

RE: PETITION FOR RECLASSIFICATION  
FROM AN "B-6" ZONE TO A "B-1"  
ZONE - S. W. Cor. Johnnycake  
and Rolling Roads, 1st District  
Wm. E. Wolfel and Myrtle Wolfel,  
Petitioners

REPORT

ZONING COMMISSIONER OF

BALTIMORE COUNTY

No. 1000

Pursuant to the advertisement, posting of property and public hearing on the above petition to reclassify the subject property from an "B-6" Zone to a "B-1" Zone, from an inspection of the area it is rapidly developing in a residential manner. There are some 70 acres some "B-1" (business local) at this time which is sufficient to take care of future needs of this area.

It is planned to relocate Route 40 through this property and also at this time the Office of Planning is preparing the Land Use Map for this area and it would be unwise to make further major changes in zoning.

For the above reasons it is the opinion of the Zoning Commissioner that the reclassification should be denied.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of February, 1957, 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 in an "B-6" Zone.

*William E. Adam*  
Zoning Commissioner  
of Baltimore County

WILLIAM WOLFEL  
S. W. Cor. of Johnnycake & Rolling Roads  
1st Dist.

4000

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, William E. Wolfel & Myrtle Wolfel, legal owners, of the property situate his wife

All that parcel of land in the First District of Baltimore County on the Southwest corner of Johnnycake and Rolling Roads; thence Westerly and binding on the South side of Johnnycake Road 303.7 feet; thence South 19 degrees 00 minutes West 1402.1 feet; thence South 83 degrees 25 minutes East 574.9 feet; thence North 7 degrees 36 minutes East 221.1 feet; thence South 87 degrees 25 minutes East 554.8 feet to the West side of Rolling Road; thence Northerly and binding on the West side of Rolling Road 820.8 feet to the place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "B-6" Residential zone to an "Business-Local" zone.

Reasons for Re-Classification:

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 of Baltimore County.

*William E. Adam*  
*a. Myrtle Wolfel*  
Legal Owners

Address Old Frederick Road  
Ellicott City, Md.  
Telephone Ellicott City 312

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of November, 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, at 111 W. Chesapeake Ave. in Towson, Baltimore County, on the 10th day of December, 1956, at 2 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

*11/10/57*  
*20 M*

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting 11-28-56  
Posted for: See Pl. to be given to W. E. Adam  
Petitioner: William E. and Myrtle Wolfel  
Location of property: S.W. Corner of Johnnycake & Rolling Roads, etc.  
See Pl.  
Location of Signs: On S.W. Cor. of Johnnycake & Rolling Roads, another 300 ft. E. of Johnnycake Rd. on S. side of Johnnycake Rd. another 300 ft. S. of Johnnycake Rd. on W. side of Rolling Rd.  
Remarks: None  
Posted by: W. E. Adam Date of return: 11-29-56

### NOTICE OF ZONING PETITION FOR RECLASSIFICATION IN DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or re-classification from an "B-6" Zone to an "B-1" 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 W. Chesapeake Avenue, Towson, Maryland, on Monday, December 10, 1956 at 2:00 P.M. to determine whether or not the following mentioned and described property should be changed or re-classified as aforesaid for Business-Local use.

All that parcel of land in the First District of Baltimore County on the Southwest corner of Johnnycake and Rolling Roads; thence Westerly and binding on the South side of Johnnycake Road 303.7 feet; thence South 19 degrees 00 minutes West 1402.1 feet; thence South 83 degrees 25 minutes East 574.9 feet; thence North 7 degrees 36 minutes East 221.1 feet; thence South 87 degrees 25 minutes East 554.8 feet to the West side of Rolling Road; thence Northerly and binding on the West side of Rolling Road 820.8 feet to the place of beginning, survey and acreage therefrom that portion owned by W. E. Adam as shown on plat plan filed with the Zoning Department before previously at William E. and Myrtle Wolfel.

By Order of  
WILLIAM E. ADAM,  
Zoning Commissioner  
of Baltimore County.  
Nov. 23-56

## OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
Baltimore, Md.

THE COMMUNITY PRESS  
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Walter 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 2 successive weeks before the 1st day of December, 1956, that is to say the same was inserted in the issues of

November 23 and 30, 1956.

## THE BALTIMORE COUNTIAN

By Paul J. Morgan  
Editor and Manager

\$44.00

RECEIVED of William E. Wolfel, petitioner, the sum of Forty-four (\$44.00) dollars, being cost of petition for Reclassification, advertising and posting property on the Southwest corner of Johnnycake and Rolling Roads, First District of Baltimore County.

Thank you.

Zoning Commissioner  
of Baltimore County

ted

*01.622 - \$10.00*  
*01.623 - \$34.00*

RECEIVED  
NOV 23 1956  
BALTIMORE COUNTY

**VICINITY SKETCH**  
Scale 1" = 500'  
(from Baltimore County's Key Map)

**DATA:**

|                    |       |
|--------------------|-------|
| GROSS ACREAGE      | 14.32 |
| ACREAGE, PRESENT   | 13.75 |
| ROADS              | 1.42  |
| ACREAGE, SITE ROAD | 1.42  |
| NET ACREAGE        | 12.33 |

**LOCATION:**  
1 ST. DISTRICT BALTIMORE COUNTY, MARYLAND.

Scale 1" = 50'  
JOB - W 221

November 9, 1954  
DRAWN BY -

**NOTE:**  
All data as property limits as shown are from surveys by J. A. Marten & Co. 5-25, 1952 & Dolanberg Bros. 5-11, 1950.  
all dimensions & areas as shown are final or final.

|                    |             |
|--------------------|-------------|
| GROSS ACREAGE      | 14.32       |
| ACREAGE, PRESENT   |             |
| ROADS              | .57         |
|                    | <hr/> 13.75 |
| ACREAGE, SITE ROAD | 1.42        |
| NET ACREAGE        | <hr/> 12.33 |

NOTE:-  
All data as property limits as shown are from surveys by J. B. Martner & Co. 5-24, 1928 & Dollenberg Bros. 5-11, 1950  
all dimensions & areas as shown are plus or minus.

1ST. DISTRICT BALTIMORE COUNTY  
MARYLAND.

Scale 1" = 50'  
JOB - W 221

November 9-1956  
DRWG. NO. 1-

THEODORE DAVIS

ARCHITECT

1200 CATHEDRAL

ST.

BALT 10RE-1

MARYLAND