

All that parcel of land in the Fifteenth District of Baltimore County on the East side of Johnson Avenue, beginning 305 feet North of Martin Boulevard; thence Northerly and binding on the East side of Johnson Avenue 300.3 feet; thence South 89 degrees 47 minutes East 300 feet; thence South 2 degrees 11 minutes West 300 feet; thence North 87 degrees 30 minutes West 300 feet to the place of beginning, saving and excepting therefrom that portion sited B.L.

Reasons for Re-Classification: For purpose of expanding retail stores already
located near by

Size and height of building: front... 70feet; depth... 130feet; height... 20feet.
Front and side set backs of building from street lines: front... 25feet; side... 20feet.
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.

Address 1520 Pielert Avenue # 20

ORDERED BY The zoning Commissioner of Baltimore County, this 14th day of June, 1958, 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 Breckord Building, in Towson, Baltimore County, on the 9th day of July, 1958, at 2 o'clock P.M.

Zoning Commissioner of Baltimore County

JUN 4 1950

Inter-Office Correspondence

From Office of Planning July 9, 1958
To Wilsie H. Adams, Zoning Commissioner
Subject Zoning Petition #1409, B-6 to B-1. East side of
Johnson Ave., beginning 305 ft. north of Martin
Hwy. Approx. 1 1/2 acres. 1st District Hearing Date July 9, 1958 (2:00 P.M.)

Advisory Recommendation

2. This office recommends that if any reclassification to B-3 is made on this property, it be delayed until after our Board has had time to consider the proposed reclassification and its circulation. The circumstances in this case are unusual in the extent to which the impact of the zoning on surrounding land uses is likely to be prevalent. The Board should be given the time and opportunity to make a decision. The Board's decision might be advised, to protect local land character; in this case, the Petitioner has a strong argument for reclassification and the Board should be urged to make a decision.
3. The south side of the tract is bordered by the Martin Blvd. Elementary School grounds. In addition, it has no street frontage, except the lane leading to the school. The schools are located directly adjacent to the tract. The school is located to the south of this tract.
4. The North side of the property is adjacent to an M-30 lot on which a dwelling is situated. Access should not run along the north border. Screening will more than be required set-back on the north side as the lot is a narrow lot.
5. The portion of the property not already classified to B-3 is shaped as a broad 'U'. The north portion, which is partially developed in Commercial uses, fits into the interior corner of the 'U'. If the interior corner of the 'U' is developed in residential use, the frontage, may present development problems which will be solved to the detriment of the residential and school interests, unless a street is located in the interior corner of the 'U'.

BEGINNING for the same at a stone set in the center of Johnson Avenue, sometimes called Ballard Avenue at a point 305 feet Northerly from the Northside of Martin Blvd. running thence South 87 degrees 30 minutes East 300 feet, thence North 2 degrees 31 minutes East 300 feet, thence North 89 degrees 47 minutes West 300 feet, thence South 2 degrees 31 minutes West 300.30 feet to the place of beginning.

SAVE AND EXCEPT all that lot of ground already zoned B - L

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-1 zone.

Reasons for Re-Classification: For purpose of expanding retail stores already located near by

Size and height of building: front 70 feet; depth 130 feet; height 20 feet.
Front and side set backs 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 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.

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Zoning Commissioner of Baltimore County

(over) MICROFILMED JUN 4 1958

JUN 4 1958

order D 6354 Reg H 9314

Certificate Of Publication

ESSEX. MD. June 25th. 1888

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 9th day of July 1958, the first publication appearing on the 19th day of June 1958.

THE EASTERN ENTERPRISE, INC.
Helen G. Sheldon...
Office Manager

RE: PETITION FOR RECLASSIFICATION : BEFORE
FROM AN R.6 Zone to a B.L. :
Zone - E/s of Johnson Ave., : ZONING COMMISSIONER
beg. 305' N. of Martin Blvd. - :
15th Dist - Floyd E. Plott, : OF BALTIMORE COUNTY
Petitioner :

Pursuant to the advertisement, posting of property and public hearing on the above petition to reclassify the property from an "R.4" Zone to a "B.1." Zone, this property is located between two existing "B.1" (Business Local) zones and seems to be a natural extension of the existing business area.

There was considerable protest to this reclassification, and apparently none at the time the other properties were reclassified.

Since the "B.L." Zones being created by earlier reclassifications, it seems that the only proper use for this property would be the same as that on either side, therefore:

It is this 28th day of August, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the above described property or area should be and the same is hereby reclassified from an "R-6" (Residential) Zone to a "B-1" (Business Local) Zone.

Nikie S. Adams
Zoning Commissioner
of Baltimore County

June 19, 1958

\$40.00

RECEIVED of John Maguire, attorney for petitioner, Floyd B. Platt, the sum of Forty Dollars (\$40.00) to cover cost of petition, advertising and posting property situate on the East side of Johnson Avenue, beginning 305 feet North of Martin Boulevard, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

01.022-# 40,00

RECEIVED
JUN 19 1958
COMPTROLLER'S OFFICE

COMPTROLLER'S OFFICE

Date of Posting *6-26-58*

District: 15
 Posted for: Ray C. G. Smith, an O. & G. zone Date of Posting: 6-26-58
 Petitioner: Robert G. Smith and Mary A. Smith
 Local on or before: 15th of Johnson Act July 30th H. 17 of Martin Island
Ch. 15, 1958
 Location of Signatures: Black - Road end of Johnson Avenue, 100 ft. north of Martin
Island
 Remarks:
 Posted by: George R. Hummel Date of return: 6-27-58

Date of return: 6-27-58

— = to be rezoned.
 — = already zoned.

End of 1st line in
 112-458-323
 Point of Antenna

End of 3rd line
 112-458-323

#4451
 MAP
 15-B

Deed to
 Board of Education
 JWB #1567-417.

Order for whole tract
 QLB #2309610317

1st line
 112-458-323
 Point of Antenna

repaired
 driveway

(MILLARD AVE)
 UCHINSON AVE

305' to Martin Blvd.

Plotted by R.M.K.
 Scale 1" = 100'

