, this 14th 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.

William H. Calver
Zoning Commissioner of Baltimore County

MICROFILMED

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

Attention: Mr. Adams
Subject of Petition: From A to E - Corner of Meadow Lane & Merritt Boulevard
Comments:
It is recommended that this petition be denied as "spot zoning".
There is extensive acreage in the general neighborhood which has been zoned for commercial use and is as yet, undeveloped.
To the north, in the vicinity of Merritt Boulevard, Trape Road and Wise Avenue there are over 50 acres of land zoned for this use. To the south, where Merritt Boulevard meets Stansbury Road and Sellers Point Road there is a second commercial zone of considerable extent.
It is considered that the commercial zones in these two areas are far in excess of the needs of the present or anticipated population and that further reclassification would lead to over-zoning in the area.

1-26-55 bb

MICROFILMED

\$3.00
RECEIVED OF E. C. Woodward, the sum of Three (\$3.00) Dollars, being cost of additional advertising for Reclassification of property, west side of Merritt Boulevard, 12th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearings
Monday, January 21, 1955
at 7:00 p.m.
Rockford Building
Towson, Maryland

MICROFILMED

NOTICE OF HEARING OF PETITION FOR RECLASSIFICATION
12th Dist.
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of zoning classification, from an "A-1 Residential" zone to an "A-2 Commercial" zone, of the property hereinafter described, a public hearing will be held at the office of the Zoning Commissioner of Baltimore County, in the Rockford Building, in Towson, Baltimore County, on the 14th day of January, 1955, at 2:30 P.M.
It is ordered that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A-1 Residential" zone to an "A-2 Commercial" zone.

OFFICE OF THE BALTIMORE COUNTYAN
THE COMMUNITY PRESS
THE HERALD-ARGENT
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

January 23, 1955.
THIS IS TO CERTIFY, that the annexed advertisement of Wilson Adams, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTYAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 24th day of January, 1955; that it is the name was inserted in the issues of

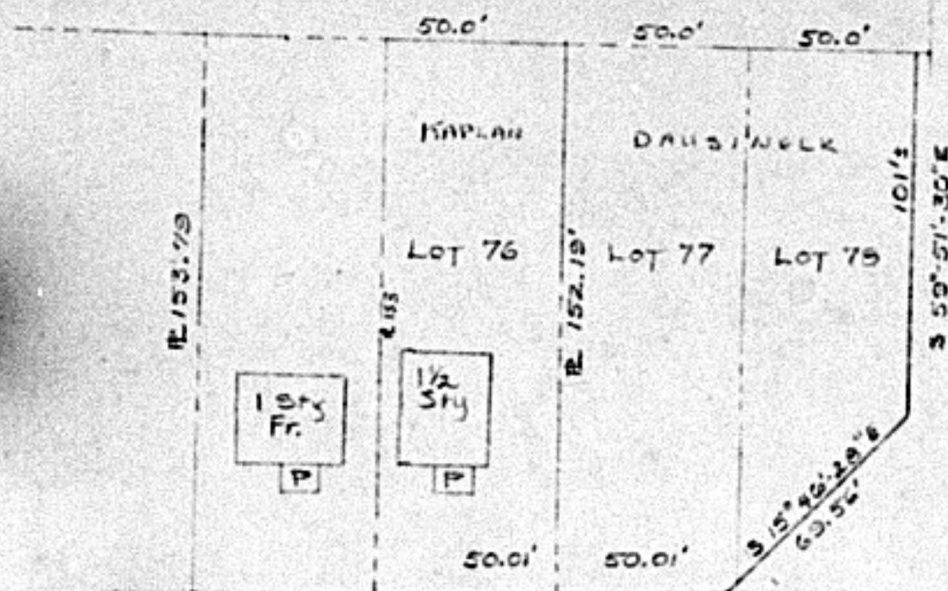
January 14 and 21, 1955.
THE BALTIMORE COUNTYAN
MICROFILMED
By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District—12
Date of Posting—1-19-55
Posted for—Joseph E. Dunsinger
Petitioner—Joseph E. Dunsinger
Location of property—Southwest corner of Merritt Blvd. & Meadow Lane
Location of Signs—Southwest corner of Merritt Blvd. & Meadow Lane
Remarks—
Posted by—Joseph E. Dunsinger
Date of return—1-26-55

MICROFILMED

DUNDALK FARMS



RIGHT OF WAY LINE

MERRITT BLVD.

REF. DWG: BALTO. COUNTY R/W PLAT.
HIGHWAYS LIBER #15B, FOLIO 219
DWG. #HRW 53-188 SCALE 1"=50'
12-28-64 BCP