

RE: PETITION FOR RECLASSIFICATION
FROM "B-6" ZONE TO "B-1" ZONE
S. S. Edmondson Ave., 137 Feet
E. Ingleside Ave., 1st Dist.
Trustees of St. John's Evangelical
& Lutheran Church of Baltimore,
Petitioners

BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 1317

Pursuant to the advertisement, posting of property and public hearing on the above petition requesting reclassification of the property described therein from an "B-6" Zone to a "B-1" Zone, upon conferring with the petitioner it was agreed that the recommendation of an up-grade from a "B-6" Zone to an "B-1" would be more appropriate with a special exception for offices.

It is, therefore, this 3rd day of January, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the above petition for reclassification from an "B-6" Zone to a "B-1" Zone is hereby denied.

However, in accordance with the power and authority vested in me as Deputy Zoning Commissioner of Baltimore County, I hereby grant the reclassification from an "B-6" Zone to an "B-1" Zone with a special exception for offices.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

It is this 2nd day of January, 1959, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the aforesaid special exception granted in the above matter on January 3, 1958 be extended to expire January 3, 1960.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4317

District: *1st* Date of Posting: *12-11-57*
Posted for: *St. John's Evangelical & Lutheran Church, Baltimore*
Petitioner: *St. John's Evangelical & Lutheran Church, Baltimore*
Location of property: *317 E. Edmondson Ave. by 137 ft. East of Ingleside Ave.*
Location of Sign: *On the West side of Edmondson Avenue 137 ft. East of Ingleside Ave.*
Remarks: *[Blank]*
Posted by: *George R. Johnson* Date of return: *12-12-57*

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY PRESS
Baltimore, Md.
THE HERALD-ALBU
Catonville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

December 14, 1957

THIS IS TO CERTIFY, that the annexed advertisement of *William 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 3 successive weeks before the 14th day of January, 1957, that is to say the same was inserted in the issues of

December 14, 1957
THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:
I, or we, Trustees of St. John's Evangelical and Lutheran Church of Baltimore
All that parcel of land in the First District of Baltimore County on the South side of Edmondson Avenue, beginning 137 feet East of Ingleside Avenue; thence Easterly and binding on the South side of Edmondson Avenue 209.21 feet; thence South 2 degrees 21 minutes East 31.10 feet; thence South 85 degrees 30 minutes West 115.60 feet; thence South 8 degrees 30 minutes West 100 feet; thence South 85 degrees 30 minutes West 70 feet; thence North 8 degrees 30 minutes West 155.60 feet to the place of beginning.

herby 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 Business Local Zone.
Reasons for Re-Classification:
to be improved with modern 1 story structures for Doctor's offices.

Site and height of building: front 85 feet, depth 60 feet, height 18 feet.
Front and side set backs of building from street lines: front 65 feet, side, none 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.

St. John's Evangelical & Lutheran Church
William H. Adams, Trustee
Legal Owner

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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, in *Baltimore County City, Md.* on the 23rd day of December, 1957, at 11 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

\$35.00

RECEIVED OF L. J. Curley, for petitioner St. John's Lutheran Church, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on the South side of Edmondson Avenue, 137 feet East of Ingleside Avenue, First District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

and

01622-835-00

RECEIVED
NOV 13 1957
COMMUNITY PRESS

OFFICE OF PLANNING

Inter-Office Correspondence

December 23, 1957

From: Office of Planning
To: Mr. William A. Adams, Zoning Commissioner
Subject: Zoning Petition #1317. B-6 to B-1.
South side of Edmondson Ave., beginning 137 ft. East of Ingleside Ave.
Approx. 13 acres.
1st District. (11:00 A.M.)

Advisory Recommendations

Although there is a small commercial center where Ingleside Ave. crosses Edmondson Ave., a church lies between this center and the subject property. "Ingleside" is a residential subdivision, is adjacent to the subject property on its other side. This situation gives the church a character of being transitional between commercial and residential development. The subject property can suitably either share the residential character of the subdivision or the transitional character of the church. Commercial zoning, on the other hand, appears to be unsuitable.

Since the petitioner has requested B-1, it is likely that transitional zoning would suit his purposes better than continued residential zoning. He therefore recommends substitute reclassification to B-1 with Special Exception for office use.

03/ih

NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION
1st DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from a B-6 Zone to a B-1 Zone of the property heretofore described, the Zoning Commissioner of Baltimore County, by authority of the Zoning 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 23, 1957, at 11:00 A. M. to determine whether or not the following matter should be advertised in a newspaper of general circulation for three successive weeks prior to the date of the public hearing. If the matter is so advertised, the same shall be inserted in the issues of the Baltimore County newspapers published in Baltimore County, Maryland, once a week for three successive weeks before the 14th day of January, 1957, that is to say the same was inserted in the issues of December 14, 1957. THE BALTIMORE COUNTIAN By: Paul J. Morgan Editor and Manager

INGLESIDE AVENUE

EDMONDSON AVENUE

CIMINO PROP
GLB 2028/72

UNDER
CONST
40.1

LEASED BY
SOCONY VACUUM

CIMINO PROP
GLB 2607/167

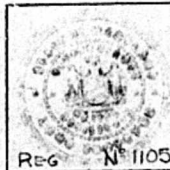
N^o 621

N^o 623

WOODEN FENCE POST

GRANITE MARK

OUTLINE SURVEY
OF
LOTS 621 & 623 EDMONDSON AVENUE
FOR
ST. JOHN'S EVANGELICAL
LUTHERAN CHURCH



REG. N^o 1105

Surveyor's Signature
SURVEYOR & CIVIL ENGINEER
4200 ELSRODE AVE. HAG-2141
BALTIMORE 14, MARYLAND
SCALE 1"=50' Nov 4, 1957

