

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Bertha K. Monath legal owner... of the property situate in the 11th District of Baltimore County, State of Maryland, BEGINNING FOR THE SAKE at the corner formed by the intersection of the center line of the Baltimore and Philadelphia Road, with the center line of the "Belline Road (Allender Road), said beginning point being at the end of the 3rd or north 42 degrees 37 minutes east 510.05 foot line -- the land which by deed dated August 25, 1940 and recorded among the Land Records of Baltimore in Liber T.H.B. No. 1059, folio 100 was granted and conveyed by Margaret T. Fehsel, widow, to Edgar L. Speer, et al, running thence reverely on said line west 200.70 feet to the northmost corner of the land conveyed by Edgar L. Speer, et al, to Lantz W. Willard, et al by deed dated April 10, 1949 and recorded among the aforesaid land records in Liber T.H.B. No. 1701, folio 98 thence blading on the 2nd and 3rd lines of said land from Speer to Willard the 2 following courses and distances, Vizi: south 47 degrees 23 minutes east 100 feet and south 42 degrees 37 minutes west 50 feet, thence blading on a part of the 2nd and all of the 3rd lines of the land conveyed by Edgar L. Speer, et al, to "Mary Francis Beate et al by deed dated April 10, 1949 and recorded among the aforesaid land records in Liber T.H.B. No. 1059, folio 100, south 47 degrees 23 minutes east 140 feet, thence blading on the 4th line in the last mentioned deed, south 42 degrees 37 minutes west 75 feet, thence for a line of division line made and blading on the north side of a right-of-way 6.21 feet wide reserved by the heretofore greater, north 22 degrees 20 minutes east parallel with and 5.21 feet north of the 3rd line of the secondly described parcel of land conveyed by Edgar L. Speer, et al to Lantz W. Willard by deed dated January 4, 1949, and recorded among the land records aforesaid in Liber T.H.B. No. 1721, folio 427, in all a distance of 104.05 feet to intersect the 4th line in the deed from Beate to Speer, thence reverely on a part of said line and in the center of the Belline Road, north 0 degrees 39 minutes west 400.01 feet to the place of beginning.

Containing 0.686 of an acre, more or less.

Size and height of building: front... 44... feet; depth... 22... feet; height... 18... feet.
Front and side set backs of building from street line: front... 86... feet; side... 14... 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.

Bertha K. Monath
Edgar L. Speer
Legal Owner

Address 144 N. SACRED STREET

ORDERED: By The Zoning Commissioner of Baltimore County, this... 20th... day of... JANUARY... 1956, 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... 5th... day of... JANUARY... 1956, at 3... o'clock... P.M.

Zoning Commissioner of Baltimore County

(over)

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hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Residential... zone to a Business Local... zone.
Reasons for Re-Classification: 1954 FOR COMMERCIAL DEVELOPMENT OF THIS LOCATION. ALSO THAT THE PROPERTY IS BEST SUITED FOR COMMERCIAL USE, HAVING BEEN USED, ADAPTED FOR BRIEF SPACES, DURING THE YEAR 1954 FOR A RESTAURANT, BAR, BILLIARD, CONFERENCE ROOM AND A REFRIGERATION SERVICE ESTABLISHMENT.

Size and height of building: front... 44... feet; depth... 22... feet; height... 18... feet.
Front and side set backs of building from street line: front... 86... feet; side... 14... 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.

Bertha K. Monath
Edgar L. Speer
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Address 144 N. SACRED STREET

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Zoning Commissioner of Baltimore County

(over)

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... day of... 1956, 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...

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this... day of... 1956, 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.

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

By Robert B. Hamer
President

APR 3 1956

RE: PETITION FOR RECLASSIFICATION FROM AN "R-1" ZONE TO A "B-1" ZONE - S.W. Cor. Philadelphia and Allender Roads, 11th Dist., Bertha K. Monath, Petitioner

Pursuant to advertisement, posting of property and public hearing on the above petition and it appearing that because of the changes which have taken place in the character of the neighborhood, the logical use of the parcel in question is of a commercial nature.

It is, therefore, the opinion of the Deputy Zoning Commissioner of Baltimore County that the granting of the reclassification, IN PART, would not be detrimental to the health, safety, morals and the general welfare of the community involved.

The property so reclassified is the full frontage on Philadelphia Road with a vertical depth of 150 feet from the center line of said Philadelphia Road.

It is this 20th day of March, 1956, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the above described property or area should be and the same is hereby reclassified, IN PART, from and after the date of this Order from an "R-1" (residence zone) to a "B-1" (business local) zone, subject to the approval of all plans for the development of said property by the Office of Planning and Department of Public Works for Baltimore County.

Robert B. Hamer
Deputy Zoning Commissioner of Baltimore County

135-00

Feb. 3, 1956

RECEIVED OF Melvin F. Blanchard, Attorney for Bertha K. Monath, petitioner, the sum of Thirty Five (\$35.00) Dollars being cost of petition for reclassification, advertising and posting property, southwest corner of Philadelphia Road and Allender Road 11th District.

Zoning Commissioner

Robert B. Hamer
Deputy Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 24, 1956.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., HEREINAFTER 24 TIMES, 24 TIMES before the 5th day of March, 1956, the first publication appearing on the 17th day of February, 1956.

THE JEFFERSONIAN,
By Robert B. Hamer
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 11th... Date of Posting... 2-22-56
Posted for: Ans. B. G. Goss to Ans. B. L. Goss
Petitioner: Bertha K. Monath
Location of property: S.W. Cor. of Philadelphia and Allender Roads, 11th Dist., Baltimore County, Md.
Location of Sign: Southwest Corner of Philadelphia and Allender Roads, 11th Dist., Baltimore County, Md.
Remarks: None
Posted by: Robert B. Hamer
Date of return: 2-23-56

