

**Petition for Zoning Re-Classification #4827**

To The Zoning Commissioner of Baltimore County

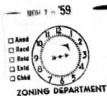
All that parcel of land in the Fifteenth District of Baltimore County on the West side of Ebonesser Road beginning 1262 feet South of Vincent Lane on the West side of Ebonesser Road beginning 1262 feet South of Vincent Lane thence Southerly and binding on the West side of Ebonesser Road 129 feet thence South 21 degrees 59 minutes West 262-56 feet thence North 66 degrees 04 minutes West 52.50 feet thence North 5 degrees 11 minutes East 28 feet thence Northwesterly 283 feet thence Easterly 130 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 R-2 zone to an B-2 zone.

Reasons for Re-Classification: EDUCATION

Size and height of building: front 28 feet depth 26 feet height 15 feet.  
Front and side walls of building from street lines: front 28 feet side 28 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.



*Beatrice M. Magness*  
*Richard W. Magness*  
Legal Owner  
Address 1710 Park Road, Towson, Md.

By Signature of Petitioner 1644... day of January 1959, 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 the Howard Bldg., in Towson, Baltimore County, on the 14th day of January, 1959, at 10 o'clock, A.M.

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...

It is Ordered by the Zoning Commissioner of Baltimore County this... day of...

that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from... zone to... zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of... location, being in an "R-2" (residence) zone, the granting of which would be detrimental to the safety, health and the general welfare of the locality and be "spot zoning".

It is Ordered by the Zoning Commissioner of Baltimore County, this... day of JANUARY, 1959, 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-2" (residence) zone.

*William J. Casan*  
Zoning Commissioner of Baltimore County

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

**OFFICE OF PLANNING**

From: George E. Gavrelis: Deputy Director December 30, 1959  
To: Mr. Wilste H. Adams: Zoning Commissioner  
Subject: #4827 R-2 to B-2, West-side of Ebonesser Road beginning 1262 feet south of Vincent Lane. Approximately 1 1/2 acres. R. and R.B. Magness.

15th District  
HEARING: January 4, 1960 (10:00 A.M.)

The Office of Planning has reviewed the subject petition for reclassification from R-2 to B-2 zoning and has the following advisory comment to make:

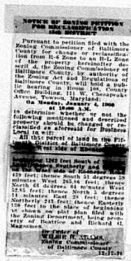
- In our opinion, creation of commercial zoning on the subject property would create land use potentials for it which would not be in harmony with the dominant residential character of the vicinal area. We note from the petitioner's site plan that he is desirous of securing commercial zoning in order to establish a florist shop in conjunction with an existing greenhouse. We note also that commercial greenhouses are permitted uses in the single family residential zones if located on tracts of three acres or more. Perhaps a better solution to the petitioner's goal from the viewpoint of the neighborhood would be denial of the reclassification along with advice that the proposed use would be permitted on a slightly larger tract without zoning reclassification.

Comments

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., Dec. 18, 1959  
THIS IS TO CERTIFY, THAT the annexed advertisement was published in THE COUNTY PAPER, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2... successive weeks before the 18th day of JANUARY, 1960, the first publication appearing on the 17th day of Dec., 1959.

The COUNTY Paper, Inc.  
65604 UTICHO  
Manager.



**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

County Office Building  
111 W. CHESAPEAKE AVE.  
TOWSON, BALTIMORE COUNTY, MD.  
VA. 21286

**NOTICE OF HEARING**

Re: Beatrice Magness  
1710 Park Rd  
Towson, Maryland, Md.  
No: W/O Ebonesser Rd. 1262' S. Vincent Lane  
15th District  
Richard & Beatrice D. Magness-Petitioners

TIME: 10:00 A.M.  
DATE: Monday, January 4, 1960  
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue  
Towson, Maryland

Zoning Commissioner of Baltimore County  
PND - Baltimore County, Md. - Office of Finance

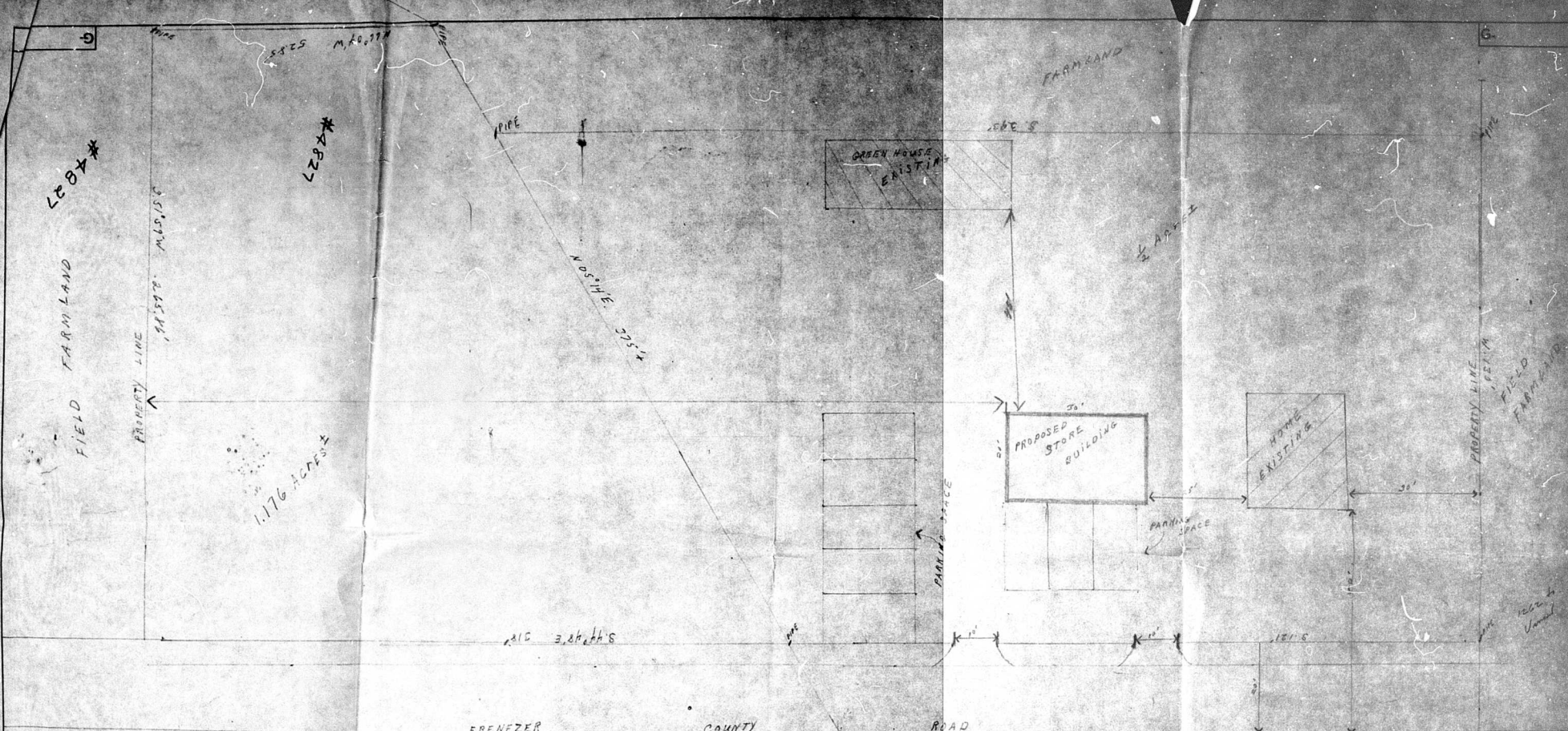
12-18-59 9:13 11+ 4000  
12-18-59 9:13 11+ 4000  
Date: December 11, 1959

RECEIVED of: Beatrice Magness  
LOCATION OF PROPERTY: 299.8029  
AMOUNT: \$16.59

*01627 432*  
Zoning Commissioner of Baltimore County

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

District: 15 Date of Posting: 12-23-59  
Posted for: Annals to zoning zone  
Petitioner: Beatrice Magness, 1710 Park Rd.  
Location of property: 1710 Ebonesser Rd. 1262 ft. South of Vincent Lane  
15th Dist.  
Location of Signs: 1710 Ebonesser Rd. 1262 ft. South of Vincent Lane  
15th Dist.  
Remarks: \_\_\_\_\_  
Posted by: George R. Hannon Date of return: 12-24-59



ELECTION DISTRICT 15<sup>th</sup> PRESENT ZONING R6  
 AREA OF PROPERTY 2 ACRES ± PROPOSED ZONING B1  
 EXISTING USE OF PROPERTY HOME AND VACANT LAND  
 PROPOSED USE OF PROPERTY FLORIST AND GROWING FLOWERS

