

* **START DETAIL AT 5 MINUTES**
 * **James A. Dasher - 1455 Lyndon St.**
 bought property Feb. 1955 - frame dwelling
 at waterfront property
 Mrs. Mabel M. Rugh - large basement
 to be converted for shops, 15' x 25' x 25' ft.
 separate entrance for shop through basement.
 Claim that this is a need for beauty shop.
 * **Marion Phillips - 7868 St. Vigney Lane**
 Northbrook St. Village Ind. about.

see also #3443

Upon having testimony and after having
 given every consideration to the reclassification it
 is the opinion of the Deputy Zoning Commission that this
 request should be denied because of the following
 reasons:

1. That granting of this reclassification would be "spot zoning" and detrimental to the health, safety, morals and general welfare of the community, and;
2. That on the 20th day of December, 1954, Mr. William H. Adams, Zoning Commissioner of Baltimore County denied a reclassification of property known as 7631 South Bend Avenue, and;
3. That this neighborhood is residential in character and the petitioners failed to show that this area had changed enough to warrant this reclassification, or that the original zoning was erroneous or even the need for such reclassification.

Robert L. Stewart

RE: PETITION FOR RECLASSIFICATION FROM "B-6" ZONE
 TO A "B-1" ZONE - S. S. South Bend Avenue
 beg. 60 feet W. East Battle Grove Road, 15th
 District of Baltimore County - Louis C. and
 Mabel M. Rugh, Petitioners

Upon hearing the testimony and after having given every
 consideration to the reclassification of property, in the above matter,
 it is the opinion of the Deputy Zoning Commissioner of Baltimore County
 that this request should be denied because of the following reasons:

1. That the granting of this reclassification would be "spot zoning" and detrimental to the health, safety, morals and general welfare of the community.
2. That on the 20th day of December, 1954, Mr. William H. Adams, Zoning Commissioner of Baltimore County denied a reclassification of property known as 7631 South Bend Avenue, and;
3. That this neighborhood is residential in character and the petitioners failed to show that this area had changed enough to warrant this reclassification, or that the original zoning was erroneous or even the need for such reclassification.

It is ORDERED by the Deputy Zoning Commissioner of Baltimore
 County, this 11th day of November, 1955, that the above petition
 be and the same is hereby denied and that the above described property
 or area is hereby continued as and to remain an "B-6" (Residence) Zone.

Robert L. Stewart
 Deputy Zoning Commissioner
 of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -
 I, or we, Louis C. and Mabel M. Rugh, legal owner... of the property situate H-15-B

All that parcel of land in the Fifteenth District of Baltimore County on the
 south side of South Bend Avenue, beginning 80 feet west of East Battle Grove Ave.
 thence westerly and binding on the south side of South Bend Avenue 65.37 feet with
 an average rectangular depth southerly of 235 feet to the north shore of Bear Creek.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
 Zoning Law of Baltimore County, from an B-6 zone to an B-1 zone.

Reasons for Re-Classification: Beauty Shop

Size and height of building: front... feet; depth... feet; height... feet.
 Front and side setbacks 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 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.

Louis C. Rugh
 Mabel M. Rugh
 Legal Owner

Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of
July, 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 Beekford Building, in Towson, Baltimore County, on the
17th day of August, 1955, at 11:00 o'clock P.M.

5/17/55
 11:00 A.M.
 Zoning Commissioner of Baltimore County
 (over) 7/8/55

\$35.00

RECEIVED of Jerome A. Dasher, Attorney at Law, Louis C.
 Rugh, petitioner, the sum of Thirty Five (\$35.00) Dollars,
 being cost of petition for Re-classification - advertising
 and posting property, south side of South Bend Avenue,
 beginning 80 feet west of East Battle Grove Avenue, in the
 15th District of Baltimore County.

Zoning Commissioner of Baltimore County

RECEIVED

Wednesday, August 17, 1955
 at 11:00 a.m.

Beekford Building
 Towson, Maryland

PAID
 JUL 27 1955
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
 77.77

D 004 Order # 0151 357/
 AUG 2 - 1955

Certificate Of Publication

ESSEX, MD., July 29th., 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 17th
 day of AUGUST, 1955, the first publication
 appearing on the 28th day of July,
 1955.

THE EASTERN ENTERPRISE, INC.
 Helen G. Shelden
 Mgr.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15
 Date of Posting 8-3-55
 Post for: Lot B-6 Zoning to an B-1 Zone
 Petitioner: Louis C. Rugh
 Location of property: South side of South Bend Ave. 80 ft. W. of East Battle Grove Rd.
 Location of signs: Double exposure property, 164 ft. South of
Beekford Building
 Remarks:
 Posted by: George D. Hume Date of return: 8-4-55

JOINT ZONING COMMITTEE REPORT ON PETITION # 3591

Location and District: South side of South Bend Avenue, 80 feet west of East Battle
 Grove Avenue, 15th District.

Present Zoning: H6 Proposed Zoning: H6
 Date of Report: August 10, 1955
 Present Status of Property: There is an existing frame dwelling on this waterfront lot.

Area: Approximately 12,800 sq. ft.
 Vicinity: South Bend Avenue is a narrow street, serving a small area which is mostly
 developed as waterfront residences. To the north and northeast is a large
 group house development, which is under construction. The character of the
 neighborhood is residential with the exception of two non-conforming uses.
 The non-conforming use at the northwest corner of South Bend Avenue and East
 Battle Grove Avenue is utilized as a tavern.

Topography or Grade Problems:
 Access and Road Widening:
 Traffic Implications: Existing right-of-way inadequate.

School Factors:

Public Works Items:
 Water -

Sewer -

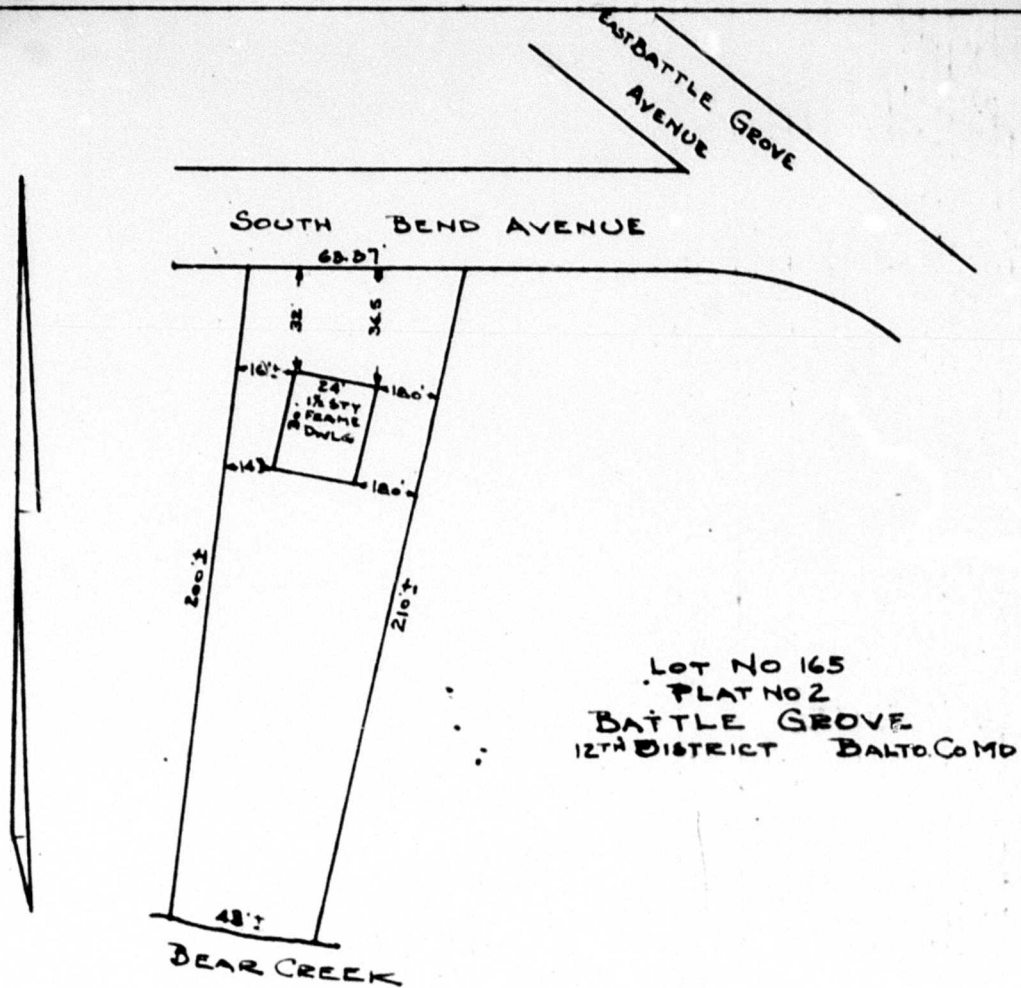
Storm Drainage -

Public Works Agreement to Include:

Effect on Master Plan Proposals:

Land Use Proposals: The preliminary Land Use Plan proposes that the H6 Zoning be retained.

James J. Dembeck, Executive Secretary
 Joint Zoning Committee



LOT NO 165
 PLAT NO 2
 BATTLE GROVE
 12TH DISTRICT BALTO. CO MD

I HEREBY CERTIFY THAT I HAVE SURVEYED
 LOT NO 165 PLAT NO 2 BATTLE GROVE FOR THE
 PURPOSE OF LOCATING THE IMPROVEMENTS AS
 SHOWN HEREON

SIGNED: Paul J. Dolленberg
 REGISTERED ENG'Y LAND SURVEYOR NO 1071

NOTE: THIS PLAT IS NOT TO BE USED FOR
 THE ESTABLISHMENT OF PROPERTY LINES

SCALE: 1" = 50' AUGUST 24, 1958
 DOLLENBERG BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVENUE TOWSON MD.

