

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County:-

I, Charles C. Reichart, legal owner of the property situate on the northwest side of Bal Air Road, in Perry Hall, in the Eleventh Election District of Baltimore County, 1st beginning 100 ft. southwesterly from Dangler Road, running southwesterly on the Bal Air Road 100 ft. by rectangular depth northwesterly 150 ft. being lots 84 and 85 on plat of "Dangler Heights", Plat Book #18, folio 18, and, 2nd, beginning 110 ft. northwesterly from the Bal Air Road, on the southeast side of a 100 foot road, running northwesterly on said 100 ft. road 385.3 ft. by irregular depth southeasterly at 180.0 ft. on the northeast side line and 12 ft. on the southwest side line. Being lot 89 on said plat of "Dangler Heights",

herely 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 (or industrial) use area, district or division.

Reasons for Re-Classification:

Character of commercial (or industrial) use for which above property is to be used:

Lumber Yard and Mill work Shop

Material of Construction of Building: concrete foundation, concrete block, brick, etc.

Size and height of building: front 40 feet; depth 22 feet; height 9 feet

Front and side set backs of building from street lines: front 70 feet; side 10 feet

Property to be posted as prescribed by Zoning Department.

I, Charles C. Reichart, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed \$646 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."

Charles C. Reichart
Legal Owner-Applicant

Address: Olen Arms Rd.

ORDERED by The County Commissioners of Baltimore County, this 20th day of

September 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 herein be had in the office of the County Commissioners of Baltimore County, in the Court House, in Towson, Baltimore County, on the 14th day of October 1940 at 11:00 o'clock a.m.

Bruno A. Spaul
County Commissioners of Baltimore County

I disapprove the granting of the above Re-Classification.

(over) Zoning Clerk.

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 21st day of

September 1940, 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: due to location not being in commercial or industrial area.

It is Ordered by the County Commissioners of Baltimore County, this 21st day of October 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 RECLASSIFICATION

PETITION NO.

Location:

Front

to

Mr. Charles C. Reichart,
Olen Arms Rd.
P.B.

Dear Mr. Reichart:

Relative to your petition for re-classification of your property on the Bal Air Road, at Perry Hall, under the Zoning Law, asking that it be re-classified from residential to commercial use so that you may use the same for Millwork Shop and Lumber Yard, I wish to advise you that in my opinion this re-classification should not be had because you are establishing an industrial business or enterprise in a residential section, however, I myself do not pass on your petition as it is entirely up to the County Commissioners, but in fairness to you I must advise that if I am asked by the County Commissioners as to my recommendation, I must advise them that it will be improper to thus re-classify your property. This suggestion to you, however, is in no way binding on the County Commissioners and it may be that they will grant your petition.

I have not as yet given the advertisement to the paper as it will be time enough if by noon on Thursday.

If you still desire that your petition be filed and the advertisement be put in the paper, kindly advise me and I will see that it is done, or, if you should decide possibly the County Commission will not grant your petition of re-classification I will see that your deposit of \$6.00 is returned to you.

Kindly advise me so that I will get an answer from you not later than noon on Thursday, September 20, 1940.

Very truly yours,
JOHN E. THAMES,

Zoning Clerk.

September 23, 1940.

(COPY)
NEW SEP 19 1940

APPLICATION FOR BUILDING PERMIT

Departments of Zoning and Public Improvement

11th District Baltimore County, Md., Sept. 19, 1940

To: Chas. H. Parton, Building Inspector.

Application is hereby made for a Building Permit as follows:

Owner: Charles C. Reichart Address: 2189 Acton Rd.

Builder's Name: Chas. H. Parton Architect's Name: _____

Use of Building: Workshop

Location of Building: Bal Air Road near Walker Ave.

Between what street or roads: Chapel Road and Walker Avenue

Distance of Building: 76 feet (N.E. or W.) from Bal Air Road, Street or Road.

If in development: "Dangler Heights" Size of Lot: 150 x 110

Number of Lot, Block and Section on Plat: _____

Front and side setback of building: 75 feet from front street, _____ feet from side street or side line of lot.

Size of Building: Front: 38 feet; depth: 24 feet; Height: 9 feet.

Character of Construction: Concrete block with asphalt shingles.

Is existing building: Repaired: _____ Altered: _____ Enlarged: _____

Desirable Repairs, etc.: _____

ACTUAL TOTAL COST of new Building, repairs, etc. at time of completion: \$1,000.00

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

- No permit to be issued until application be approved as to zoning.
- No part of building or structure (or projection or attachment thereto) to project beyond line established by existing buildings.
- The approval of this application or issuance of permit does not waive or affect existing building restrictions.
- The applicant agrees to each set back, front, side and rear areas as may be required.
- Permit issued hereunder is not transferable, it is to be used only for building described herein and is not to be used in any other location.
- 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 in force until completion.
- This application and building permit, if issued, are both made subject to and are governed and bound by all acts, rules and regulations passed or adopted by the County Commissioners of Baltimore County, and those as the "Building Code of Baltimore County", (b) the "Zoning Law of Baltimore County", and (c) the "Baltimore County Metropolitan Law" and the Planning Code and other rules and regulations passed or adopted in connection with and Metropolitan District Law.

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

APPROVED: Charles C. Reichart
Olen Arms Rd.
Owner, Builder or Agent

County Commissioners of Baltimore County

By: John E. Thames, Zoning Clerk. 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.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 4/40

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about 2nd day of October 1940, before the 14th day of October 1940, the first publication appearing on the 2nd day of October 1940.

10/10 -

THE JEFFERSONIAN.

B. R. Smith
Manager

Cost of Advertisement, \$.....

NOTICE OF ZONING RECLASSIFICATION.
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 21st day of October 1940, 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.

It is Ordered by the County Commissioners of Baltimore County, this 21st day of October 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.

JOHN E. THAMES
Zoning Clerk