

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Know we, **Louis M. Riehl & Mary J. Riehl**, legal owners of the property situate

All that parcel of land in the Thirteenth District of Baltimore County on the South side of Second Avenue, beginning 136.5 feet East of Hammond's Ferry Road; thence westerly and binding on the South side of Second Avenue 25 feet with a rectangular depth southerly of 100 feet, being lot No. 59, Plat of Landowners.

herely 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 **BL** zone and variance

Reasons for Re-Classification: (1) Over one-half of property is now in **BL** Zone. (2) Adjoining property except Lot No. 60 is in **BL** zone. (3) Change of conditions since last zoning regulation and laws made. (4) Need for store and office building in immediate neighborhood. (5) Mortgage lenders do not think it is fit for residence for loan, but for commercial. Size and height of building, front 16 feet, depth 50 feet, height 12 building. Front and side set backs of building from street lines, front 10 feet, side 9 feet. 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 am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.



Don M. Hill
Mary J. Riehl
Legal Owner
Address: 244 Hammond's Ferry Road
Baltimore, Md. 21217

WITNESSED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 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 herein be had in the office of the Zoning Commissioner of Baltimore County, _____ at _____, Baltimore County, on the _____ day of _____ 1956, at _____ o'clock _____ P.M.

Zoning Commissioner of Baltimore County

LOUIS M. RIEHL
MAYOR, 1956
OF BALTIMORE COUNTY
1934-1935

3915

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing ~~that the changes which have taken place in the character of the neighborhood since the adoption of the original zoning warrant~~ the requested change, therefore,

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 an **R-6** (residence) zone to an **BL** (business local) zone.

Robert B. Hamill
Deputy 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 to and the same is hereby continued as and to remain a _____ zone.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioner of Baltimore County
Date: *December 4, 1956*
By *Robert B. Hamill*
Com.

NOTICE OF ZONING RECLASSIFICATION
BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY
The following petition was filed with the Zoning Commissioner of Baltimore County for change of reclassification from an R-6 zone to an BL zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 Maryland Avenue, Towson, Maryland, on Wednesday, October 10, 1956, at 1:00 P.M. In determining whether or not the following petition and described property should be changed or reclassified as an address for business local use in whole or in part:
All that parcel of land in the Thirteenth District of Baltimore County on the South side of Second Avenue, beginning 136.5 feet East of Hammond's Ferry Road, thence westerly and binding on the South side of Second Avenue 25 feet with a rectangular depth southerly of 100 feet, being lot No. 59 Plat of Landowners, as shown on said plan filed with the Zoning Department, being property of Louis M. Riehl and Mary J. Riehl.
By Order of
WILHELM H. ADAMS
Zoning Commissioner of Baltimore County
Sept. 21, 1956.

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
ROSTERSTOWN, MD.
THE HERALD-ARGUS
CATONSVILLE, MD.
THE COMMUNITY PRESS
DUNDALK, MD.

No. 1 Newburg Avenue
CATONSVILLE, MD.

September 29 1956.

THIS IS TO CERTIFY, that the annexed advertisement of **Wilhelm H. Adams, Zoning Commissioner of Baltimore County**, was inserted in **THE BALTIMORE COUNTIAN**, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 29th day of September, 1956, that is to say the same was inserted in the issues of
September 21 and 28, 1956.

THE BALTIMORE COUNTIAN
By *Paul J. Morgan*
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *13th* # *3915*
Date of Posting *9-26-56*

Posted for: *Lot R-6 zone to an B-L zone*
Petitioner: *Louis M. Riehl, Mary J. Riehl*
Location of property: *S. S. of Second Ave. 136.5 ft. East of Hammond's Ferry Road, pt. 1, Lot 59*
Location of Signs: *South side of Second Ave. 151 ft. East of Hammond's Ferry Road.*

Remarks: _____
Posted by: *George R. Hamill* Date of return: *9-27-56*

October 10, 1956

MEMORANDUM
TO: Mr. Wilhelm H. Adams, Zoning Commissioner
FROM: The Zoning Advisory Committee - Subject discussed in meeting of October 4, 1956
SUBJECT: Zoning Petition #3915, R-6 to B-L, South side of Second Avenue, beginning 136.5 feet east of Lynch Road, 13th District. Hearing scheduled October 10, 1956.

The Committee is opposed to the proposal as introducing the first commercial frontage on 2nd Avenue on a tract of inadequate size.

In addition, it was agreed that, the lot being small and adjacent to the corner lot, commercial reclassification would be contrary to the spirit of Section 230.12 a, which reads, "In case any property line of a Commercially zoned corner lot abuts a residential zone, such lot may be used for only one commercial establishment"

GW:gh

September 10, 1956

\$35.00

RECEIVED of Louis M. Riehl, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Zoning Re-classification, advertising and posting of property on the Southwest corner of Hammond's Ferry Road and Second Avenue, Thirteenth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

trd

01603-16.00
01603-135.00



