

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, Munio Maranto and Erma Maranto, legal owner(s) of the property situate at 301 Leanne Road

All that parcel of land in the 15th District of Baltimore County on the Northeast corner of Leanne Road and Essex Avenue, thence on the Northeast corner of Leanne Road 53' with a rectangular depth easterly of 100' and ending on the North side of Essex Avenue, being Lot #1, Plat of Leanne known as 301 Leanne Road.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County from an R-9 zone to an R-1 zone.

Reasons for Re-Classification: Purpose of conducting barber shop business in rear basement of a two story brick building.

Size and height of building: front 30 feet, depth 32 feet, height 25 feet.

Front and side & back of building from street lines: front 25 feet, side 20 feet.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Munio Maranto
Erma C. Maranto
Legal Owner

Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of November, 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, at Room 105 County Office Bldg. in Baltimore County, on the 26th day of December, 1957, at 3 o'clock P. M.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District 15th Date of Posting 11-26-57

Posted for Erma C. Maranto and Munio Maranto

Petitioner: Erma C. Maranto

Location of property: 301 Leanne Road, N.E. corner of Essex Avenue

Location of Sign: Front of property known as 301 Leanne Road

Remarks: See map

Posted by George K. Hunsicker Date of return: 11-26-57

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 13th day of January, 1958, 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 R-9 zone to a R-1 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, the granting of the reclassification would be detrimental to the health, safety and the general welfare of the community and be "spot zoning"

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 13th day of January, 1958, 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 an R-9 zone.

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

RE: PETITION FOR RECLASSIFICATION
FROM R-9 Zone to R-1 Zone
Northeast cor. of Leanne Rd. & Essex Ave. - 15th District,
Munio Maranto, Petitioner
#4305

OPINION

The petitioner in this case asks reclassification of his group home property from an R-9 Zone to a R-1 Zone so that he may conduct a barber shop business in his basement, retaining the residential facilities for his own use.

While changes in the area of Eastern Avenue, caused by the development of the Middlesex Shopping Center, and other commercial development along Eastern Avenue were cited by the petitioner, the Board feels strongly that these changes at a relatively distant point have no bearing on the situation involved here, where a group housing development has not changed in any regard. Further, they feel that a group property is bound unto themselves and to allow one member of that group to commercialize his home would seriously affect the interests of the others.

Consequently in the absence of any indication of an error in original zoning or any change in the immediate neighborhood of this integrated group housing area, the Board denies the petition, sustaining the Deputy Zoning Commissioner in his decision.

November 8, 1957

\$35.00

RECEIVED OF Munio Maranto, petitioner, the sum of Thirty-Five (\$35.00) dollars, being cost of petition, advertising and posting property situate - Northeast corner of Leanne Road and Essex Avenue, 15th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

HEARING:

Monday, December 2, 1957
at 3:00 P.M.

Room 105
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
NOV-1957
COMPTROLLER'S OFFICE

01-622-8350

January 26, 1958

\$50.00

RECEIVED OF Robert J. Rasmussen, Attorney for Munio Maranto and Erma C. Maranto, 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 reclassification of property at the northeast corner of Leanne and Essex Avenues, 15th District.

Zoning Commissioner of Baltimore County

RECEIVED
JAN 24 1958
COMPTROLLER'S OFFICE

ORDER

For the reasons set forth in the foregoing opinion, it is this 6th day of March, 1958 by the County Board of Appeals, ORDERED that the Reclassification petitioned for be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert J. Rasmussen
William H. Hunsicker
John J. Galt

Certificate Of Publication

ESSEX, MD., November 26th, 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 26th day of December, 1957, the first publication appearing on the 14th day of November, 1957...

THE EASTERN ENTERPRISE, INC.
William H. Hunsicker
Office Manager

