

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County

Legal owner of the property situate Perry Point Land Company and now known as Lots 7 and 74, as shown on the Plat of Baltimore County, said lots being on the south side of Tels Avenue three hundred and fifty feet west of Short Road, fronting on the south side of Tels Avenue one hundred feet and having an irregular depth of approximately one hundred and twenty 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.

Reasons for Re-Classification: Leo P. McFaul, owner, desires to convert food store on the above described property, commonly known as

Character, if commercial use for which above property is to be used: Food and Grocery store.

Material of Construction of Building: Frame, covered with asbestos shingles; composition roof.

Size and height of building: front 20 feet; depth 20 feet; height 11 feet.

Front and side set backs of building from street lines: front 20 feet; side 8 feet.

Property to be posted as prescribed by Zoning Department.

I, we, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed \$400, and further agree to and are to be bound by the rules, regulations, provisions and requirements herein set forth and as set forth in the resolutions and orders of the County Commissioners of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed by or referred to in the "Applications for Building Permits now adopted and used in the Baltimore County Metropolitan District".

Leo P. McFaul
Leo P. McFaul, Legal Owner
Address: 2047 Fleet Street
Baltimore, Maryland

Address: 2047 Fleet Street
Baltimore, Maryland

ORDERED by The County Commissioners of Baltimore County, this 13th day of February 1941, 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 3rd day of March 1941 at 11 o'clock A. M.

Stewart C. Calver
Clark R. Smith
County Commissioners of Baltimore County

I disapprove the granting of the above Re-Classification.

(over)

Zoning Dept

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

the above re-classification should be had.

It Is Ordered by the County Commissioners of Baltimore County this 12th day of

March 1941, that the above described property or area should 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 use area, district or division.

Stewart C. Calver
Clark R. Smith
County Commissioners 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 above re-classification should NOT be had:

It Is Ordered by the County Commissioners of Baltimore County, this day of

March 1941, 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 a residential use area, district or division, subject, however, to the further order of the County Commissioners of Baltimore County.

County Commissioners of Baltimore County.

Location	PETITION NO.	ZONING RE-CLASSIFICATION	To County Commissioners for Baltimore County
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M.F.C. No. 618, FOLIO 334

or in anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of ground above described and mentioned, unto and to the proper use and benefit of the said Chauncey Brooks Harryman and Grace L. Harryman, his wife, as tenants by the entirety, their heirs and assigns, in fee simple, subject, however, to the following conditions and restrictions, to wit:-

1. There shall not be erected, permitted, maintained or operated upon the premises covered by this Agreement any brewery, distillery, malthouse, saloon or other place or structure where intoxicating liquor is manufactured or sold; nor shall any noxious, dangerous or offensive thing, trade or business whatsoever be permitted or maintained on said property, nor shall any horses, cattle, pigs, or other live stock be kept thereon, nor shall any sign for advertising purposes be erected or placed thereon.

2. At no time shall the land agreed to be sold be purchased by this agreement, or any part thereof, or any building erected thereon be occupied by any negro, or person of negro extraction. This prohibition is not intended to include, however, the occupancy by a negro domestic servant, or other person while employed in or about the premises by the owner or occupant thereof.

3. No building shall be erected, maintained, operated or used on the property hereby agreed to be sold and purchased for business purposes except the written approval of the Vendor thereof shall be first had and obtained, to be evidenced by a proper deed or other instrument in writing executed by the Vendor, approving, specifying and limiting the use to which such building or other building may be put,

GOTTLIEB M. STENGEL ET AL.

DEED TO

CHAUNCEY B. HARRYMAN & W.

R.S. \$1.50

L. Harryman, his wife, of the same place, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Five Dollars and other good and valuable consideration this day paid, receipt whereof is hereby acknowledged, the said Gottlieb M. Stengel and Edith M. Stengel, his wife, do hereby grant and convey unto the said Chauncey Brooks Harryman and Grace L. Harryman, his wife, as tenants by the entirety, their heirs and assigns, all that lot or parcel of ground situate in Baltimore County and known and designated as Lot numbered Twenty (20) as laid out on a sub-division of land known as Perry Point, the Plat of said sub-division is recorded among the Plat Records of Baltimore County along with Deed dated the 20th day of August 1935 from the Maryland Trust Company et al. to the said Gottlieb M. Stengel.

BEING a portion of the tract of land which by deed dated the 20th day of August 1935 and recorded or intended to be recorded prior hereto among the Land Records of Baltimore County was granted and conveyed by the Maryland Trust Company, et al. to the said Grantors, named herein.

TOGETHER with the buildings and improvements thereon and all and singular the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging

and the business which may be conducted therein, and provided further, that the restrictions contained in Section 1 hereof shall in all cases be observed, and the Vendor shall have absolute and unrestricted discretion to grant or withhold its approval for any such use.

4. No building or any part thereof erected or maintained on said property shall be nearer to the front line of said property than twenty-five feet, or nearer to the rear line than ten feet, nor within five feet of the side lines of said lot, and in no case shall more than one dwelling, and one garage be erected on any one lot.

5. No dwelling, garage or other structure shall be commenced, erected, or maintained, until the plans and specifications shall have been submitted to and shall have been approved in writing by the Vendor, and the Vendor shall have the right to refuse or approve any such plans or specifications.

6. The plans for any sewerage or drainage system, designed to be used on the premises shall be submitted in writing to the Vendor for approval, and such approval, when given, shall designate whether such is to be permanent or temporary. Septic tanks, approved by the State Board of Health of Maryland, and indoor chemical toilets will be approved as permanent systems.

7. The Vendor hereby expressly reserves an easement and right of way over the rear five feet of said lots of the purpose of any public or private improvements and for the maintenance of same.

8. It is expressly agreed that nothing herein contained shall constitute a dedication of any street,

road, alley, or lane and that reference thereto is for the purpose of description only, and the title to said streets, roads, alleys and lanes is expressly reserved to the Vendor, and it is expressly agreed that the Vendor shall have no right of ingress, egress and regress to and from the lots hereby purchased, and to and from the nearest public highway, same to be used in common.

AND the said Gottlieb M. Stengel and Edith F. Stengel, his wife, hereby covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of the said land as may be requisite.

WITNESS the hands and seals of said Grantors.

Test: Gottlieb M. Stengel (SEAL)
Rae L. Plimack Edith F. Stengel (SEAL)

STATE OF MARYLAND, BALTIMORE CITY, to wit:-

I HEREBY CERTIFY that on this 1st day of September in the year 1935 before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Gottlieb M. Stengel and Edith F. Stengel, his wife, the Grantors named herein and they severally acknowledged the foregoing Deed to be their respective act.

AS WITNESS my hand and Notarial Seal.

Rae L. Plimack
(R.L.P.)
(Notarial Seal) Notary Public

Recorded Sept. 25, 1925 at 12 n. and exd. per William P. Cole, Clcrk.

NOTICE OF PENDING 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, March 3rd, 1941

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, Food & Grocery Store will be erected), to wit:

All that parcel of ground situate in the 15th Election District of Baltimore County and now known as Lots 73 and 74, as shown on plat of "Perry Point", said lots being on the south side of Wise Avenue three hundred and fifty feet east of Short Road, fronting on the south side of Wise Avenue one hundred feet and having an irregular depth of approximately 120 feet.

By Order of
The County Commissioners of Baltimore
County.

Attest:

James G. Selfe,
Chief Clerk & Auditor.

\$6.00

Towson, Md., Feb. 13, 1941

RECEIVED of Perry Point Land Co. the sum
of Six (\$6.00) Dollars, being cost of advertisement and
inspection of property, south side of Wise Avenue,
15th district, "Perry Point"
petition being filed for re-classification thereof from
residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE CO.

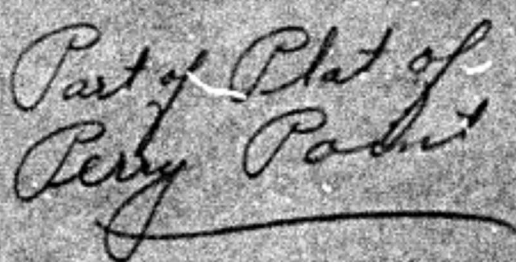
BY
Zoning Clerk.

OK
Walker
2/14/41

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15th Oct