

Protestant
Douglas Goodwin - North
2224 Chest Rd. 9

Revised. Spot zoning.
1990

conclusion also above

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3503

District: 15th Date of Posting: 4-6-55
Posted for: *Ans. A. Spaulding* to "B" Commercial Zone
Petitioner: *Theodore S. Ballack*
Location of property: *On the north side of Essex Ave. and by north end of
Marlyn Avenue, etc. 15th Dist.*
Location of Sign: *North side of Essex Ave. 150 feet east of Marlyn Avenue*
Remarks: *By George H. Hammond*
Signed by: *George H. Hammond* Date of return: 4-7-55

MICROFILMED

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, *Theodore S. Ballack*, legal owner of the property situated
All that parcel of land in the Fifteenth District of Baltimore County, on
the north side of Essex Avenue, beginning 100 feet east of Marlyn Avenue; thence
easterly and binding on the north side of Essex Avenue 100 feet; thence north
25 degrees 37 minutes east 435.9 feet; thence north 64 degrees 33 minutes west 100
feet; thence south 76 degrees 37 minutes west 435.9 feet to place of beginning.
Being property of Theodore S. Ballack as shown on the plat plan filed with the
Zoning Department.

herby petition that the zoning status of the above described property be reclassified pursuant to the
Zoning Law of Baltimore County, from *Res.* zone to *Commercial* zone.
Reasons for Re-Classification: *Approved Commercial Use*

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 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 of Baltimore County.

Theodore S. Ballack
214 Eastern Ave. East
Baltimore Md Legal Owner

Address *New 6-68 to*

ORDERED By The Zoning Commissioner of Baltimore County, this *15th* day of
March, 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
15th day of April 1955, at 3:30 o'clock, A.M.

Zoning Commissioner of Baltimore County
(over) MICROFILMED

#3503
MAR 15 1955
E. M. L.

3503
Theodore S. Ballack
Marlyn Ave.
Room 1000 E. of
15th Dist.
1955

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 _____ day of
_____, 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 _____ zone
to _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and
it appearing that by reason of location, being in a residential zone, the granting of
which would be detrimental to the safety, health and the general welfare of the
community and be "spot zoning"

the above reclassification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this *15th* day of
April, 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 in "R-6"
zone.

Charles H. Hammond
Zoning Commissioner of Baltimore County

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

AN ST. REALTY CORP. IN THE CIRCUIT COURT
VS. FOR
BALTIMORE COUNTY
THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY No. 1566

ORDER OF COURT

The above entitled matter having come on for
hearing, counsel having been heard, and the matter been
duly considered, it is this *18th* day of March, 1955,
by the Circuit Court for Baltimore County, ORDERED, pursuant
to the power and authority granted by Section 532 of the
Code of Public Local Laws of Baltimore County, that the
order of the Board of Appeals of Baltimore County (now
County Board of Appeals) passed on December 15, 1955,
granting the Petition of Theodore S. Ballack for reclassi-
fication of the land therein described from an "R-6" zone
to "B.L." zone, be and the same is hereby reversed.

John B. Lortie
JUDGE

MICROFILMED

IN THE MATTER OF THE
PROPERTY OF Theodore S.
Ballack, North side of
Essex Avenue 100 feet
east of Marlyn Avenue,
15th District -
MICRO
BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY
Case No. 3503

OPINION

This petition involves an application for reworking from an
"R-6" Zone to a "B. L. " Zone as amended from the original application
for reclassification, from an "A" Residence Zone to an "B" Commercial
Zone.

The property involved fronts 100 feet on the north side of
Essex Avenue with an even depth of 435.91 feet, more or less. It is
situate on the opposite side of the street from a large commercial area
and lies to the east of a storage building on property owned by a special
exception for that purpose.

It is felt that the area under consideration has undergone a
definite transposition from residential to commercial usages in the last
few years and the only use of the instant property is commercial where
it would not be harmful or detrimental to the surrounding properties.

ORDER

It is, therefore, this *18th* day of December, 1955,
by the Board of Zoning Appeals of Baltimore County ORDERED that the
petition for reclassification from an "R-6" Zone to a "B.L." Zone in
the instant cause is granted.

Charles H. Hammond
Charles H. Hammond, President
Board of Zoning Appeals

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Clearcopy Onion Skin
MADE IN U.S.A.

May 10, 1955

RECEIVED OF T. S. Ballack, petitioner, the sum of
Fifty (\$50.00) Dollars, being cost of petition for reclassi-
fication, advertising and posting property, north side of
Essex Avenue, 100 feet east of Marlyn Avenue, 15th District.

Zoning Commissioner

RECEIVED
MAY 10 1955
COUNTY CLERK'S OFFICE
9775

MICROFILMED

February 15, 1956

RECEIVED OF M. William Adelson, Attorney for Protestants,
the sum of Six (\$6.00) Dollars, being cost of certified copies of
petition and other papers filed in the matter of reclassification
of property of Theodore Ballack, northeast side of Essex Avenue,
100 feet east of Marlyn Avenue, Essex.

Zoning Commissioner

RECEIVED
FEB 15 1956
COUNTY CLERK'S OFFICE
9775

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N 64° 33' W 100'

435.9'

435.9'

S 26° 37' W

N 25° 37' E

Scale 1" = 50'

← 400' TO MARLYN AVE

S 64° 33' E 100'

ESSEX

MICROFILMED

AVE

Deed FROM JOHN BOLLACK & WF