

October 5, 1930.

Mr. William L. Trumper,
Fullerton, Md.

Dear Sir:

I am returning application of Charles E. Sullens, approved as to zoning, for erection of a store at the corner of Old Philadelphia Road and O'Dell Avenue, between O'Dell (or Old Street) and Summit Avenue, as an inspection of this property shows that the excavation for basement has already been made and that the concrete foundation is being poured. This should not have been allowed until the building permit was issued, however, as they have already started the improvement and there is no consequential damage to surrounding property, I am advised by the County Commissioners, this morning, to authorize you to at once issue the permit.

For your information and there is no doubt I have already advised you, there is now an existing zoning law in the County and in pursuance to this law and in order to protect residential sections from the encroachment of business enterprises, the entire Metropolitan District was, by an Order of the County Commissioners on September 8th, 1930, zoned for residential uses excepting, however, existing buildings only then to use as commercial enterprises. This classification, from and after September 8th, 1930, covers the ground or areas between the front and side of existing business buildings to the street line, this being done to prevent improper enlargement of existing business buildings.

In the Sullens case the proper application of the above Order would require a petition being filed with the County Commissioners petitioning for a re-classification of the land on which the new store is being built, from a residential area to a commercial area. The necessary blanks for which may be had from this department.

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I feel sure that you want to cooperate with the Zoning Department so that the Zoning Law may be properly carried out and would suggest that in the future that the applicants for business enterprises be referred to this office so that the matter may be properly taken care of. In all cases, including re-classification, the application for building permits will be sent back to the local Building Inspector and they will of course issue the building permit and collect their proper fee.

I would suggest in cases of all applications the applicant be advised not to start any building operations until building permit be issued. This will prevent situations just as we find in the Sullens case.

Very truly yours,
JOHN J. TIMANUS,

Zoning Clerk.

JTB-H

October 5, 1930.

Mr. William L. Trumper,
Fullerton, Md.

Dear Sir:

I am in receipt of application of Charles E. Sullens for erection of store on Philadelphia Road & O'Dell Avenue near Summit Avenue. I will have to investigate this application and if it is, or the erection of a store on vacant land it will be necessary, under the recent broad zoning of the whole Metropolitan District, to petition for re-classification from residential to a commercial area.

I will advise you in the next day or so.

Very truly yours,
JOHN J. TIMANUS,

Zoning Clerk.

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