

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:
 I, HENRY G. WICK, legal owner... of the property situate

All that parcel of land in the 15th District of Baltimore County, beginning at a point 350 feet north of the intersection formed by Eastern Avenue and Ann Avenue, thence running and binding on the East side of Ann Avenue northerly a distance of 300 feet, more or less, to the South side of Franklin Avenue thence southerly, binding on the south side of Franklin Avenue 110 feet, thence southerly, parallel to Ann Avenue, a distance of 300 feet and thence along the north side of a proposed road 50 feet wide westerly 110 feet to beginning.

South side of Franklin Avenue 110 feet thence southerly parallel to Ann Avenue a distance of 300 feet, thence along the North side of a proposed road 50 feet wide westerly 110 feet to the beginning. hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R. 6 zone to an B. R. zone.

To be used for office, storage of new electronic materials as well as vehicles used in connection with said business

Size and height of building: front... 86 feet, depth... 190 feet, height... 14 feet. Front and side set backs of building from street lines: front... 20 feet, side... 150 feet. Irregular. 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.

Contract purchaser
John N. Maguire
 Legal Owner
 Address 225 Eastern Ave.

ORDERED By The Zoning Commissioner of Baltimore County, this... 22th day of... August, 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 Record Building, in Towson, Baltimore County, on the... 22th day of... August, 1955, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

John N. MAGUIRE
 225 EASTERN AVE.
 421

2-519/US

In the 15th Election District of Baltimore County, beginning at a point 350 feet North of the intersection formed by Eastern Avenue and Ann Avenue, thence running and binding on the East side of Ann Avenue northerly a distance of 300 feet, more or less, to the South side of Franklin Avenue thence southerly, binding on the south side of Franklin Avenue 110 feet thence southerly parallel to Ann Avenue a distance of 300 feet, thence along the North side of a proposed road 50 feet wide westerly 110 feet to the beginning. hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R. 6 zone to an B. R. zone.

To be used for office, storage of new electronic materials as well as vehicles used in connection with said business

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Zoning Commissioner of Baltimore County

John N. MAGUIRE
 225 EASTERN AVE.
 421

MICROFILMED 2-519/US

RE: PETITION FOR RECLASSIFICATION FROM AN "R-6" RESIDENCE ZONE TO A "B. R." (BUSINESS ROUTE) ZONE - PROPERTY BEGINNING AT A POINT 350 FEET N. OF EASTERN AVE. AND ANN AVENUE, 25th DISTRICT - HENRY G. WICK, PETITIONER

Upon hearing the testimony and after having viewed the above described site, it is the opinion of the Deputy Zoning Commissioner that the request for reclassification should be denied in lieu of the recent decision of the Court of Appeals of Maryland in the matter of William M. Zim, et al., in the Board of Zoning Appeals of Baltimore County, and, also because at this time there is a study being made by the Planning Board of Baltimore County concerning the land use in the Fifteenth District of Baltimore County whereby the property is located. It is to be noted also that the preliminary land use plan proposes that the above described property remains as an "R-6" (residence) zone.

It is therefore, this 20 day of August, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County, 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 an "R-6" (residence) zone.

John N. Maguire
 Deputy Zoning Commissioner
 of Baltimore County

MAGUIRE AND BRENNAN
 ATTORNEYS AT LAW

September 6, 1955

Mr. CHARLES L. FITZPATRICK,
 Deputy Zoning Commissioner
 Buildings and Zoning Department
 of Baltimore County
 303 Washington Avenue
 Towson 4, Maryland

Re: Petition for Reclassification from an "R-6" (Residence) Zone to a "B. R." (Business Route) Zone of property Beg. at a point 350 N. Eastern Ave. and Ann Ave., 15th District - Henry G. Wick, Petitioner

Dear Mr. Fitzpatrick:

Please enter an Appeal to the Board of Zoning Appeals in the above entitled matter.

Very truly yours,

John N. Maguire
 John N. Maguire

JNM:em

SPD - 7 55 PM



IN THE MATTER OF
 THE PETITION OF
 HENRY G. WICK - PETITIONER

BEFORE THE BOARD OF ZONING APPEALS
 OF
 BALTIMORE COUNTY
 CASE NO. 3605

- OPINION -

This is a Petition for Re-Classification from a R. 6 Zone to a B. R. Zone. The property involved is a vacant tract of land approximately 300 feet by 400 feet, located at the Southeast corner of Franklin Avenue and Ann Avenue. The Deputy Zoning Commissioner of Baltimore County passed his Order denying the Petition on August 30, 1955. An appeal was taken on September 6, 1955, which appeal was heard by this Board on October 20, 1955.

The testimony offered at the hearing on appeal, established the prospective and proposed use of the lot was to be for a Public Utility storage yard and service center. This type of use is a permitted use in a B. R. Zone. The lot is to be improved with a new building, approximately 13,000 square feet, with the adjoining lot area to be used for storage and parking of vehicles and materials. This Board finds, as a fact, that there is a definite need for this type of Public Utility service in the community and it would in no way be detrimental or create a hardship on any adjoining properties. There are many commercial uses located nearby the proposed lot and to use this lot as a commercial site would be far more desirable than for residential. This is particularly true because of the commercial uses located in the immediate vicinity. This Board finds, as a fact, that there has been a substantial change in the character of the neighborhood in recent years. Also, it is noteworthy that there was no protest filed or testimony offered by any Protestant at the hearing before this Board.

- ORDER -

It is therefore this 3rd day of Nov. 1955, by the Board of Zoning Appeals of Baltimore County ORDERED that the Petition for Zoning Re-classification from a R. 6 Zone to a B. R. Zone in the instant cause is granted.

BOARD OF ZONING APPEALS
 OF
 BALTIMORE COUNTY

By Charles L. Doring,
 Chairman
Daniel W. Rubens,
 Member
Carl F. Volden,
 Member

Approved:
 County Commissioner of
 Baltimore County

John N. Maguire
 County Commissioner

Date: DEC 22 1955

\$50.00

RECEIVED of John N. Maguire, Attorney for Henry G. Wick, petitioner, the sum of FIFTY (\$50.00) dollars, being cost of petition for reclassification, advertising and posting property, 350 feet north of Eastern Avenue and Ann Avenue, 15th District.

October 3, 1955

PAID
 OCT 3 1955
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY

August 3, 1955

\$30.00

RECEIVED of John N. Maguire, Attorney, the sum of Thirty Eight (\$38.00) Dollars, being cost of petition for reclassification, advertising and posting property, Eastern Avenue and Ann Avenue, 15th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

HEARING
 Wednesday, August 24, 1955
 at 2:00 P.M.
 Record Building
 Towson, Maryland

PAID
 BALTIMORE COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
 7-10

Order G 8165 Req D 873 AUG 22 1955
3665

Certificate Of Publication

ESSEX, MD. AUGUST 19 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 24th day of AUGUST 1955, the first publication appearing on the 4th day of AUGUST 1955.

THE EASTERN ENTERPRISE, INC.

Mr. Helen G. Halden,
off. Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#3605

District 15th Date of Posting 8-10-55
Posted for: *Ann R. 6 zone to Ann B-R zone*
Petitioner: *Henry D. Wick*
Location of property: *Property at a point 350' W. of the intersection formed by Eastern Ave. and Ann Ave. etc. See Plat.*
Location of Signs: *One sign S.E. corner of corner of Eastern Avenue & parallel to 410 ft. E. of Ann on the S.E. of Franklin Ave.*
Remarks:
Posted by *George H. Hume* Date of return: 8-11-55
Signature

JOINT ZONING COMMITTEE REPORT ON PETITION # 3605

Location and District: East side of Ann Avenue, north of Eastern Avenue,
15th District.

Present Zoning: R5 Proposed Zoning: RM

Date of Report: August 23, 1955

Present Status of Property: Vacant

Area: Approximately 123,000 square feet

Vicinity:

Topography or Grade Problems:

Access and Road Widening: Existing right-of-way inadequate for commercial developments.

Traffic Implications:

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 R5 zoning be retained.

James J. Denbeck, Executive Secretary
Joint Zoning Committee

