

**Petition for Zoning Re-Classification** #4319

To The Zoning Commission of Baltimore County—  
I, or we, **Alfred J. Meyers, Franklin C. Proctor, William J. Meyers,**  
in the Fifteenth Election District of Baltimore County, State of Maryland, and described as follows: (See attached description and plat),

All that parcel of land in the 15th District of Baltimore County on the northeast corner of Eastern and Riverside Avenues, thence easterly and southerly on the north side of Eastern Avenue 907 feet to the west shore line of Hamd River with a rectangular depth northerly of 150 feet parallel to Eastern Avenue and binding on the east side of Riverside Ave.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **B-1** zone to an **B-2** zone.

Reasons for Re-Classification: **Property is in a commercially zoned area and can be best used under the requested reclassification. Area changes warrant it.**

Size and height of building: front **22** feet, depth **28** feet, height **12** feet.  
Front and side set backs of building from street lines: front **128** feet, side **125** 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 of Baltimore County.

**William J. Meyers**  
**Franklin C. Proctor**  
**Alfred J. Meyers**  
Legal Owners  
Address: c/o Carroll W. Royston  
Campbell Building, Towson 4, Md.

ORDERED BY The Zoning Commission of Baltimore County, this **22nd** day of **November**, 19**57**, 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 held in the office of the Zoning Commission of Baltimore County, in **Towson, Baltimore County, Md.** on the **23rd** day of **December**, 19**57**, at **2:00** P.M.

Zoning Commissioner of Baltimore County  
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of **changes in the character of the neighborhood** to the health, safety and the general welfare of the community

the above re-classification should be had.  
It is Ordered by the Zoning Commission of Baltimore County this **26th** day of **December**, 19**57**, 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 **B-1** zone to a **B-2** zone, subject to approval of plans for development of said property by the Bureau of Land Development and the State Roads Commission.

**John J. O'Keefe**  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of **changes in the character of the neighborhood**

the above re-classification should NOT be had.  
It is Ordered by the Zoning Commission of Baltimore County, this **26th** day of **December**, 19**57**, 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 **B-1** zone.

Approved: \_\_\_\_\_  
County Commissioners of Baltimore County  
Date: \_\_\_\_\_ By: \_\_\_\_\_ President

ALFRED J. MEYERS, et al  
vs  
THE BOARD OF ESTABLISHERS &  
ZONING COMMISSIONERS  
BALTIMORE COUNTY, MARYLAND  
15th DISTRICT  
4319

4319

Order C 1205 Box H 3806

**Certificate Of Publication**

ESSEX, MD., 12-23-1957.

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 **23rd** day of **December**, 19**57**, the first publication appearing on the **25th** day of **December**, 19**57**.

THE EASTERN ENTERPRISE, INC.  
**Allen S. Sheldon**  
off. Manager



January 7, 1958

\$2.00

RECEIVED of Carroll W. Royston, attorney for petitioners, the sum of Two Dollars (\$2.00) to cover cost of advertising the property situate on the Northeast corner of Eastern and Riverside Avenues - Meyers  
Thank you.

Zoning Commissioner  
of Baltimore County

01.622-82.00

RECEIVED  
JAN 7 1958  
COMPTROLLER'S OFFICE

#4319

**OFFICE OF PLANNING**

Inter-Office Correspondence

From **Office of Planning** December 23, 1957

To **Mr. Willet H. Adams, Zoning Commissioner**

Subject **Zoning Petition #4319, Northeast corner of Eastern and Riverside Ave. Approx. 2 acres. 15th District. (2100 P.M.)**

**Advisory Notes**

- (1) In the location, residential values will not be damaged by the heavier uses permitted in B-2; and help with its deeper setback requirements, appears preferable to B-1, due to traffic conditions.
- (2) We understand that the Petitioner intends a Used Car Lot. Since Used Car Lots are not necessarily subject to building permit processing, we recommend that the zoning, if granted, be made subject to County Site Plan approval. Access is particularly important in the case of this property, due to its nearness to several major street crossings.

GG/1h

\$35.00

RECEIVED of Carroll W. Royston, Esquire, the sum of Thirty-five (\$35.00) dollars, being cost of petition, advertising and posting property situate - Northeast corner of Eastern and Riverside Avenues, 15th District of Baltimore County, Alfred Meyers, et al, petitioners.  
Thank you.

Zoning Commissioner  
of Baltimore County

**HEARING:**

Monday, December 23, 1957  
at 2:00 P.M.

Room 105  
County Office Building  
111 W. Chesapeake Avenue  
Towson 4, Maryland

RECEIVED  
DEC 23 1957  
COMPTROLLER'S OFFICE

01.622-835.00

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

District **15** Date of Posting **12-12-57**

Posted for **Carroll W. Royston, Attorney for Petitioners**

Petitioner **Alfred J. Meyers, et al.**

Location of property **N.E. Corner Eastern and Riverside Avenues, etc.**

Location of Signs **Corner of Eastern and Riverside Avenues, and on East side of Eastern Avenue at the N.E. Corner of Eastern and Riverside Avenues, etc.**

Remarks **See Note**

Posted by **George R. Lewis** Date of return: **12-12-57**

**Department of Public Works**  
BUREAU OF LAND DEVELOPMENT  
Inter-Office Correspondence

From **George R. Lewis** December 23, 1957

To **Willet H. Adams**

Subject **Zoning Petition #4319, Northeast corner of Eastern and Riverside Avenue 15th District**

It is requested that any zoning of this property be made subject to approval of plans of development by the Division of Land Development and State Roads Commission.

**George R. Lewis**  
Chief - Permit Section  
Division of Land Development

GG/1h  
CC: Mr. Stirling (Planning)

December 26, 1957

\$6.00

RECEIVED of Kenneth C. Proctor, attorney for petitioners, the sum of Six Dollars (\$6.00) to cover cost of additional signs for posting the property situate on the Northeast corner of Eastern and Riverside Avenues, Fifteenth District of Baltimore County.  
Thank you.

Zoning Commissioner  
of Baltimore County

01.622-86.00

RECEIVED  
DEC 26 1957  
COMPTROLLER'S OFFICE

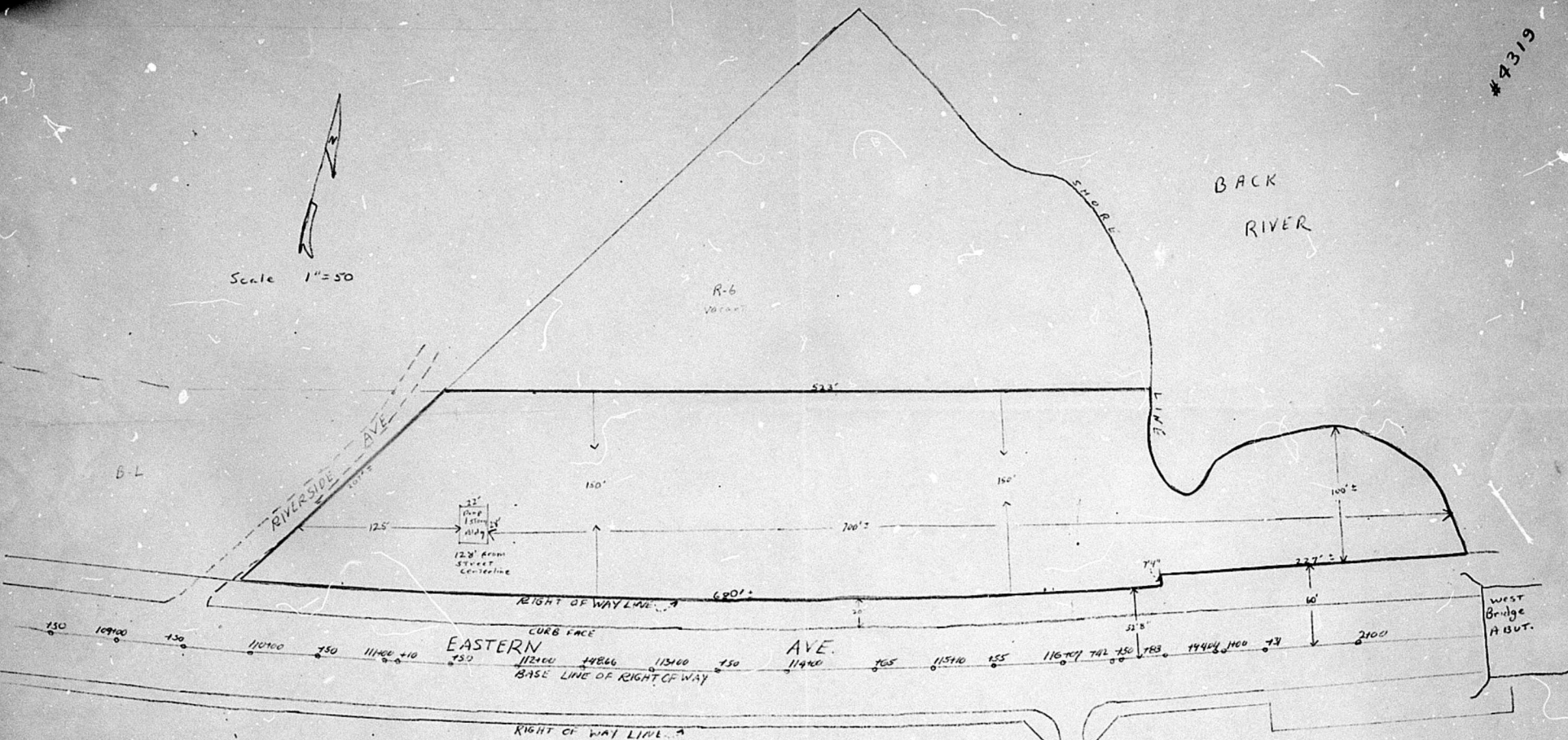
#7319

Scale 1"=50'



BACK RIVER

R-6  
Vacant



mile 1470'  
680 ft  
from Island Point

Election Dist	15th
Area of Prop.	130,100 ± Sq Ft.
Existing Use	Vacant
Proposed Use	USED FOR SALES

Present Zoning	B.L
Proposed Zoning	B.R

Meyer's Property  
Eastern Ave and  
Back River.

