

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County:-

I, or we, Luther L. Utermahlen legal owner, of the property situated in the 15th District of Baltimore County, State of Maryland, with improvements thereon, known as 1300 Eastern Avenue, Baltimore-21, Maryland.

All that parcel of land in the Fifteenth District of Baltimore County on the Northeast corner of Eastern and Eyring Avenues; thence running Easterly and binding on the North side of Eastern Avenue 85 feet with a rectangular depth Northerly of 145 feet and binding on the East side of Eyring Avenue.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.

Reasons for Re-Classification: To operate a Beauty Parlor.

Size and height of building: front 38' feet; depth 40' feet; height 19' feet.
Front and side set backs of building from street lines: front 10' feet; side 8' 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.

Luther L. Utermahlen
Luther L. Utermahlen
Rosa May Utermahlen Legal Owner

Address 1300 Eastern Avenue
Baltimore-21, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of February, 1957, 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, 1111 W. Chesapeake Ave. in Towson, Baltimore County, on the 27th day of March, 1957, at 11 o'clock A. M.

Walter H. Adams
Zoning Commissioner of Baltimore County

(over)

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning March 23, 1957
To Walter H. Adams, Zoning Commissioner
Subject Zoning Petition #087, R-6 to B-1

Northeast corner of Eastern and Eyring Avenues. Area between 3 and 1/3 acres.
Hearing, Wednesday, March 27, 1957, (11:00 A. M.)

- The road frontage along Old Eastern Avenue in this vicinity is predominately residential - there are 11 residences within 100 feet of the subject property. A scattering of business uses already established are the usual need from which a "ribbon" of street-side commercial develops. A few more commercial establishments here will give a definite commercial character to the street-side, an open invitation to the filling in of a solid strip, at least on the north side of the street.
- The recent reclassification to B-1 across Eyring Avenue applies to a property the owner of which also owns a large tract of land to the rear which fronts Eastern Boulevard. These two tracts are adjacent for some 400 feet and together form a large commercial area that stretches from Eastern Avenue to Eastern Boulevard. The main orientation of whatever commercial developments in this area will naturally be toward Eastern Boulevard. Thus, rather than setting a commercial trend along Old Eastern Avenue, this area may grow to have the character of a buffer between the spotty commercial to the west and the residential to the east.
- When the local sector of Southeastern Boulevard is constructed, Old Eastern Avenue may be dead-ended on both sides of it.

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" Zone to a "B-1" Zone - N. E. Cor. Eastern and Eyring Aves. 15th District - Luther L. Utermahlen and Rosa M. Utermahlen, Petitioners
BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Pursuant to advertisement, posting of property and public hearing on the above petition for reclassification of the property described therein from an "R-6" Zone to a "B-1" Zone, from the facts and testimony presented at the hearing the property across Eyring Avenue between Eastern Boulevard and Eastern Avenue is presently zoned "Business Local" and not so used. Eyring Avenue is a natural boundary to prevent further commercialization along a predominantly residential street and Eastern Avenue.

For the above reasons it is the opinion of the Zoning Commissioner that the granting of the reclassification would be detrimental to the health, safety and the general welfare of the community and the petition should be denied.

It is this 10th day of April, 1957, ORDERED by the Zoning Commissioner of Baltimore County, that the above petition be and the same is hereby denied and that the above property or area be and the same is hereby continued as and to remain an "R-6" Zone.

Walter H. Adams
Zoning Commissioner of Baltimore County

ROBERT J. ROMADKA
ATTORNEY AT LAW
321 EASTERN AVENUE
BESSEY, MARYLAND
MURDER 4-8374

April 11, 1957

Mr. Wilkie H. Adams
Zoning Commissioner
303 Washington Ave.
Towson 4, Maryland

Re: Petition for Reclassification from an "R-6" Zone to a "B-1" Zone - N. E. Cor. Eastern and Eyring Aves., 15th District - Luther L. Utermahlen and Rosa M. Utermahlen, Petitioners

Dear Mr. Adams:

Your petitioner wishes to file appeal to the Board of Zoning Appeals in the above captioned matter. Please forward all records and papers incidental to this petition to the said Appeals Board.

Enclosed herewith is check in the amount of \$50.00 as cost for taking said appeal.

Yours very truly,

Robert J. Romadka
Robert J. Romadka

RJR:bp
Enc. check



RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" ZONE TO A "B-1" ZONE - Northeast corner of Eastern and Eyring Avenues, 15th District - Luther L. Utermahlen and Rosa M. Utermahlen, Petitioners
BEFORE THE
COUNTY BOARD OF APPEALS

No. 007

OPINION

This is a petition for a reclassification from an "R-6" Zone to a "B-1" Zone of property located at the northeast corner of Eastern and Eyring Avenues, in the Fifteenth District of Baltimore County. That petition was denied by the Zoning Commissioner.

The Board finds that the property on the north side of Eastern Avenue, easterly from Eyring Avenue, is completely residential for some distance; further, that the property on the south side of Eastern Avenue, both east and west from Eyring Avenue, is residential.

We do not feel that the petitioner has been able to offer sufficient evidence to show any change in the character of the neighborhood nor does it indicate any error in the original "R-6" zoning. We must, therefore, deny the reclassification.

ORDER

For reasons set forth in the foregoing Opinion, it is this 11th day of April, 1957, by the County Board of Appeals, ORDERED that the petition for reclassification be and the same is hereby denied.

COUNTY BOARD OF APPEALS

Walter H. Adams
Walter H. Adams

March 5, 1957

\$35.00

RECEIVED OF Rosa M. Utermahlen, petitioner, the sum of Thirty-Five (\$35.00) dollars, being cost of petition for Reclassification, advertising and posting property on the Northeast corner of Eastern and Eyring Avenues, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARINGS

Wednesday, March 27, 1957
at 11:00 A. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
MAR 29 1957
COUNTY BOARD OF APPEALS

01600-405.00

April 12, 1957

\$50.00

RECEIVED OF Robert J. Romadka, attorney for Luther L. Utermahlen, and wife, petitioners, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner denying the reclassification of property at the northeast corner of Eastern and Eyring Aves., 15th District.

Zoning Commissioner

01622

RECEIVED
APR 12 1957
COUNTY BOARD OF APPEALS

March 28, 1957

\$5.00

RECEIVED OF Robert Romadka, attorney for petitioners, Luther L. Utermahlen, the sum of Five (\$5.00) dollars to cover cost of advertising the property on the Northeast corner of Eastern and Eyring Avenues, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

trd

RECEIVED
MAR 29 1957
COUNTY BOARD OF APPEALS

01600-405.00

MAR 8 1957

Certificate Of Publication

ESSEX, MD., March 7th., 1957

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 2 successive weeks before the 27th day of March 1957, the first publication appearing on the 7th day of March 1957.

THE EASTERN ENTERPRISE, INC.

Helena Y. Sheldon
Manager.

Pursuant to petition filed with the Zoning Commission of Baltimore County for change or reclassification from a R-6 Zone to a 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 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, March 27, 1957
at 11:00 A.M.
to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Business Local to wit:

All that parcel of land in the Fifteenth District of Baltimore County on the Northeast corner of Eastern and Eyring Avenues; thence running Easterly and binding on the North side of Eastern Avenue 85 feet with a rectangular deep's Northerly of 145 feet and binding on the East side of Eyring Avenue, as shown on plat filed with the Zoning Department, being property of Luther L. and Rose May Utermahlen.

By Order of
Willie H. Adams
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4087

Date of Posting 3-13-57

District 15th

Posted for: An R-6 Zone to an B-1 Zone

Petitioner: Luther L. and Rose May Utermahlen

Location of property: N.E. Corner of Eastern and Eyring Avenues

etc. see Plat known as 1300 Eastern Avenue

Location of Signs: Northwest corner of Eastern and Eyring Avenues

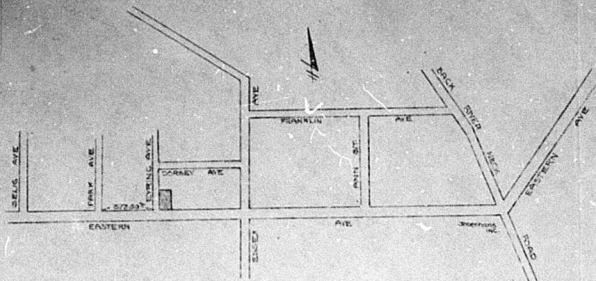
Remarks:

Posted by *George R. Hummel*
Signature

Date of return: 3-14-57

15TH ELECT. DIST. BALTO. CO. MD.
14TH COUNCILMANIC DIST.

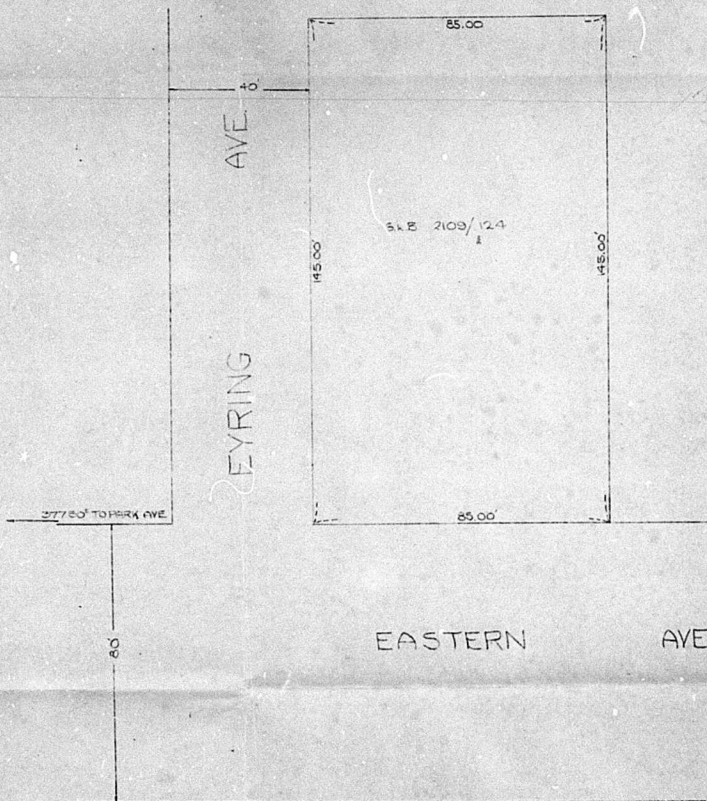
Net. #1



LOCATION PLAN
SCALE 1"=500'

THIS PLAT IS
FOR THE PURPOSE OF
ZONING ONLY

PRESENT ZONING ~ 2-6
ZONING REQUESTED ~ B.U.



William M. Maynard

WILLIAM M. MAYNARD
REGISTERED ENGINEER & LAND SURVEYOR
DUNCAN BLDG. TOWSON 4, MD.
SCALE 1"=20' FEB 1, 1957

