

Petition for Zoning Re-Classification

4374

To The Zoning Commissioner of Baltimore County:—

I, or we, ANDREW & HOLYN A. PESSARO legal owner(s) of the property situate

All that parcel of land in the First District of Baltimore County on the West side of Paradise Avenue, beginning 150 feet North of Frederick Road; thence Northerly and ending on the West side of Paradise Avenue 150 feet; thence South 73 degrees 14 minutes West 173.01 feet; thence South 19 degrees 16 minutes East 150 feet; thence North 73 degrees 14 minutes East 175 feet to the place of beginning.

MAPP
#1-A
BM
3/3/58

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

Reasons for Re-Classification:

Size and height of building: front _____ feet; depth _____ feet; height _____ feet.
Front and side set backs of building from street lines: front _____ feet; side _____ 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 for Baltimore County.

Andrew Pessaro
Legal Owner
Address 5645 Calyn Road

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of February 19 58 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg. in Towson, Baltimore County, on the 15th day of March 1958 at 2 o'clock P. M.

Zoning Commissioner of Baltimore County

(over) FEB 7 Recd

ANDREW PESSARO
W. of Paradise Ave., bet. 150'
N. of Frederick Rd. 1st Dist.

4374

IN: PETITION FOR RECLASSIFICATION :
FROM AN "R-9" ZONE TO A "B-1"
Zone - W. S. Paradise Ave., :
150' N. Frederick Ave., 150' N. :
Frederick Road, 1st District - :
Andrew Pessaro and Holyn A. :
Pessaro, Petitioners :
BEFORE :
THE DEPUTY ZONING COMMISSIONER :
OF BALTIMORE COUNTY :
No. 4374

Pursuant to the advertisement, posting of property and public hearing on the above petition, from the testimony adduced at the hearing it was disclosed that the subject property is located within a triangular pocket of approximately 3 acres of relatively open land. It is bordered by residences on two sides and a commercial development on the remaining side facing Frederick Road and to grant the reclassification as requested would be "spot zoning".

It appears that there is no public access to the property and the private 10 foot road giving access to the property is totally inadequate for commercial traffic. It also appears that the future use of the whole of the three acres should be considered in advance so that the present proposal will not be detrimental to the development of the remaining property.

The petitioner testified that at the present time plans for off-street parking were not complete.

For the above reasons the reclassification should be denied.

It is this 7th day of March, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the above petition be and the same is hereby denied and that the above described property or area should be and the same is continued as and to remain an "R-9" Zone.

W. H. Adams
Deputy Zoning Commissioner
of Baltimore County

#4374

February 24, 1958

\$35.00

RECEIVED of Holyn A. Pessaro, for petitioner, Andrew Pessaro, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on the West side of Paradise Avenue, beginning 150 feet North of Frederick Road, First District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, March 19, 1958
at 2:00 P. M.

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

RECEIVED
FEB 25 1958
COMPTROLLER'S OFFICE

01600-835.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 3-6-58 # 4374

Posted for: Andrew Pessaro & Holyn A. Pessaro

Petitioner: Andrew Pessaro

Location of property: W. of Paradise Ave., bet. 150' N. of Frederick Road

Location of Signs: West side of Paradise Avenue 150' N. of Frederick Road

Remarks: George R. Morgan Date of return: 3-6-58

Posted by: George R. Morgan

NOTICE OF ZONING BY OTHER LAW RECLASSIFICATION

1st DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from a R-9 Zone to a B-1 Zone of the property herein after described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, at 2:00 P. M. on Wednesday, March 19, 1958 to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for business. Major to wit:

All that parcel of land in the First District of Baltimore County on the West side of Paradise Avenue, beginning 150 feet North of Frederick Road; thence Northerly and ending on the West side of Paradise Avenue 150 feet; thence South 73 degrees 14 minutes West 173.01 feet; thence South 19 degrees 16 minutes East 150 feet; thence North 73 degrees 14 minutes East 175 feet to the place of beginning, as shown on plat filed with the Zoning Department, being property of Andrew Pessaro.

By Order of
W. H. Adams
Zoning Commissioner
of Baltimore County
Feb. 28-March 7.

**OFFICE OF
THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS
Baltimore, Md. THE COMMUNITY PRESS
Baltimore, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

March 8, 19 58.

THIS IS TO CERTIFY, that the annexed advertisement of
Wilsie 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 2 successive weeks before the 8th day of March, 19 58, that is to say the same was inserted in the issues of
February 28 and March 7, 1958.

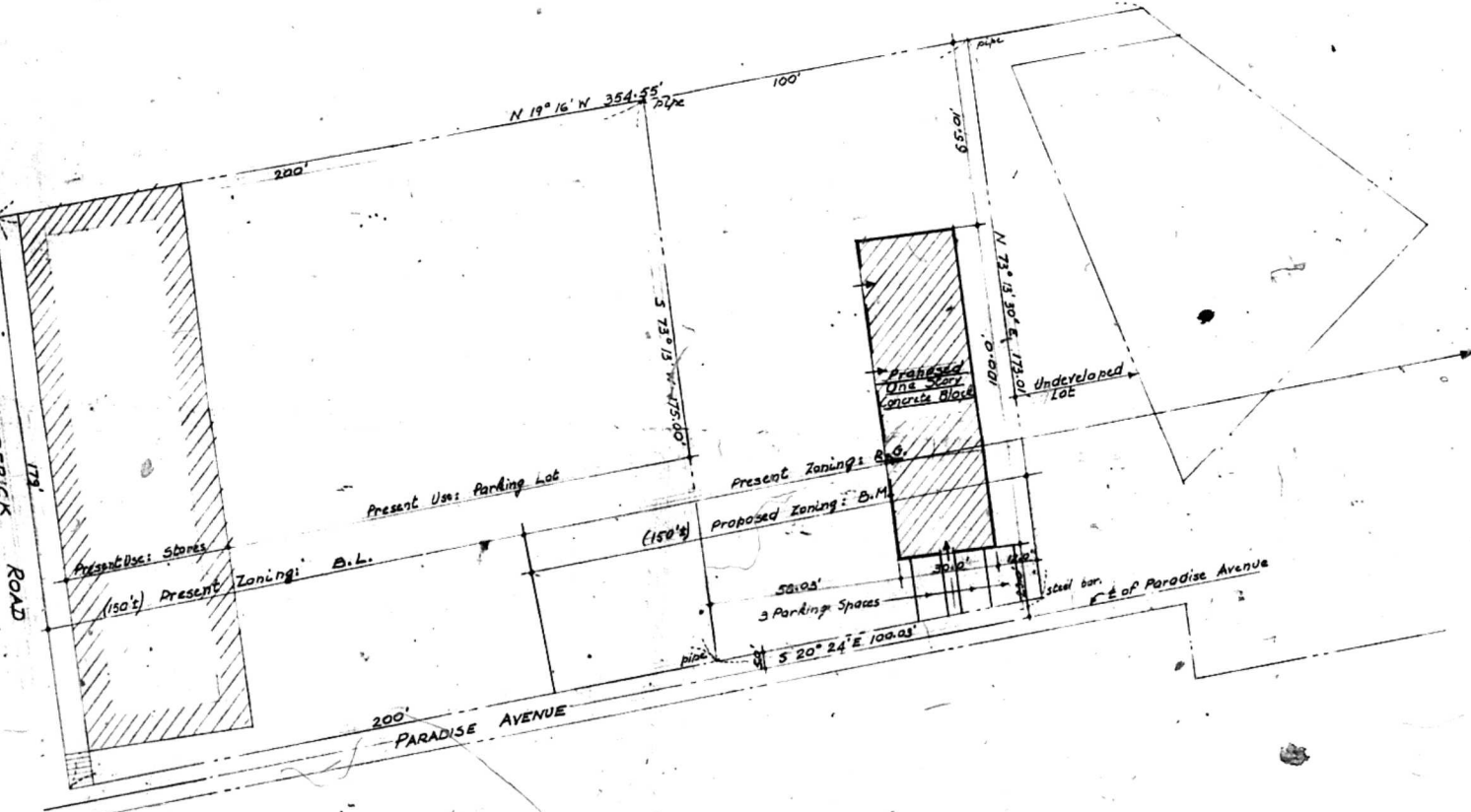
THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager



Note:
 Bearings and distances taken
 from survey plat made by
 Charles H. Hamler Land Surveyor
 Reg. # 1266 on January 26, 1957

307.70 E. Side N Prospect Ave
 FREDERICK ROAD



ELECTION DISTRICT: 1
 AREA OF PROPERTY: 0.40 ACRE
 EXISTING USE OF PROPERTY: UNDEVELOPED LOT
 PROPOSED USE OF PROPERTY:
 PRESENT ZONING: R.G.
 PROPOSED ZONING: B.M.

#4374

PLOT PLAN
 Scale: 1" = 30'-0"

Stamp

PROPOSED
 ANDREW PESSARO & FORTUNATO BRUNDELRE
 PARADISE AVENUE NORTH OF FREDERICK ROAD
 CATONSVILLE, MD

Owners:
 ANDREW PESSARO JR. - 5645 CALYN RD. - CATONSVILLE, MD
 FORTUNATO BRUNDELRE - 7 MAPLE AVE. - CATONSVILLE, MD

Engineer:
 ITALO E. VALSACCHI - 6401 WALTHER AVE. - BALTIMORE 6, MD

Italo E. Valsacchi

SCALE: 1" = 30'
 DATE: JAN 27, 1958

