

RE: PETITION FOR RECLASSIFICATION
FROM AN "B-6" Zone to a "B-1" Zone
Zone - Western line of Sun
Trans. Company 1/4 195.29' N.
Wise Ave., 12th District -
Thomas Pearson, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5000-RV

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property on the westerly line of the Susquehanna Transmission Company right-of-way 195.29' north of Wise Avenue, in the Twelfth District of Baltimore County, from the facts presented at the hearing the requested reclassification is an extension of an existing business local zone. This additional portion had been previously zoned and there was an apparent error in not zoning this portion business local at the time the new Twelfth District Zoning Map was adopted.

For the above reason the reclassification should be had.

The variances requested for a 0 foot side yard setback is considered to be too great. In lieu of the requested 0 feet setback the rear yard should be 5 feet instead of the requested 0 feet and the side yard should be 8 feet instead of the requested 0 feet.

It is this 22nd day of June, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the reclassification of the property or area, above described, should be and the same is hereby reclassified, from and after the date

of this Order, from an "B-6" Zone to a "B-1" Zone.

It is also further ORDERED that the variances requested are granted, which permit a rear yard setback of 5 feet instead of the requested 0 feet and a side yard of 8 feet instead of the requested 0 feet.

William H. Adams
Zoning Commissioner of
Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, **THOMAS PEARSON**, legal owner(s) of the property situated in the 12th Election District, part of lot 50 of an unrecorded plat of "Kingsley", described as follows:

Beginning at a point in the westerly line of the Susquehanna Transmission Company Right-of-Way, which point is 824'11" E - 195.29 feet from the northerly line of Wise Avenue, and running thence 824'11" E - 30 feet to a point; thence 868'29" W - 105 feet to a point; thence 824'11" E, parallel to and 190 feet from the northerly line of Wise Avenue, 107 feet, more or less, to point of Beginning

Section 12.42, to permit a rear yard of 0 feet instead of required 20 feet

Section 12.42, to permit a side yard of 0 feet instead of 12 feet.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an **R-6** zone to an **BL-1** zone.

~~Reclassification from R-6 zone to BL-1 zone, Baltimore County Zoning~~

Regulations, for a variance, permissive of a building setback of 0 feet from the 1st and 2nd above property lines.

Reason for Re-Classification: (1) Site zoned EP Commercial on Aug. 17, 1953;

(2) Petitioner unaware of subsequent change in Land Use Map.

Size and height of building: front—61 feet; depth—33 feet; height—34 feet.

Front and side set backs of building from street lines: front—160 feet; side—225 feet, Church Rd.

Property to be posted as provided 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.

Thomas Pearson

Thomas Pearson
Legal Owner

Address 1235 QUEENSWAY, BALTIMORE 22, MD.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June, 1960, 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 Commissioner of Baltimore County, in the Howard Building, in Towson, Baltimore County, on the 29th day of June, 1960, at 12:00 o'clock, P.M.

Zoning Commissioner of Baltimore County

(over)

OFFICE OF THE ZONING COMMISSIONER
FOR RECLASSIFICATION AND
VARIANCE TO THE ZONING
REGULATIONS
DISTRICT
Petitioner to submit with the
Zoning Commissioner of Baltimore
County for change or reclassification from R-6 Zone to an
BL-1 Zone and a Variance to permit
a rear yard of 0 feet instead
of required 20 feet and a side
yard of 0 feet instead of required 12
feet. The property described described
the Zoning Commissioner of
Baltimore County is authorized
to issue a Zoning Map Amendment
for Baltimore County, and to issue a
Variance to the Zoning Map Amendment
to the Zoning Commissioner of Baltimore
County, in accordance with the Zoning
Law of Baltimore County, Maryland.

On Wednesday, June 22, 1960
at 2:00 P.M.
to determine whether or not the
variance requested and described
property should be changed or reclassified and whether a Variance
should be granted to permit
a rear yard of 0 feet instead of
required 20 feet, and a side yard
of 0 feet instead of required 12
feet.
All that parcel of land in the
Twelfth District of Baltimore
County, beginning at a point in the
Westerly line of the Susquehanna
Transmission Company Right-of-Way,
which point is North 12 degrees
12 minutes East 195.29 feet
from the Northerly line of Wise
Avenue and running thence North
21 degrees 10 minutes East 107 feet
to a point; thence North 28
degrees 10 minutes East 105 feet
to a point; thence South 33 degrees
11 minutes East 30 feet to a point;
thence South 61 degrees 11 minutes
East 160 feet to a point of Beginning.
The property of Thomas
Pearson, being property of Thomas
Pearson, as shown on the plat filed
with the Zoning Department
BY ORDER OF THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
June 22, 1960.

THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

June 11, 1960.

THIS IS TO CERTIFY, that the annexed advertisement of
Walter H. Adams, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTY, a group of
three weekly newspapers published in Baltimore County, Maryland, once a week for Two successive weeks before
the 11th day of June, 1960, that is to say
the same was inserted in the issues of
June 3-10, 1960.

THE BALTIMORE COUNTY

By *Paul J. Morgan*
Editor and Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

24
District—*12th* Date of Posting—*6-8-60*
Posted for—*Thomas Pearson, Legal Owner of Property*
Petitioner: *Thomas Pearson*
Location of property: *Westerly line of Susquehanna Transmission Company Right-of-Way North of Wise Avenue, 12th District*
Location of Sign: *1/4 195.29' N. of Wise Avenue, 12th District*
Remarks: *105 feet North of Wise Avenue*
Posted by: *David A. Harris* Date of return: *6-10-60*

INVOICE		No. 2529	
BALTIMORE COUNTY, MARYLAND		DATE 6/22/60	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO: Thomas Pearson	BILL TO: Zoning Department		
1925 Queensway			
Baltimore 22, Maryland			
REPORT TO ACCOUNT NO. 01622	TOTAL AMOUNT		
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
Petition for Reclassification - Additional Advertising		22.50	
PAID - Baltimore County, Md. - Office of Finance			
8-22-60 7827 * * * TIL =		2250	
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.			

INVOICE		No. 2464	
BALTIMORE COUNTY, MARYLAND		DATE 5/2/60	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO: Thomas Pearson	BILL TO: Zoning Department		
1925 Queensway			
Baltimore 22, Maryland			
REPORT TO ACCOUNT NO. 01622	TOTAL AMOUNT		
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
Petition for Reclassification		850.00	
PAID - Baltimore County, Md. - Office of Finance			
5-20-60 5302 * * * TIL =		5000	
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.			

