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Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County:—

I, ~~xxx~~ Ossie Harrison ~~xxxx~~ owner of the property situate

at the southeast corner of Old Frederick Road and Winters Lane, in the 1st Election District of Baltimore County, fronting 100 ft. on Old Frederick Road and 110 ft. on Winters Lane. Being lots 8, 9 and 10 in the development of "Leewood Heights", recorded in Plat Book W.P.C. #3, folio 32,

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 ~~xxxxxxx~~ use area, district or division.

Reasons for Re-Classification: Community need

Character of commercial (~~xxxxxxx~~) use for which above property is to be used: Grocery Store

Material of Construction of Building: asbestos shingles, concrete foundation, asphalt shingle roof

Size and height of building: front 18 feet; depth 24 feet; height 9 feet.

Front and side set backs of building from street lines: front 20 feet; side 30 feet.

Property to be posted as prescribed by Zoning Department.

I, ~~xxxx~~, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed $6.00 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."

Ossie Harrison
Owner ~~xxxx~~

Address Winters Ave. & Old Frd. Road, Catonsville, Md.

ORDERED by The County Commissioners of Baltimore County, this 28th day of July 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 hereon be had in the office of the County Commissioners of Baltimore County, in the Court House, in Towson, Baltimore County, on the 12th day of August 1940 at 11:00 o'clock A.M.

County Commissioners of Baltimore County.

I ~~disapprove~~ recommend the granting of the above Re-Classification.

Zoning Clerk.

(over)

Ossie Harrison, S.E.Cor. Winters Ave. & Old Frederick Road.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the above re-classification should be had:

It Is Ordered by the County Commissioners of Baltimore County this ____ day of ____ 19__, that the above described property or area be and the same is hereby changed and re-classified, from and after the date of this Order, from a residential use area, district or division to a commercial (or industrial) use area, district or division.

County Commissioners of Baltimore County.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the above re-classification should not be had, by reason of location being in residential area

It Is Ordered by the County Commissioners of Baltimore County, this 9th day of September 1940 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 a residential use area, district or division area, subject, however, to the further order of the County Commissioners of Baltimore County.

County Commissioners of Baltimore County.

To County Commissioners for Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION

PETITION NO. ____

Location: ____

Filed ____ 19__

No. ____

APPLICATION FOR BUILDING PERMIT

Departments of Zoning and Public Improvement

1st District Baltimore County, Md. July 19 1940

To Chas A Reich Catonsville Building Inspector.

Application is hereby made for a Building Permit as follows:

Owner Ossie Harrison Address Winters & Old Frederick Rds

Builder's Name Dennis Brown Arch.tect's Name Catonsville

Use of Building Store No. of Dwelling, No. of families ~

Location of Building S.E.corner Winters & Old Frederick Rds (Street or Road, and House No.)

Between what streets or roads Winters & Franklin Ave

Distance of Building 30 feet (N. E. S. W.) from Winters Lane Street or Road, (the nearest intersecting street or road)

If in development ~ Size of Lot 100 X 110 (Name of Development) (Front and Depth)

Number of Lot, Block and Section on Plat ~

Front and side set-back of building 20 feet from front street 30 feet from side street or side line of lot.

Size of Building: Front 18 depth 24 feet; Height 9 feet.

Character of Construction Concrete Blocks (Material, &c., Describe Fully)

Is existing building: Repaired Altered Enlarged

Describe Repairs, &c.: (Describe Fully)

ACTUAL TOTAL COST of new Building, repairs, &c. at time of completion $ 300

NOTE This application and the permit, if issued, are both subject to the following rules, regulations and provisions:

1. No permit to be issued until application be approved as to zoning.
2. No part of building or structure (or projection or attachment thereto) to project beyond line established by existing buildings.
3. The approval of this application or issuance of permit does not waive or affect existing building restrictions.
4. The applicant agrees to such set back, front, side and rear areas as may be required.
5. Permit issued hereunder is not transferable, is to be used only for building described herein and is not to be used at any other location.
6. If permit be issued work must be started within six months from date of permit and completed within reasonable time, otherwise permit void and new application and permit required. Building permit to remain on premises until completion.
7. This application and building permit, if issued, are both made subject to and are governed and bound by all, (a) the rules and regulations passed or adopted by the County Commissioners of Baltimore County, governing the action of builders and others, pursuant to the Acts of the General Assembly of Maryland and known as the "Building Code of Baltimore County", (b) the "Zoning Law of Baltimore County" and the plan of zoning and the regulations and restrictions designated or adopted in pursuance thereof, and (c) the "Baltimore County Metropolitan Law" and the Plumbing Code and other rules and regulations passed or adopted in connection with said Metropolitan District Law.

We, or our, answers to each of the above questions are true and I, or we, agree to above requirements.

REJECTED } As to Zoning Only.
APPROVED }

Date: ____ 19__ Ossie Harrison

County Commissioners of Baltimore County

By ____ Zoning Clerk. Catonsville Address of Builder or Agent

CAUTION

TO BEGIN CONSTRUCTION BEFORE A BUILDING PERMIT BE ISSUED IS IN VIOLATION OF THE LAW. BUILDING CODE, ZONING ACT AND METROPOLITAN DISTRICT LAW IMPOSE SEVERE PENALTIES FOR NON-COMPLIANCE.

Filed ____ 19__

No. ____

APPLICATION FOR BUILDING PERMIT

Baltimore County ____ 19__

Name ____

Location ____

Building ____

The Jeffersonian Print, Towson, Md.

Mr. J. Zimmerman
Towson

$6.00 Towson, Md. July 29, 1940.

RECEIVED of Ossie Harrison the sum of Six ($6.00) Dollars, being cost of advertisement and inspection of property S.E.Cor. Winters Ave. & Old Frederick Road, 1st district, Baltimore County, petition being filed for re-classification thereof from residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE CO.
By James G. Selfe by Walker
Zoning Clerk.

MOTICE OF ZONING RE-CLASSIFICATION

Pursuant to petition filed with the County Commissioners of Baltimore County, for change or re-classification from a residential use area, district or division to that of a commercial use area, district or division of the property, or area, hereinafter described, The County Commissioners of Baltimore County, by authority of the "Zoning Act" of Baltimore County, will hold a public hearing at their office, in the Court House, in Towson, Baltimore County, Maryland:

On Monday, August 12, 1940
at 11:00 o'clock A.M.

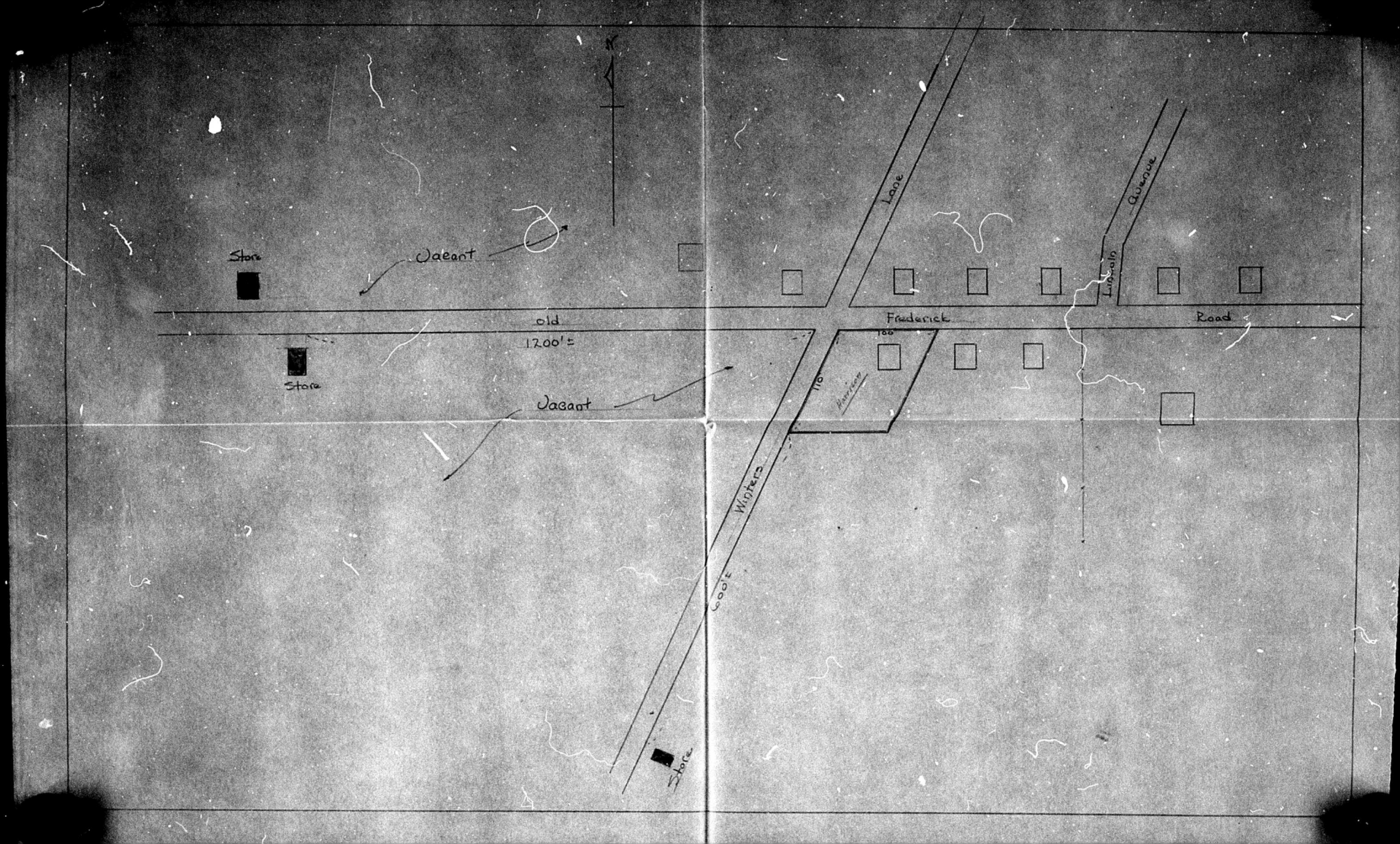
to determine, whether or not the following mentioned and described property, or area, should be changed or re-classified as aforesaid, (if re-classified, Grocery Store will be erected), to wit:

All that lot of ground situate at the southeast corner of Old Frederick Road and Winters Lane, in the 1st ~~Election~~ District of Baltimore County, fronting 100 ft. on Old Frederick Road and 110 ft. on Winters Lane. Being lots 8, 9 and 10 in the development of "Leewood Heights", recorded in Plat Book W.P.C.#3, folio 32.

By Order of
The County Commissioners of Baltimore County.

Attest:

James G. Selfe,
Chief Clerk & Auditor.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