

PETITION FOR ZONING RE-CLASSIFICATION #5233 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, William A. Weber, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-L zone; for the following reasons:

Said property improved by a concrete building placed there in 1947 for the manufacture and sale of a soap product. Said property reclassified at this time from 1st Residential to 12th Commercial. See letter from Zoning Commissioner to Edward G. Reuter dated 3/3/1947. Said property having been used commercial since said time and the structure being adaptable to a commercial use only, it reasonably follows that the within described property should be used for retail store as allowed under the B-L Classification.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

Contract purchaser William A. Weber Legal Owner
 Address 211 Northern Blvd
 Address 6903 Belair Rd Petitioner's Attorney
 Address Baltimore, Md

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of March, 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 be had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 5th day of April, 1961, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

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

No. 4544

DATE 4/5/61

TO: Mr. Gerard V. Caldwell
 Attorney
 6903 Belair Rd.
 Balto., Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for William A. Weber	28.00
1	4-761 7324 * * * TL-	28.00
1	4-761 7324 * * * TL-	28.00

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.

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

the above Reclassification should be had, and it further appearing that by reason of:

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1961, that the herein described property or area should be and the same is hereby reclassified; from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

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 the facts presented at the hearing there was no error proven in the adoption of the 12th District Land Use Map, nor were sufficient changes in the neighborhood shown to warrant a change in the classification, therefore:

the above re-classification should NOT BE HAD, and no Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of April, 1961, that the above re-classification 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 a R-6 zone; and no Special Exception be granted.

Zoning Commissioner of Baltimore County

7-015
8-1-1961

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

No. 4570

DATE 4/17/61

TO: Gerard V. Caldwell, Esq.,
 6903 Bel Air Road,
 Baltimore 6, Md.

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

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Cost of appeal to County Board of Appeals William A. Weber, petitioner	50.00
1	4-1761 7312 * * * TL-	50.00

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.

RE: PETITION FOR RECLASSIFICATION
 from an "R-6" Zone to a "B-L"
 Zone; NE/S 16th St. & Eastern Ave.,
 12th District
 William A. Weber - Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 5233

The petitioner seeks to reclassify a tract of ground in the Twelfth District of Baltimore County from an "R-6" classification to a "B-L" classification on the northeast side of 46th Street towards the south side of Eastern Avenue. The premises are improved by a concrete block building with a store window front, said building approximately 28' x 32' in dimension.

There was testimony by the owner and substantiated by other witnesses that the premises had been operated by a nonconforming use to manufacture and sell a commercial-type clothes bleach. Further it was testified that the premise still was being used occasionally for that purpose. The petitioner sought as a basis for this reclassification that there were several other commercial ventures in this neighborhood, however, none of them were directly connected with the subject property.

There is no question in the Board's mind that the character of the neighborhood is essentially residential and that a reclassification of the subject property would unquestionably fall in "spot zoning" category. The petitioner was unable to show any reason other than the fact that the subject property was being as a nonconforming use to substantiate his claim.

The Board is unanimous in its opinion that the reclassification petitioned for is hereby denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 1st day of March, 1962, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby denied.

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

Mr. Steinbock did not sit at the hearing.

OFFICE OF PLANNING

Inter-Office Correspondence

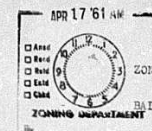
From: George E. Gavrells, Deputy Director
 To: John G. Boes, Zoning Commissioner
 Subject: #5233 R-6 to B-L E/S 16th St. Street
 South of Eastern Avenue
 William A. Weber

12th District Hearing: 4/5/61 1:00 P.M.

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

Examination of zoning maps and land-use data indicates that the subject property is surrounded by residentially-zoned and residentially-used properties. Establishment of B-L zoning for the subject property would create land-use potentials not in harmony with those of adjoining properties and would constitute a spot-zone.

GBD:BC



WILLIAM A. WEBER
 BALTIMORE COUNTY OFFICE OF
 PLANNING AND ZONING

APPEAL

Please appeal the decision handed down by John G. Boes, Zoning Commissioner on April 6th, 1961.

Gerard V. Caldwell
 Attorney for Petitioner
 6903 Belair Road
 Baltimore 6, Maryland
 Northfield 8-7742

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

No. 4492

DATE 3/7/61

TO: Mr. Gerard V. Caldwell
 Attorney-at-Law
 6903 Belair Road
 Balto., Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification for William A. Weber	50.00
1	4-661 6201 * * * TL-	50.00
1	4-661 6201 * * * TL-	50.00

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 3-17-61 #5233
Posted for: on B-6 zone to an B-1 zone
Petitioner: William A. Weber
Location of property: S.E. corner of Eastern Avenue and 46th Street
aka. See Plat
Location of Signs: Southwest corner of Eastern Avenue and
46th Street
Remarks: George R. Hummel
Posted by George R. Hummel Date of return: 3-18-61
Signature

PETITION FOR ZONING
RECLASSIFICATION
ZONING: From R-6 Zone TO
B-1 ZONE
LOCATION: Southeast corner of
Eastern Avenue and 46th Street
DATE AND TIME: Wednesday,
April 26, 1961 AT 1:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
The Zoning Commission of Baltimore
County, by authority of the
Zoning Act and Regulations of
Baltimore County, will hold a
public hearing:
Concerning all that parcel of land
in the Twelfth District of Baltimore
County
Beginning for the same on the
northeast side of 46th Street as
laid out 50 feet wide on the plat
of Harbor View at the distance of
84.25 feet southeasterly from the
intersection of the northeast side of
46th Street with the sixth side of
Eastern Avenue and running thence
South 14 degrees 43 minutes East
45 feet along the northeast side
of 46th Street to the division line
between lots numbered 724 and 819
on plat above referred to thence
running North 75 degrees 18
minutes East 75 binding on the
southeast outline of lots numbered
722 to 724 inc. to the division line
between lots 721 and 723 on plat
of Harbor View thence running
northwesterly parallel with 46th
Street binding on part of said
division line North 14 degrees 42
minutes West 45 feet and thence
running southwesterly parallel
with the second line in this description
South 75 degrees 18 minutes
West 75 feet to the place of beginning.
Being the property of William
A. Weber, as shown on plat plan
filed with the Zoning Department.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY
March 16.

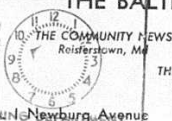
MAR 21 '61

OFFICE OF

5233

THE BALTIMORE COUNTIAN

☐ Annc
☐ Rec'd
☐ Ret'd
☐ Encl
☐ Chkd



THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

N. N. Newburg Avenue

CATONSVILLE, MD.

March 20, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One ~~SIX~~ week before
the 20th day of March, 1961, that is to say
the same was inserted in the issues of
March 16, 1961.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

NO PLAT
IN
THIS FOLDER