

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Marie Jakowski legal owner of the property situated in the Twelfth Election District of Baltimore County and known as the Northern most 88 feet of Lots #52 and 53 on the Plat of Harbor View recorded among the plat records of Baltimore County in Plat Book W.P.C. 5, folio 80, and the Southern most 37 and no one-hundredth feet of Lots #49, 50, 51, 52 and 53 as shown on said plat. Said Southern most 37 feet being known as 600 South 46th Street. 0.232 ± AC.

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-6 zone to an R-4 zone.

Reasons for Re-Classification: to permit the erection of an addition 13 feet x 32 feet to the existing premises now operating as a non-conforming use and to convert the remainder of the premises into a parking area.

Size and height of building: front 13 feet; depth 32 feet; height 13 feet. Front and side set backs of building from street lines: front 0 feet; side 0 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.

Marie J. Jakowski Legal Owner
Address 600 S. 46th St.

Submitted by the undersigned, Commissioner of Baltimore County, this 20th day of December, 1961, 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 Reckord Bldg., in Towson, Baltimore County, on the 20th day of February, 1961, at 2:00 o'clock, P.M.

2/20/61
2 P.M.
Zoning Commissioner of Baltimore County

Notified
Geo. D. Edwards
600 S. 46th St.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of:

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 20th day of February, 1961, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from R-6 zone to R-4 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition ~~and it appearing that by reason of:~~ Upon examination of the subject property all the commercial property across the street would indicate error in granting the commercial zoning. The property in question has been over-built and to grant commercial zoning would be compounding injury already done. There has not been sufficient change in the area to warrant a change in zoning and to grant same would be detrimental to the safety, health and the general welfare of the locality involved, therefore:

the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 20th day of February, 1961, 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-6 zone.

Approved _____ County Commissioners of Baltimore County
Date _____ By _____ President

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4498
DATE March 8, 1961

TO: George D. Edwards, Esq.
6000 Harwood
Baltimore 22, Md.

BILLED BY: Zoning Department of Baltimore County
113 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal to Board of Appeals - <u>600 - S. 46th St.</u>	\$70.00
1	Cost of appeal to Board of Appeals - <u>600 - S. 46th St.</u>	7.00
		\$77.00

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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 2-9-61

Posted for: Cur. R-6 zone to an R-4 zone

Petitioner: Marie J. Jakowski

Location of property: 600 S. 46th St. Baltimore 22, Md.

Location of Sign: Posted on property between 600 South 46th Street

Remarks: George D. Edwards

Posted by: George D. Edwards Date of return: 2-10-61

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4278
DATE 2/20/61

TO: George D. Edwards
Attorney-at-Law
6000 Harwood
Baltimore 22, Md.

BILLED BY: Zoning Department of Baltimore County
113 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for <u>Marie J. Jakowski</u>	\$21.50
1	Advertising and posting of property for <u>Marie J. Jakowski</u>	21.50
		\$43.00

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.

John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Marie Jakowski, property-600 South 46th Street

Mr. Commissioner:

Please enter an Arrears on behalf of Marie Jakowski, owner of 600 South 46th Street, Baltimore 22, Maryland, from a decision rendered by you on February 28, 1961.

Very truly yours,
George D. Edwards

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4165
DATE 12/30/60

TO: Mr. George D. Edwards
Attorney-at-Law
6000 Harwood
Baltimore 22, Md.

BILLED BY: Zoning Department of Baltimore County
113 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification for <u>Marie J. Jakowski</u>	\$50.00
1	Petition for Reclassification for <u>Marie J. Jakowski</u>	50.00
		\$100.00

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
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4165
DATE 12/30/60

TO: Mr. George D. Edwards
Attorney-at-Law
6000 Harwood
Baltimore 22, Md.

BILLED BY: Zoning Department of Baltimore County
113 County Office Bldg.,
Towson 4, Md.

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TO: Mr. George D. Edwards
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		\$100.00

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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION
TOWSON, MD. February 2nd, 1961

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 002 successive weeks before the 20th day of February, 1961, the first publication appearing on the 2nd day of February, 1961.

The COUNTY Paper, Inc.
Manager

RE: PETITION FOR RECLASSIFICATION
From an R-6 Zone to a
"B-1" Zone; 600 S. 46th St.,
12th District
Marie Jakowski-Petitioner

REPORT
#5216
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5216

This is a petition for reclassification of property located at 600 S. 46th Street in the 12th District of Baltimore County from "B-6" to a "B-1" Zone.

Testimony was presented that the subject property was zoned "B-6" by the County Council when the Land Use Map was adopted on May 1, 1956. Further testimony shows that the subject property has been used as a Tavern since 1954 and is presently operating as a nonconforming use. On January 10, 1961 a reclassification took place half a block away on the corner of German Hill and 47th Street—subject reclassification changing the zoning of this property from an "B-6" to a "B-1" Zone. On October 30, 1960 property located at German Hill and 51st Street was reclassified from an "B-6" to a "B-1" Zone. There are other commercial uses in the immediate area of the subject property.

The Board is of the unanimous opinion that there has been sufficient commercial development in the immediate vicinity of the subject property to justify a reclassification—this is the small commercial type uses that are grouped together around a residential area. Other uses in this immediate area include a hardware store, beauty shop and two grocery stores.

In granting the reclassification, the Board is also taking into consideration that this property has been dedicated to commercial uses for many years.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of November, 1961 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby granted.

Any appeal from this decision must be in accordance with Rule No. 1101 of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Chairman
Charles H. Stuckey Jr.
G. Mitchell Austin

OFFICE OF PLANNING

Inter-Office Correspondence
From George E. Gervais, Deputy Director February 9, 1961
To John G. Rose, Zoning Commissioner
Subject #5216 R-6 to B-1 600 South 46th St.
Marie J. Jakowski

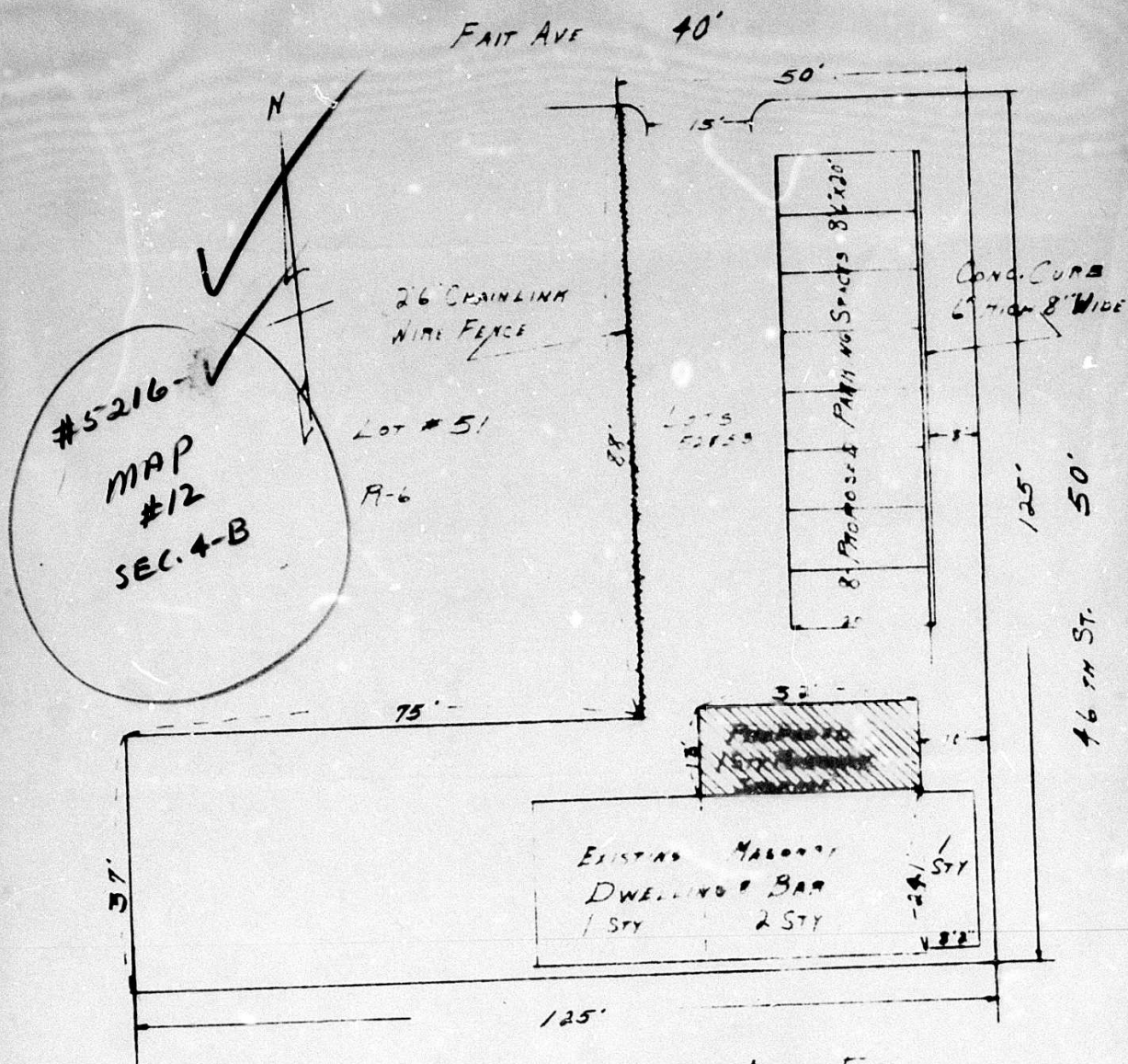
12th District February 20, 1961 2:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for Reclassification to B-1 zoning and has the following advisory comment to make with respect to pertinent planning factors:

- The subject property is occupied by a non-conforming commercial use. The plan indicates a bar and dwelling. Under the provisions of the Zoning Regulations for non-conforming uses, a 25% expansion is permitted. As long as the surrounding area is residential and the granting of this petition could establish a change in the character of the neighborhood, we suggest that reclassification of the property is not indicated. Without zoning, the proposed addition for storage could be as large as 384 square feet (as now proposed the petitioner seeks to erect a storage area of 146 square feet). Expansion of the commercial use in any form would require complete compliance with the off-street parking regulations based on the provision of 1 off-street parking space for every 50 square feet of total bar area, we doubt that the petitioner's site is sufficiently large enough to accommodate the required parking.

GB:the

FEB-9-61
ZONING DEPARTMENT



PROPOSED PARKING & STORAGE AREA FOR
 BAR & DWELLING - OWNER MARE ZANOWSKI
 BALTIMORE 2 STY MARYLAND.
 SCALE 1" = 20'

OK LEO 1/13/61

