

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, CLARENCE E. and Thelma L. Wilson, legal owners of the property situated and located at 602 Mac Avenue, Essex
T.B. Lock Back River Highland
Lot 7-5 Sec. B

All that parcel of land in the Fifteenth District of "Baltimore County, on the southwest corner of Mac Avenue and Savannah Road; thence northerly and binding on the west side of Mac Avenue 100 feet with a rectangular depth westerly of 200 feet and binding on the north side of Savannah Road, being lots 7 and 8, Section 100" Flat of Bank River Highland, being property of Clarence E. and Thelma L. Wilson as shown on the plat plan filed with the Zoning Department.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County from an B-1 zone to an B-1 zone.

Reasons for Re-Classification: APPROVED B-1 USE
(FOOD STORE)

Remainder of House & Ranch on Savannah Road
Remainder of House & Ranch on Savannah Road
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Remainder of House & Ranch on Savannah Road

Size and height of building: front 32 feet; depth 36 feet; height 24 feet.
Front and side setbacks of building from street lines: front 6.5 feet; side 4.5 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.

Clarence E. Wilson
Thelma L. Wilson
Legal Owner
Address: 602 Mac Ave., Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of May, 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 Reckord Building, in Towson, Baltimore County, on the 1st day of May, 1955, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

APR 2 1955

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

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 6th day of May, 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.

Zoning Commissioner of Baltimore County

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, surrounded with dwellings, to grant the reclassification sought would be detrimental to the safety, health and general welfare of the community and would be "spot zoning"

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 6th day of May, 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.

Thelma L. Wilson
Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

May 10, 1955

\$30.00

RECEIVED of Clarence Wilson, petitioner, the sum of Thirty (\$30.00) Dollars, being cost of petition for Re-classification, advertising and posting property, northwest corner of Mac Avenue and Savannah Road, 15th District, Baltimore County, Maryland.

Zoning Commissioner.

RECEIVED:

Wednesday, June 1, 1955

at 2:00 p.m.

Reckord Building
Towson, Maryland

RECEIVED
MAY 10 1955

CONFIDENTIAL OFFICE

MADE IN U.S.A.

REPORT OF JOINT ZONING COMMITTEE ON PETITION FOR ZONING RECLASSIFICATION
3532

Location - Northwest corner of Mac Avenue and Savannah Road, 15th District

Owner - C. E. and T. L. Wilson

Present Zoning - B6

Proposed Zoning - B1

Date Received - May 10, 1955

Date of Reply - May 24, 1955

The property which is the subject of this petition occupies the northwest corner of Mac Avenue and Savannah Road. The lot is a hundred feet wide and two hundred feet deep with an existing dwelling thereon fronting on Mac Avenue. The remaining lots in this block extending northward 300 feet to Upper Landing Road are also residential in character, directly across the street on the east side of Mac Avenue there are also residential uses with the exception of a non-conforming commercial use. On the southwest corner of Mac Avenue and Savannah Road there is a non-conforming use, consisting of a grocery store. Savannah Road itself runs Mac Avenue westward in residential in character. There are extensive commercial areas both north and south of the property and the logical areas for additional commercial use are at these established centers. To permit commercial development on this lot would encourage further strip commercial use along this narrow and heavily travelled road, and constitute spot zoning.

The Planning Commission's preliminary Land Use Plan proposes that the existing zoning of B6 be retained.

James J. Donbeck, Executive Secretary
Joint Zoning Committee

cc: Mr. Wilbur H. Adams
Mr. John B. Funk

Certificate Of Publication

ESSEX, MD., May 16th, 1955

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 1st day of June, 1955, the first publication appearing on the 12th day of May 1955.

THE EASTERN ENTERPRISE, INC.
Wm. H. Wilson
Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 5-18-55

Posted for: Clarence E. and Thelma L. Wilson

Petitioner: Clarence E. and Thelma L. Wilson

Location of property: Mac Ave. & Savannah Rd. Towson, Md.

Location of Signs: 2 signs on property known as 152 Mac Ave.

Remarks: _____

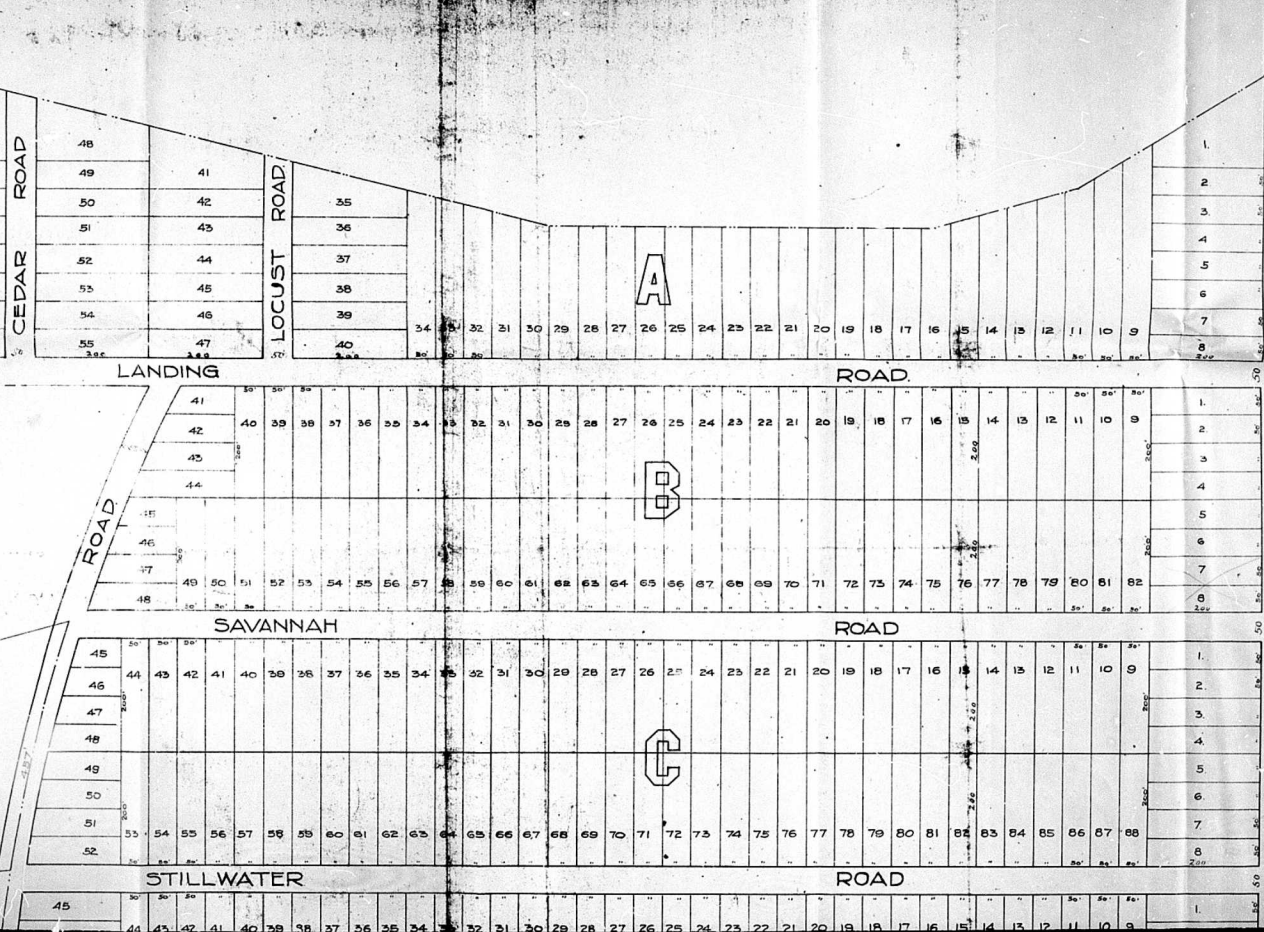
Posted by: George H. Hunsicker Date of return: 5-18-55

CREEK

Chesapeake Outing Club
5 150 A.

5 69 3/4 E. 590

N 79 1/2 W. 701.5



#3532
MAP
#15-B

1913.

W. L. K.