

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County—

XXXX vs. Dr. Wm. A. Taylor & Dr. Geo. E. Miller, the property situate at the northwest corner of York and Rodgers Forge Roads, near Towson, in the Ninth District of Baltimore County, Maryland, containing 96.7 feet on the west side of York Road with depth westerly building on the north side of Rodgers Forge Road of 157.78 feet, North division line being 150 feet and width in rear 145.0 feet.

hereby petition that the above described property or area, (being within the Baltimore County Metropolitan District), be changed or re-classified (as to zoning) from a residential use area, district or division to a commercial use area, district or division.

Reason for Re-Classification is in existing commercial area.

Character of commercial use for which above property is to be used—

Doctors' offices and apartments

Material of Construction of Building—brick, slate roof
Size and height of building: front, 55 feet; side, 30 feet; height, 20 feet
Front and side set backs of building from street front 280 feet; side 70 feet; rear 70 feet.
Property to be used as provided by Zoning Department.

I, or we, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed \$500, and further agree to and are to be bound by the rules, regulations and provisions as prescribed by or referred to in the "Application for Building Permit" now adopted and used in the "Baltimore County Metropolitan District."

Dr. William A. Taylor
and
Dr. Geo. E. Miller
Address—Home and Apartments
Baltimore, Md.

ORDERED by The County Commissioners of Baltimore County, this 19th day of February, 1940, that the subject matter of this petition be advertised, as required by the "Zoning Act", in a newspaper of general circulation throughout the Metropolitan District of Baltimore County, that property be posted, and that the public hearing between be held in the office of the County Commissioners of Baltimore County, in the Court House, in Towson, Baltimore County, on the 11th day of March, 1940, at 11:00 o'clock a.m.

By *John J. Tinsman*
County Commissioners of Baltimore County

I disapprove the granting of the above Re-Classification.

Petition withdrawn, no re-classification made

\$6.00

Towson, Md. Feb. 10, 1940

RECEIVED of Dr. Wm. A. Taylor and Dr. Geo. E. Miller the sum of Six (\$6.00) dollars, being cost of advertisement and inspection of property, pursuant to petition filed for re-classification from residential to commercial use, in the Ninth District of Baltimore County.

COUNTY COMMISSIONERS OF BALTIMORE CO.
BY *John J. Tinsman*
Zoning Clerk.

\$6.00

Towson, Md.

RECEIVED of John J. Tinsman, Zoning Clerk, the sum of Six (\$6.00) dollars, being cost of advertisement and inspection of the above property pursuant to petition filed for re-classification from residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE CO.
BY *John J. Tinsman*
Zoning Clerk.

NOTICE OF
ZONING RECLASSIFICATION
The following property is being reclassified from residential to commercial use. The public hearing on this petition will be held on the 11th day of March, 1940, at 11:00 o'clock a.m., in the Court House, in Towson, Baltimore County, Maryland. The property is situate at the northwest corner of York and Rodgers Forge Roads, near Towson, in the Ninth District of Baltimore County, Maryland, containing 96.7 feet on the west side of York Road with depth westerly building on the north side of Rodgers Forge Road of 157.78 feet, North division line being 150 feet and width in rear 145.0 feet. The petition is filed for re-classification from residential to commercial use.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 10, 1940
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Baltimore County, Md., on the 11th day of March, 1940, in accordance with the provisions of the "Zoning Act" of Baltimore County, Maryland, appearing on the 22nd day of February, 1940.
THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$

February 18, 1940.

W. A. Taylor & Co., Inc.,
300 Madison Avenue,
Baltimore, Md.

Gentlemen:

On February 18th last there was an application submitted to the Zoning Department for approval by your building, Seymour Ruff & Son, Inc., for the erection of a building at the northwest corner of York and Rodgers Forge Roads, south of Towson, to be used for apartments and doctors' offices. This office was given the impression by Dr. Seymour R. Ruff, of the above firm, that the building was to be used solely for that purpose, that is with doctors' offices, consulting rooms and laboratory on the first floor and with living apartments on the second floor and there was no indication that the first floor would be used other than as offices of general practitioners. With that information and understanding the application for building permit was approved and delivered to the building inspector for issuance of permit.

This department is now advised that the contemplated building is not to be used as offices for the general practice of medicine or for specializing in the treatment of certain ailments, but that it is intended that the first floor of the building is to be used for the manufacture or sale of certain ingredients and the product then sold to the general public.

If the latter use is the one contemplated it then comes under the head of commercial use and as such a permit should have been issued the law requires that a re-classification of the property be had for commercial use as the present status is that of residential use.

Please do not understand me to intimate that Dr. Ruff intentionally mislead this office, knowing his use as I feel certain that he would not even attempt to give any false information, perhaps he himself did not know just the nature of the use intended for the property.

I have advised Mr. Ruff to have a number of your concern met last at the office of the County Commissioners on Monday, February 19th, at 11:00 a.m. in order to again take this matter up with the County Commissioners. I have made this engagement with the consent of Dr. Ruff and trust it will be convenient that you have a representative present.

I am mailing a copy of this letter to Seymour Ruff & Son, Inc., and also a copy to Mr. Clarence G. Cobb, building inspector of the Ninth District.

I wish to advise that no building operations be started until this matter is again acted on by the County Commissioners.

Very truly yours,

JOHN J. TINSMAN,

Zoning Clerk.

JJT-M

February 10, 1940.

Mr. Clarence G. Cobb,
2700 Harford Road,
Pawcatuck, Md.

Dear Sir:

We enclosed copy of letter relative to application and permit for building at the northwest corner of York and Rodgers Forge Roads, is self explanatory.

Work has not yet been started on this building and it might be well for you to notify Seymour Ruff & Son, Inc., 101 West 22nd Street, Baltimore, that you have cancelled permit pending further advice from the Zoning Department.

Very truly yours,

JOHN J. TINSMAN,

Zoning Clerk.

JJT-M