

Mrs. Mary V. Bernard - 752 German Hill Road, Dundalk 22, Md.
Plans to move in within 2 weeks - sold house in city and owns the property also.
Plans to sell 5000 sq. ft. in rear yard and also to sell produce that will be raised on property by husband. Claims that it would cause hardship on family - husband cannot work steadily or haul and they feel it should be granted.
No objections at hearing

Remarks: The only change that has taken place in this neighborhood is the development from farm land to suburban tract neighborhood and that it is the opinion of the Board, Zoning Commission, that the original zoning was correct, and that to grant the change would be spot zoning and would affect the neighborhood safety and general welfare and therefore is denied.

Paul R. Anderson atty.

for Pet

RECEIVED
JUL 1 1955 #3399
COUNTY COMMISSIONERS
OFFICE

RE: PETITION OF DOMINIC AND MARY V. BERNARD FOR A RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - Property in Twelfth District of Baltimore County and described in Petition No. 3399

The petition in the above entitled case was filed on the 1st day of February, 1955, seeking a reclassification from an "A" Residence Zone to an "E" Commercial Zone of the property described in the petition numbered 3399.

The Deputy Zoning Commissioner on the 8th day of March, 1955, filed his Order denying a reclassification and on the 17th day of March, 1955 the petitioner filed a notice of appeal to this Board and on May 12, 1955, this Board heard the appeal.

From the testimony and evidence offered this Board is of the opinion that the property being opposite three cemeteries and adjacent to commercial property in the rear is undesirable for residential and the reclassification of said property is justifiable.

It is this 19th day of May, 1955, ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Deputy Zoning Commissioner denying the reclassification of the above property is hereby reversed and the reclassification granted from an "A" Residence Zone to an "E" Commercial Zone.

Approved:

County Commissioners of Baltimore County

By *Robert D. Smith*
Deputy

Dated: July 6, 1955

Board of Zoning Appeals of Baltimore County

Robert D. Smith
Deputy

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGENT
Catoctin, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

FEB 8 1955

Feb. 12, 1955

THIS IS TO CERTIFY, that the annexed advertisement of *Walter Anthony Young, Jr.* Department 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 12th day of February, 1955; that is to say the same was inserted in the issues of

February 4 and 11, 1955.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3399

Date of Posting: *2-8-55*
Posted for: *Paul R. Anderson, atty.*
Petitioner: *Domestic Bernard*
Location of property: *752 German Hill Road, Dundalk 22, Md.*
Location of posting: *on the 19th of German Hill Rd. 12th District, Dundalk 22, Md.*
Remarks: *Location of posting is correct.*
Signed: *George A. Hummel*
Date of return: *2-10-55*

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, *DOMINIC & MARY V. BERNARD*, legal owner(s) of the property situate at *752 German Hill Road, Dundalk 22, Maryland*

All that parcel of land in the Twelfth District of Baltimore County, on the north side of German Hill Road, beginning 321 feet west of Loctan Avenue thence westerly and binding on the north side of German Hill Road 176.5 feet thence north 19 degrees 28 minutes west 150 feet thence north 51 degrees 51 minutes west 176.5 feet thence south 20 degrees 00 minutes east 150 feet to place of beginning.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an *A* zone to an *E* zone.

Reasons for Re-Classification: *Approved Commercial Use.*

Existing buildings to be used:

Size and height of building: front *35* feet; depth *35* feet; height *16* feet.
Front and side set backs of building from street lines: front *75* feet; side *102* 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.

Domestic Bernard
Mary V. Bernard

Legal Owner

Address: *752 German Hill Road*
Dundalk 22, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this *1st* day of *February*, 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 Referred Building, in Towson, Baltimore County, on the *23rd* day of *February*, 1955, at 10:30 o'clock, A.M.

2/23/55
10:30 A.M.

Zoning Commissioner of Baltimore County

(over)

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

the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this *1st* 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 a *A* zone to a *E* zone.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the only change which has taken place in the neighborhood is the development of farm land into a residential neighborhood also the original zoning being correct it is the opinion of the Deputy Zoning Commissioner that he grant the change would be "spot zoning" covered by all zoning authorities as the present type of zoning, and should be continued to the 19th of German Hill Rd. 12th District, Dundalk 22, Md.

the above reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this *1st* day of *March*, 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 *A* zone.

Paul R. Anderson
Attorney at Law

Approved:

County Commissioners of Baltimore County

Date:

By: President

February 9, 1955

\$2.00

RECEIVED of Mary V. Bernard, petitioner, the sum of Twenty (\$20.00) Dollars, being cost of petition for Re-classification, advertising and posting property, north side of German Hill Road, beginning 321 feet west of Loctan Avenue, 12th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Receipts

Wednesday, February 23, 1955

at 10:30 a.m.

Referred Building Towson, Maryland

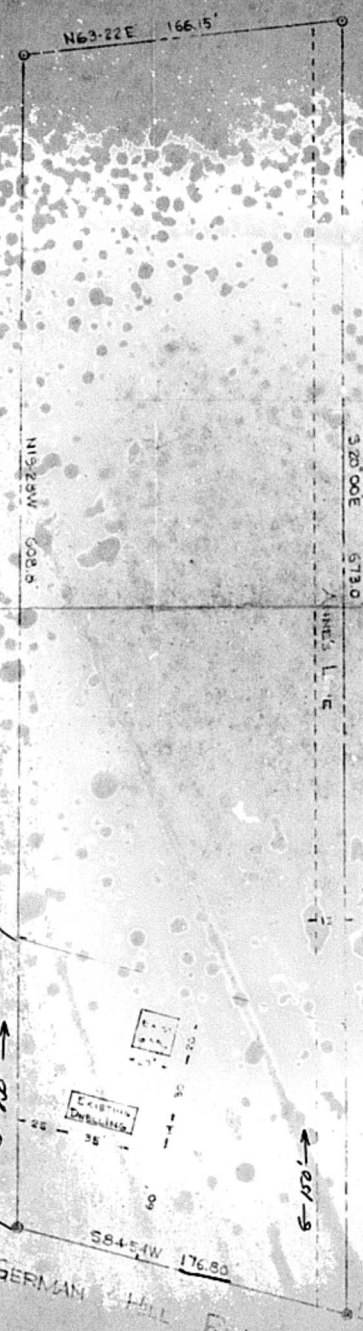
The additional cost of advertising amounts to \$2.00 above the minimum charge. Please send us your check for that amount.

Thank you.

at James C. L. Anderson, Esq.,
Hawkins Building
Towson, Maryland

PAID
HAR-
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *5/1/55*

#3399 ✓
 MAP
 #12



DOMING EBERHARD
 T2S 17E 150
 LOT 7-12 GERMAN HILL ZONE 22
 SURVEY BY: E. Y. COOHAN & CO.
 SCALE 1"=50' DATE: JULY 15, 1938

1925 TO L FULBROOK RD

GERMAN HILL ROAD

3215 TO E LOAN AVENUE

