

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, MR. FIDLER Legal Owner of the property situate

All that parcel of land in the Fifteenth District of Baltimore County on the West side of Middle River Road, beginning 60 feet South of Middle River Road, thence Southerly and binding on the West side of Middle River Road 40 feet with a rectangular depth Westerly of 100 feet, being Lot No. 116, Section 1 of Plat of Victory Villa.

ON SIDE
LOT 166 of SECTION 1 of the VICTORY VILLA Subdivision
PLAT BOOK 22 - Folios 97 through 116

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RESIDENTIAL zone to an COMMERCIAL zone.
Reasons for Re-Classification: TO OWN AND OPERATE A RADIO & TV & APPLIANCES STORE

Size and height of building: front, 13 feet; depth, 42 feet; height, 12 feet.
Front and side set backs of building from street lines: front, 12 feet; side, 2 1/2 feet.
Property to be posted as prescribed by Zoning Regulations.

We, 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.

Frederick H. Fidler
Owner & Fidler
Legal Owner

Address 702 Middle River Road
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 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, in the Record Building, in Towson, Baltimore County, on the 15th day of September, 1957, at 3 o'clock P.M.

Frederick H. Fidler
Zoning Commissioner of Baltimore County
(over)

9/16/57
3 PM

PROCESSED BY: JAMES W. J. at Middle River Rd., beg. 60' ASK

4245

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 be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 19th day of September, 1957, 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 RESIDENTIAL zone to a COMMERCIAL zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being in a residential area surrounded by residences and separated from top existing commercial uses by several dwellings the granting of which would be detrimental to the safety, health and the general welfare of the locality involved and be "spot zoning"

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 19th 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 RESIDENTIAL zone.

William H. Adams
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Date _____ By _____ President

LOT 166 OF SECTION 1 OF MIDDLE RIVER RD. HOUSE IS BUILT ON ONE SIDE OF LOT WITH ROOM ON OTHER SIDE FACING STREET TO BUILD A BUILDING 10' IN WITH TWO FEET FROM PROPERTY LINE ON SIDE
LOT 166 of SECTION 1 of the VICTORY VILLA Subdivision
PLAT BOOK 22 - Folios 97 through 116

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Owner & Fidler
Legal Owner

Address 702 Middle River Road
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Frederick H. Fidler
Zoning Commissioner of Baltimore County
(over) MICROFILMED

9/16/57
3 PM

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning Date Sept. 18, 1957
To Mr. William H. Adams, Zoning Commissioner
Subject Zoning Petition #205, R-2 to B-1
West side of Middle River Road, beginning
60 feet South of Middle River Road,
approx. 277 acres.
15th District.
Hearing: Sept. 18, 1957. (3:00 P.M.)

Relation to Reasoning of 15th District

We need not comment on the fact that the proposal would be a spot of isolated commercial zoning.

We do think it worthwhile to note that, in our forthcoming proposals for re-zoning of the 15th District, we do not expect to recommend a large commercial area in the immediate vicinity.

There are two commercial uses in the general area: A grocery store and a rental office. These are on U. S. Government property and thus are exempt from our zoning regulations. Should these properties be transferred to private ownership, the uses might be recognized by commercial zoning. However, even if these properties were zoned commercial, the property referenced in this petition would not be affected: it is surrounded by residence and is separated from the two existing commercial uses by two streets and several dwelling units.

CNS/ih

August 27, 1957

\$35.00

RECEIVED OF Frederick H. Fidler, petitioner, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on the West side of Middle River Road, beginning 60 feet South of Middle River Road, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Wednesday, September 18, 1957
at 3:00 P. M.

Room 104
County Office Building
110 N. Chesapeake Avenue
Towson, Maryland

RECEIVED
AUG 27 1957

COMPTROLLER'S OFFICE

61622-135.00

September 27, 1957

Mr. & Mrs. Frederick H. Fidler
702 Middle River Road
Baltimore 20, Maryland

Dear Mr. & Mrs. Fidler:

Upon receipt of the invoice from the Office of Central Services, we wish to notify you that there is a balance of Two Dollars (\$2.00) due to cover cost of advertising the property situate on the West side of Middle River Road, beginning 60 feet South of Middle River Road, Fifteenth District of Baltimore County.

May we please have your check payable to the Treasurer of Baltimore County, Maryland, for the same.

Very truly yours,

William H. Adams
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 9-6-57
Posted for: Lot 166 of Section 1 of Middle River Rd. B-1 Zone
Petitioner: Frederick H. Fidler & Fidler
Location of property: West side of Middle River Road, beginning 60 feet South of Middle River Road, approx. 277 acres.
Location of Signs: Posted on property known as 702 Middle River Road
Remarks: _____
Posted by: Alfred H. Hummel Date of return: 9-7-57

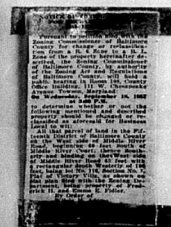
Order # 8698 Req R291

Certificate Of Publication

ESSEX, MD. Sept. 12th, 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 10th day of September, 1957, the first publication appearing on the 29th day of August, 1957.

THE EASTERN ENTERPRISE, INC.
John J. Fidler
Manager

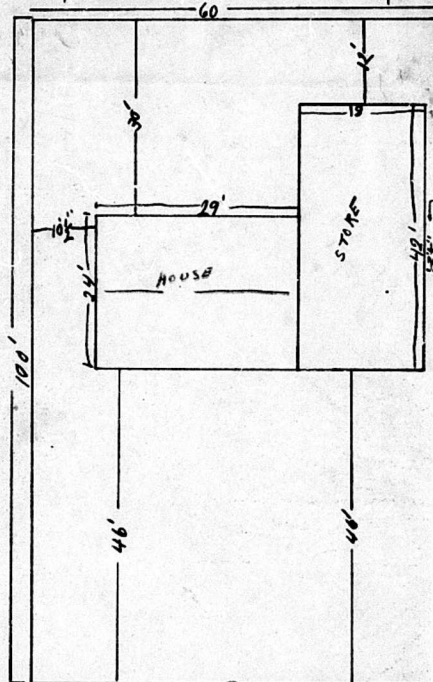


COMPASS ROAD

MIDDLE RIVER ROAD

4245
MAP
15-B

MIDDLE RIVER COURT



Frederick A. Fuller
102 Middle River Rd. East 20 road

