

3613  
S. Eastern Boulevard, bet. 100' W. of  
Willow Road

Paul Swire, etc. for pet.  
Robt. L. Wallace 1800' by back of.  
J. J. Slavin 1802 " " "  
Mark T. Brooks 1810 " " "  
F. J. Seung 1808 " " "  
J. C. Barcum 1808 " " " 1929

Robert L. Wallace et al. Petition  
1800' by back of. Ad. Bldg. 21, 7000.  
Believing that property is suited for  
Comm. Purpose.

Protestants  
Mrs. Alice J. Davis & Wife  
1814 Kittyhawk  
Mrs. Mrs. Edinger  
1814 Kittyhawk

Parish.  
This property is located on Kittyhawk Rd  
a recorded subdivision each lot in question has  
a history and under the zoning regulations  
must maintain 6000 sq. ft. for each residence as  
required under the R-6 zoning. The petitioners testified  
that they had no plan for the B.H. development as  
requested, but only intended to give the lot to  
the State as no change in the character in  
this part of the development since the original zoning  
and having no plan which could be considered  
at this time.

### Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County  
By ROBERT L. WALLACE & ALICE J. DAVIS owners of the property situated  
1800' by back of. Ad. Bldg. 21, 7000.  
SPECIALIZED BLDG.  
DARK LAKE

All that parcel of land in the Fifteenth District of Baltimore  
County, on the south side of Eastern Boulevard, beginning 100 feet west of  
Wilbur Road; thence westerly and binding on the south side of Eastern  
Boulevard 306.77 feet with a rectangular depth southerly of 100 feet and  
binding on the north side of Kittyhawk Road. Being lots 47 to 52 inclusive  
on plat of Edgewater Addition.

Reasons for Re-Classification: The small area is surrounded  
by commercial area making it not so  
desirable for residential.

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.

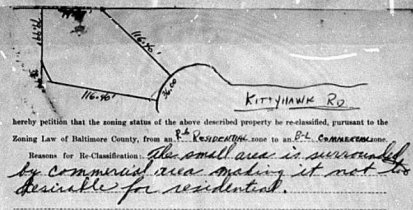
I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing  
of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of  
Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

SEP 1 55 PM  
Robert L. Wallace  
Alice J. Davis

TO WHOM IT MAY CONCERN: We, the undersigned property owners desire to  
have our properties changed from Residential to Commercial Zone.

- 1800 Kittyhawk Rd. Robert L. Wallace & Alice J. Davis
- 1802 Kittyhawk Rd. Joseph J. Slavin
- 1804 Kittyhawk Rd. James C. Barcum, William J. Seung
- 1806 Kittyhawk Rd. Mr. & Mrs. Eric Kall Jr.
- 1808 Kittyhawk Rd. Lawrence J. Trushig, Norma Trushig, Mack L. Trushig
- 1810 Kittyhawk Rd. Mack L. Trushig, Norma Trushig, Mack L. Trushig

3-516NS  
10 A M



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.

ORDERED By The Zoning Commissioner of Baltimore County, this.....day of  
September.....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 held in the office of the Zoning  
Commissioner of Baltimore County, in the Rockford Building, in Towson, Baltimore County, on the  
24th.....day of.....October.....1955, at 10:00 o'clock.....A.M.

10/24/55  
10 A M  
Zoning Commissioner of Baltimore County  
3-516NS

IN THE MATTER OF:  
PETITION OF ROBERT L. WALLACE,  
ET AL, FOR RECLASSIFICATION OF  
PROPERTY - 6.3. EASTERN BOULE-  
VARD, 100 FEET WEST OF WILBUR  
ROAD, FIFTEENTH DISTRICT

#3643

MAP  
15-B  
BL

#### OPINION AND ORDER

This case comes before us on an Appeal by the Petitioners from the  
refusal of the Zoning Commissioner to reclassify six lots of ground lying between  
Kitty Hawk Road and Eastern Boulevard from "R-6" Residence to "B.L." Commercial.

The lots in question are lots Nos. 47, 48, 49, 50, 51 and 52 on the  
Plat of Edgewater Addition. These lots are part of a residential development  
which has been fully developed with cottages. It lies between Old Eastern Avenue  
and Eastern Boulevard. The lots in question are improved by cottages facing  
Kitty Hawk Road which runs east and west parallel to Eastern Boulevard so that  
the rear portion of the lots abut Eastern Boulevard.

It may well be that the Petitioners intend to use only the rear por-  
tions of their lots for commercial purposes. If this is so, it ought not to be  
permitted because it would result in the residences on the lots no longer having  
the minimum square footage required by the regulations.

However, the application here is not for the rear portion of the lots  
but for the entire lots which would make it possible for the owners to use their  
entire lots for commercial purposes. The result might be that business uses  
would be erected facing Kitty Hawk Road which is completely residential in char-  
acter. This would clearly be Spot Zoning and would be most undesirable for the  
remaining owners of cottage type dwellings in the development.

We have no difficulty in concluding that this application should be  
denied and we will sign an Order accordingly.

#### ORDER

For the foregoing reasons, it is this 20th day of January, 1956, by  
the Board of Zoning Appeals of Baltimore County,

ORDERED that the Petition for Reclassification from "R-6 Residence to  
"B.L." Commercial, be and the same is hereby denied.

BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

Robert L. Wallace  
James C. Barcum  
William J. Seung  
Eric Kall Jr.  
Lawrence J. Trushig

Edward Paul Swire  
ATTORNEY-AT-LAW  
504 EASTERN AVENUE, EAST  
BALTIMORE 21, MARYLAND  
MU 8-6322

June 26, 1956

Zoning Department  
Room 113  
County Office Building  
Towson 4, Maryland

In re: Appeal - Property Eastern Boulevard, 100 feet  
west of Wilbur Road, 15th District - Robert L.  
Wallace, et al, petitioners.

Dear Sir:  
Attached please find my check in the amount of  
\$7.00 in payment of the attached bill.

Very truly yours,  
Edward Paul Swire  
Edward Paul Swire

Enclosures 2

RE: PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE  
TO A "B.L." ZONE - South side of Eastern Boulevard  
100 feet west of Wilbur Road, 15th District -  
Robert L. Wallace, Edna Wallace, James C. Barcum,  
William J. Seung, Mr. & Mrs. Eric Kall, Jr.,  
Lawrence J. Trushig, Norma Trushig, Mack L.  
Trushig and Helen H. Trushig, Petitioners

Pursuant to the advertisement, posting of property and public  
hearing on the above petition, the property described in the petition is  
located on Kittyhawk Road, a recorded subdivision, each lot in question  
being improved with a residence. The Zoning Regulations and Restrictions  
require an area of six thousand square feet for each residence in an "R-6"  
(residence) Zone, in which the subject property is located.

The petitioners testified that they had no plans for the  
development of the property into a "B.L." (business local) Zone.

An inspection of the property disclosed that there have  
been no changes in the character of this part of the development since  
original zoning and with out any plans for development this petition  
could not be considered at this time.

It is this 27th day of October, 1955, ORDERED by the  
Zoning Commissioner of Baltimore County that the aforesaid petition  
for reclassification, be and the same is hereby denied and that the  
above described property or area is hereby continued as and to remain  
an "R-6" (residence) Zone.

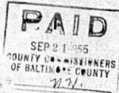
Alvin S. Colman  
Zoning Commissioner  
of Baltimore County

Sept. 21, 1955

\$11.00

RECEIVED of James C. Baucum the sum of Forty One (\$41.00) Dollars, being cost of petition for reclassification, advertising and posting property, Kittyhawk Road, 15th District.

Zoning Commissioner



MICROFILMED

June 29, 1956

\$7.00

RECEIVED of Edward Paul Deiss, Attorney for Robert L. Wallace, and others, being cost of certified cost of petition and other papers filed in the matter of reclassification of property on south side of Eastern Boulevard, 100 feet west of Wilbur Road, 15th District.

Zoning Commissioner of Baltimore County

01.623 Zoning Service Charge



MICROFILMED

November 7, 1955

\$50.00

RECEIVED of Edward Paul Deiss, Attorney for Robert Wallace, and others, appellants, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commission - denying reclassification of property on south side of Eastern Avenue, 100 feet west of Wilbur Road, 15th District.

Zoning Commissioner



COMPTROLLER'S OFFICE

MICROFILMED

Case 1579  
# 3693  
2100-325

Robert Wallace  
Mrs. Robert Wallace  
1900 Kittyhawk Road  
Balto. 21, Md.  
and  
James C. Baucum  
Mrs. James C. Baucum  
1908 Kittyhawk Road  
Balto. 21, Md.

IN THE CIRCUIT COURT

George H. Kahl, Jr.  
Mrs. George H. Kahl, Jr.  
1908 Kittyhawk Road  
Balto. 21, Md.

FOR BALTIMORE COUNTY

and  
Lawrence J. Towhig  
Mrs. Lawrence J. Towhig  
1908 Kittyhawk Road  
Balto. 21, Md.

AT LAW

and  
Mack D. Grimes  
Mrs. Mack D. Grimes  
1810 Kittyhawk Road  
Balto. 21, Md.

and  
Joseph J. Slevin  
Mrs. Joseph J. Slevin  
1902 Kittyhawk Road  
Balto. 21, Md.

-vs-  
CHARLES H. DOING  
DANIEL W. HUBERS, and  
CARL F. VONDEN  
being and constituting the  
Board of Zoning Appeals  
of Baltimore County  
Townson, Maryland

The Petitioners herein as "B-L" commercial in lieu of the prior classification of "R-6" residential.

J. B. Gontrom  
CHIEF JUDGE

ORDER OF COURT

The above entitled matter having duly come on for hearing, the record having been fully considered by the court and counsel for the Petitioners having fully been heard, it is this 17th day of July, 1959, by the Circuit Court for Baltimore County At Law

ORDERED that the Order of the Board of Zoning Appeals of Baltimore County passed in the above entitled matter on January 30, 1956, be and the same is hereby reversed, and it is further

ORDERED that the Zoning Commissioner be and he is hereby directed to alter the official zoning map of Baltimore County to show the zoning of

MICROFILMED

MICROFILMED

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Townson, Maryland

District: 15<sup>th</sup>  
Posted for: Cor. 15-6 zone to Cor. B-L zone  
Petitioner: Robert J. Wallace, et al.  
Location of property: S.S. of Eastern Blvd. 1/2 mile W. of Wilbur Rd. Stone  
W. 4th Ave. on N.S. of Eastern Blvd. 380 ft. W. of 1st St.  
Location of same zone: 175 ft. on other 400 ft. width of highway on the  
N.S. of Wilbur Road, another 400 ft. W. of Wilbur Rd. on the  
S.S. of Wilbur Road  
Signed by: George R. Johnson  
Date of Posting: 10-12-55  
Date of return: 10-13-55

# 3643

MICROFILMED

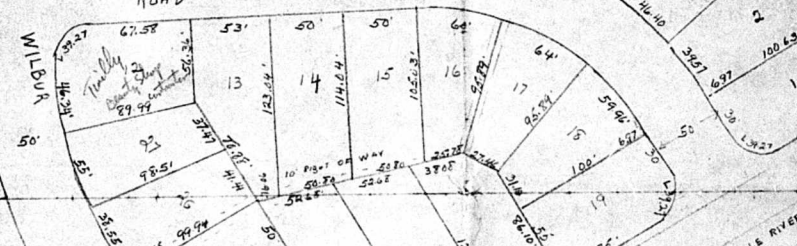
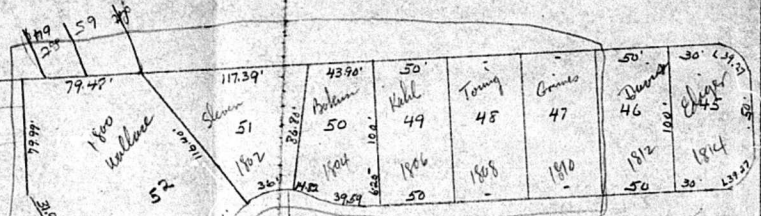
Unrecorded?

1002

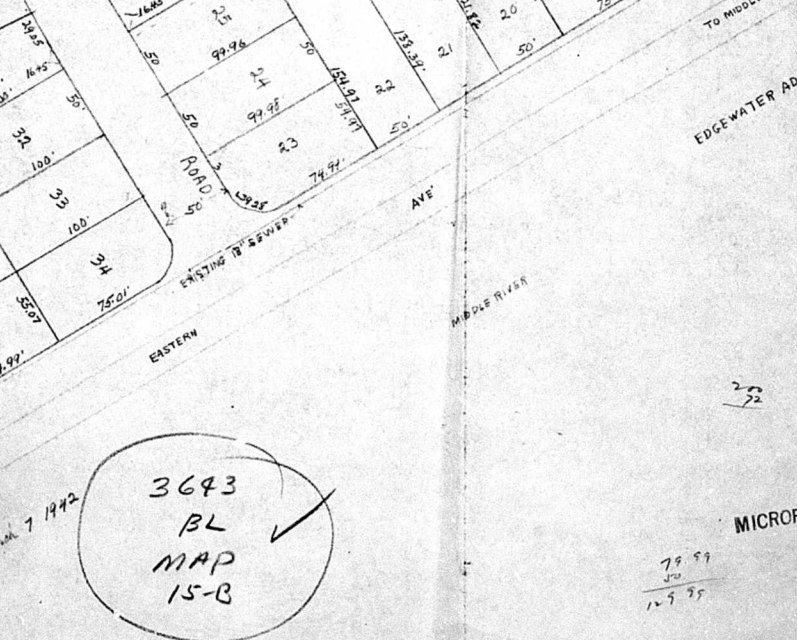
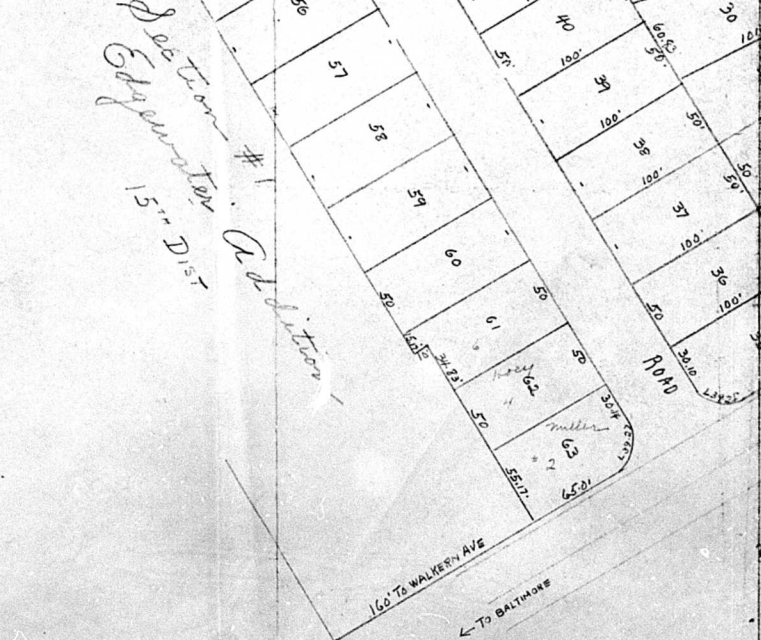
# 3693  
MAP  
15-B  
BL

PROPOSED EASTERN AVE (DUAL HIGHWAY)

1829 Eastern Blvd



Section # 1  
Edgewater Addition  
15th Dist



3693  
BL  
MAP  
15-B

TO MIDDLE RIVER  
EDgewater ADDITION

25  
72

MICROFILMED

79 99  
100  
129 99