## Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we. Helen S. Angelos ... ... legal owner... of the property situate & L in the Fifteenth Election District of Baltimore County and described as follows:

amounting on the southwest side of Theomete has been at a point stunte South
amounting the southwest side of Theomete has been at a point stunte South
west side of John Awenne with the Southwest side of John Awenne with the Southwest side of John Awenne with the Southwest side of John Southwest side of John Awenne with the Southwest side of John Southwest side of John Southwest Southwest side of John Southwest So

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

Branens for Re-Classification. The land immediately in front of the above property has been recently reclassified to Manufacturing Light, rentering said property less desirable for residential purposes. Also, there is a need in the community for a drug store of the type proposed to be erected on said land.

Size and height of building: front. 40 \_\_\_feet; depth. 50 \_\_\_feet; height \_\_\_\_\_feet. Property to be mosted as prescribed by Zoning Regulations.

of this petition, and further agree to and are to be bound by the coming regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Epitimore County

Alle of Marile

Legal Owner willow 619 Lenguas fin All SW/s of Steamers Ru & WW/s of John Ave. (HELEN S. ANGELOS)

15th

ORDERED by The Zoning Commissioner of Baltimore County, this 26th day of July 19.57, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new-spaper 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 Reckord Bldg, in Towson, Baltimore County, on 26th day of August 19 57 at 10 moleck A M

Zoning Commissioner of Baltimore County

FOR

HETEN S. INCETOS VS

IN THE CIRCUIT COURT CHURLES T. IRISH MATHAN H. KAUIMAN and SPIRO T. AGNE # BALTIMORE COUNTY Constituting the

TO THE HONORABLE. THE JUDGE OF SAID COURTS

And now come Charles C, Irish, Spire T. Agnew and Nathan H. Kaufman, Jr., constituting the County Board of Appeals of Baltimore County, and in answer to the writ of certiorari directed against thom in the case, herewith return the record of proceedings had in the above totitled matter, consisting of the following certified copies or original papers on file in the office of the Zoning Department of Baltimore County:

.............

No. 4222 July 26, 1957

ZONING ENTRIES FROM LOCKET OF ZONING COMMISSIONER OF BALTIMORE COUNTY

Petition of Helen S. Angelos for reclassification of property on southeast side of Starmers Run Rood 115' from John Ave., 15th District, from an "B-6" Zems to "B-1" Zone, filled.

Order of Zoning Commissioner directing alwertisement and posting of property - date of hearing set for August 26, 1957 at 10:00 a.m.

ing. 15, Certificate of posting of property on Aug. 15, 1957,

Certificate of publication in newspaper. filed. . 26, .

At 10:00 a. m. hearing held on petition by Zoming Commissioner, case held sub curia.

...the above re-classification should be had. .....day of It Is Ordered by the Zoning Commissioner of Paltimore County this. ...., 19...., 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 .....

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that \*\*\* the proposed store would be located between sebstantial dwellings, to grant the reclassification would be detrimental to the general welfare of the community and be "spot soning". It is true that the property along the Railroad on the opposite side of Stemmers Run Road is zoned "N-L" (light industrial), but the road itself is a natural boundary which is planned to be 60 feet in the near future. For the above reasons the reclassification should be denied.

It Is Ordered by the Zoning Commissioner of Baltimore County, this 314, day of September. ..... 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 a "R-6"

Otilie S. Cedar

County Commissioners of Baltimore County

Order of Zoming Commissioner denying the reclassi-

Order of appeal to the Board of Zoning Appeals of Baltimore County from Order of Zoning Commissioner,

Hearing on appeal before the County Board of Appeals.

Order of County Board of Appeals denying the reclassification, filed.

Writ of certificari and appeal to the Circuit Court for Baltimere County served in the County Board of

Transcript of testimony taken at the appeal hearing before the County Board of Appeals, filed.

Photographs filed as Petitioner's exhibits Nos. 2 and 3.

Assort of proceedings filed in the Circuit Court for Baltimore County.

Record of proceedings pursuant to which said Order

Respectfully submitted

Plat filed as Petitioner's exhibit No. 1.

was entered and said Board acted are permanent records of the Zoning

Department of Baltimore County as are also the use district maps and

your Respondents respectively suggest that it would be inconvenient and

inappropriate to file the same in this proceeding, but your Respondents

will produce any and all such rules and regulations together with the

zoning use district maps at the hearing on this petition or who mever

Sept. 3, 1957

Oct. 17, "

Doc. 2, \*

Jan. 23, 1958

" 31,

Bepartment Of Public Works

August 26, 1957

To .... MILSUE H. ADOYS

Prom GEORGE B. LEWIS

Subject Soning Petition #4222 S/W Side Stemmers Run Road

A study of Compass Road extension is now unier way by Rumen, Klapper & Hall; however, firm information as to lacation is not available at present. It is falt that it will cross Steamers Rum Road in this wicinity but lack of a definite location forces us to not consider this road improvement in this patition.

Stemmers Run Road shall be widened to a 36' street on a

George R. LENIS

CRL:1s

CC: Fr. Stirling (Planning)

- srp - 9'57

ORDER FOR APPEAL

Please enter an appeal to the County Board of Appeals from

ection therewith to the said County Board of Appeals.

4 4222

PE: PATITION FOR RECLASSIFICATION : FROM AN "R-6" Zome to : "B-1" Zome - 5.4". Side Steamers Run: Road and N.W. Side John Ave., 15th Dist., Helen S. Angelos, :

BEFORE COUNTY BOARD OF APPEALS

OPINION

. . . . . . . . . . . . . . .

The petitioner asked reclassification of a lot 100' front by 136' deep from "R-6" to "B-L" in an area which is predominantly residential, although it lies across the Stemmers Run Road from a parrow etrin of land that has been reclassified for Manufacturing Light probably because of its location on the Baltimore & Chio right of way. While this change has taken place other developments in the adjacent neighborhood have indicated a trend which

The granting of this petition would constitute "spot zoning" and would open the way for further extension of commercial use, consequently the petition is demied.

confirms residential use as most desirable.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 31.0 day of "ctober, 1957 by the County Board of Appeals CROERED that the reclassification from an "R-6" Zom to a "B-L" Zome is hereby danied.

COUNTY BOARD OF APPEALS Vinh Track Parlies Many NE: PETITION FOR RECLASSIFICATION FROM AN "B-6" Zone to a "B-L" Zone - S.W. Side Stewers Run Road and N.W. Side John Ave., 15th Dist., Balen S. Angeles, Fetitioner

BEFORE COUNTY BOARD OF AFFEALS

No. 4222

..............

OPINION

The petitioner asked reclassification of a let 100' front by 136' deep from "R-6" Zone to "B-L" in an area which is predominantly residential, although it lies across the Stemmers Run Road from a marrow strip of land that has been reclassified for Manufacturing Light probably because of its location on the Baltimore & Chio right-of-way. While this change has taken place other developments in the adjacent neighborhood have indicated a trend which confirms residential use as most desirable.

The granting of this retition would committude "spot coming" and would open the way for further extension of commorcial use. consequently the petition is denied.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 31st day of October, 1957 by the County Board of Appeals, CREERED that the reclassification from an "R-6" Zone to a "B-L" Zome is hereby

> COUNTY BOARD OF APPEALS Charles G. Irish Spire T. Agnew

> > Nathan N. Kaufman, Jr.

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

Jh 222

District 15th	Date of Posting August 15, 1957
Posted for: An "B-6" Zone to a "B-L" Zone	
	***************************************
Petitioner: Henel S. Angelos	
Location of property: Southwest side of Stermers B	un Road and northwest side of John Avenue
etc. See plat. Property known as 619 Stemmers	
Location of Signs: Posted on property known as 619	Stemmers Run Boad.
Remarks:	
Posted by George R. Rismall	Date of return: Aug. 16, 1957
True copy-test:	

4222

August 6, 1957

\$35.00

RECEIVED of Charles J. Hessian, for petitioner. Helen S. Angelos, the sum of Thirty-five (\$35.00) dollars, being cost of petition, advertising and posting of property situate Southwest side of Stemmers Run Road and Northwest side of John Avenue - 15th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

HE ARING:

Monday, August 26, 1957 at 10:00 a.m.

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



01.622-435.10

September 10, 1957

\$50.00

RECEIVED of Charles J. Hessian, Attorney for Helen S. Angelos, Petitioner, the sum of Fifty (\$50.00) Dollars being cost of appeal to the County Board of Appeals from the decision of the Zoning Consissioner denvine the reclassification of property on the southwest side of Stemmers Run Road and northwest side

01.622



of John Avenue, 15th District.

01.620-\$8.00

NW 1957 COMPTROLLER'S OFFICE

Posted for Care B-6 gone to an B-4 Zone
Petitioner Helbert & Caregipal
Location of property S. W. S. of Stevenselv Son Bot 4 M.W. S. of John avenul te Su Stat Known as 619 Stemmers Fun Road Location of Signs: Partiel an property known as 619 Stemmers Posted by George R. Thermond Date of return: 8-16-52

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

#4222

Pursuant to petition filed with the aning Commissioner of Baltimore county for change or reclassifi-ntion from an R6 Zone to a BL.

On Monday, August 25, 1957 at 10:00 A.M.

at 19:00 AM.
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 purvel of land in the
Pfreenth District of Ralimore
County beginning on the Southwest
side of Stemmers Hum. Hond at a
point situate North 56 degrees 28
from the intersection of the Northfreen the intersection of the North-

Date of Posting 8-15-57

August 26, 1957

RECEIVED of Charles J. Hessian, attorney for petitioner, the sum of Eight Bollars (\$8.00) to cover cost of advertising the property situate on the Southwest side of Stemmers Run Road and on the Morthwest side of John Avenue, Fifteenth District of Baltimore County.

Thank you.

Toning Commissioner of Baltimore County



A 8122 eq H251

## Certificate Of Publication

ESSEX, MD.August 12 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 26 day of August 195 7 the first publication day of August appearing on the ...8th .....

THE EASTERN ENTERPRISE, INC. Helin y Heldon.