To the Zoning Commissioner of Baltimore County:

I, or we, Roscoe H. Wandowander and Busic Wadewater Legal Omer

All that percel of land in the Fifteenth District of Baltimore County on the Southeasternet, toward or Sastern Moderard and Sasterd Armon, there is no state of the Southeast of Latern Moderard 10.6 feet there is Basterly 11.6 feet; there is County 11.6 feet; there is basterly 11.6 feet; the later 11.6 feet of Edgewater Addition, of feet; there Southeasterly 11.6 feet; the Interest and addition of 60.00 feet to the place of starting, built 18. No. 71, Plat of Edgewater Addition.

(2) for a Sp cial Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a used car lot

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.

William of Just 1 313 Entern are. ton, 15 macs

Sescre Vandwarder

of the improved property known as No. 44 Seaford Avenue and also designated as Lot No. 71 on the plat of Section z Edgewater Addition which plat is duly recorded among the Land Records of Balto. Co. in plat book CHK No. 13, folio 33. hereby pattion (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 P-6 Zone to m B-R Zone; and (2) for a Smecial Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a used car lot

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.

LED & walk ill in en meters EIE Coor 21, mx

Kesce Vanderander

3952

#3952-RX

MAP

ORDERED BY the Zening Commissioner of Baltimore County this 17th day of September 19 56 that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 17th \_\_\_\_ 19 56, at \_1\_\_\_o'clock day of October

Spen baseing on potition (1) for shelmed function from an "5.6" time to a "5.0" more of property described in the within states on a 1.0" more of property described in the within states and (2) for a special composite for a took Car lots, upon amounts of this area the conditions here not consider store, and the states of the conditions of the states of the conditions of

It is, therefore, this It'd day of Vetober, 1956, by the Zening Constantons of Baltdnore Jounty, CUBECD that the sfor-mada pulling, the first, for modalastification from an Off Sec. and The Sec. 1958, the sec. It is not the same is hereby denied and the property is continued as an \*pof Jone.

October 25, 1956

RECEIVED of Roscoe Vandevander, the sum of Fifty (\$50.00) dollars, being cost of an appeal to the Board of Zoning Appeals of Baltimore County, patition for reclassifigation and special exception for used car lot, Southeast corner of Eastern Boulevard and Seaford Avenue, 15th District of Beltimore County.

Thank you.

Zening Comissioner

11.623-850.00

OCT 25 1956

HE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR USED CAR LOT, S. E. Cor. Eastern Boul.: and Soaford Ave., 15th District -Boscoe H. Vandevander and Bessie : Vannevander, Petitioners

BEFORE BCARD OF APPEALS OF BATTIMORE COUNTY

No . 3952-TV

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## OPINION

This is a petition for the reclassification of a lot at the southeast corner of Eastern Boulevard and Seaford Avenue in Middle River from "R-5 Residential" to "Business Roadside" and for a special exception to use the property for a list Car Lot.

The subject lot is No. 71 as shown on the Plat of Section Two of Edgewater Addition, a copy of this plat having

The area between Seaford Avenue and Wilbur Road, which intersects E stern Sculeward to the east, is zoned residential and has been developed with neat and attractive residences constituting an integrated residential community which we think is entitled to be protected from commercial encreachment.

There is no question presented as to a need for additional connercial land in this section as there are ample shopping facilities of all types along Eastern Houlevard.

This case presents a typical situation in which one property owner desires to encroach on a residential area for his own profit and without regard to the welfare of his neighbors.

The property is in no way suitable for "Business Smidside" zoning nor for a Used Car lot.

ORDER

For the reasons set forth in the aforegoing Opinion it is this // to day of April, 1957, by the County Board of Appeals ORDERED that the reclassification herein requested is re fused.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Totter Manguery

October 16, 1956

EGGIVED of William E. Chamberlain, Attorney for Moscoe H. Vandedander, petitioner, the sum of Aleven (811.00) Bollars being additional cost of advertising and posting property, southeast corner of Eastern Bouleward and Senford Avenue, 15th District.

Zening Commissioner

01.623-11.00

RECEIVE OCT 1 7 1956 COMPTRON TO S OFFICE

AH.

Wilsie Adams, Esq. Zoning Commissioner Towson 4, Muryland

Fe: Petition for reclassification and special exception for used car lot, s.e. corner Eastern Boulevard and Senford Avenue, 15th District, Roscoe Vandevander and Bessie Vandevander, wife

Mr. Conmissioner:

Please enter an appeal to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner dated October 18th, 1956 in the above petition, and forward transcript of record to the Board of Zoning Appeals of Baltimore

W. Lee Harrison, Attorney for Fetitioner

Dated October 25, 1956

Sept. 17, 1956

\$38.00

ECSIVED of William G. Antal, attorney for Roscoo Variousnder, and wife, the sum of Thirty Sight (338,00) Dallars being cost of petition for reclassification and a special exception for a used car lot, southeasternment corner of Eastern Boulevard and Seaford Avenue, 15th District.

Zoning Comissioner

11.622 \$10.00 01.623-1.58.00



October 16, 1956

MEMORANTHIM

TO: Mr. Wilsie H. Adams, Zoning Commissioner

FROM: Zoning Advisory Committee

SUBJECT: Zoning Petition #3952-RY. R-6 to B-R and Special Exception for Used Car Lot. Southeasternmost corner of Eastern Boulevard and Seaford Avenue. 1/8 acre Lot #71. 15th District.

There is no commercial zoning in the immediate vicinity. At least two petitions for commercial reclassification within this block of Eastern Avenue have been denied in the past and one of these denials concerned a proposal for commercial one of these denials concerned a proposal for commercial zoning of the subject property. We refer to Lettin #1272 which refers specifically to the same lot #71, heard June 2, 1950, and quote from the order passed on the petition by the Zoring Comissioner, June 27, 1950. "I have passed my order derying the petition for reclassification, in the above matter, as the granting of same would cause conpertion in the roads and create a traffic heard and he inter, soning." and create a traffic hazard and be 'spot zoning'."

OMS:gh

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

# 3952 Date of Posting 10-3-56 Posted for: an R-6 Bane to an B-R James and Special Encystion Word law Petitioner: Rossol H und Besse Nandevarder Location of property Southwest Corner of Eastern Bluel and Seaford arend Location of Signs: Southeast Corner of Castur Blood and Seaford avenue Posted by Levy St. Stanton Date of return: 10-4-56

ZONING DEPARTMENT OF BALTIMORE COUNTY PATITION FOR ZONING RE-ASSESCATION AND SPECIA EXCEPTED

Pursuant to petition filed with the Editing Commissioner of Baltimore to the Commissioner of Baltimore to the Commissioner of the Commissioner of

Cheangake Avenue, Tereson, Marsiand Medical College (1988) and 1988 (24) at 1988 (2

Order A 1141 Rep # 3581 395'2 DCT 4 - 1958

Certificate Of Publication

ESSEX, MD., October 3rd., 195 6 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 \_\_\_\_ successive weeks before the 17th day of October 195 6, the first publication appearing on the \_\_\_\_\_27th., day of September

> THE EASTERN ENTERPRISE, INC. Tiller & Sheldon

