

Mr. Robert E. Kanode, Esq.
5 South Street
Baltimore, Maryland

Dear Mr. Kanode:

The Board of Zoning Appeals of Baltimore County by their order of June 10, 1941, approved and sustained the order of the Zoning Commission allowing the re-classification of the East, West and Frederick Road to permit a group house development.

We will approve the application for building permits and forward them to Mr. Keith, the building inspector of the lot siting, directing him to issue building permits.

In erecting these group houses they must conform to the character of construction, the elevation plan and the required setbacks as stipulated in this petition for re-classification to the building and elevation plans submitted to this department.

Very truly yours,

John J. Timanus

Zoning Commissioner

JTH:R

In the matter of the application for Re-Classification of property on Frederick Road near Market Choice Lane by Tanglewood Development Co

Before the Zoning Commission of Baltimore County

Mr. Commissioners:-

Please enter an appeal from the decision to grant the reclassification of the above property and set the case for a hearing before the Board of Zoning Appeals of Baltimore County

John W. Lockel
Counsel for
Mr. and Mrs. S. Homer
Crowley and other
petitioners for appeal

May 14, 1941

June 7, 1941

Robert E. Kanode, Esq.
5 South Street
Baltimore, Maryland

Dear Mr. Kanode:

The Board of Zoning Appeals has demanded the plans, showing front, rear, and side elevation, of the group houses which will be erected at "Tanglewood", abutting or nearest to Frederick Road.

I understand that they might require that those plans agree somewhat to the existing type of other group dwellings or cottages in that neighborhood.

Kindly let this office have these plans at your earliest convenience.

Very truly yours,

John J. Timanus,

Zoning Commissioner

Petition for Zoning Re-Classification

Zoning
To The County Commissioners of Baltimore County:-

Robert E. Kanode, Esq., & William M. Kanode, Esq., legal owner of the property situate
Kontz, his wife, & Wallace A. Black,
& Nellie A. Black, his wife,

on the north side of Frederick Road, at Catonsville, in the 1st Election District of Baltimore County, beginning 715' easterly from east side of North Prospect Ave., fronting 227'19" easterly on Frederick Road with an irregular depth northerly of 850' being all the land in deed from Josephine O. Beach, et al. to Frederick W. Kontz, et al, June 16, 1937, C.W.B.Tr., #1008-473.

herby petition that the above described property or area, (being within the Baltimore County Metropolitan District) be changed or reclassified (as to zoning) from a residential use area, district or division to a commercial use area, district or division to permit erection of group dwellings.

Reasons for Re-Classification: Adjunctive existing commercial area and

group house development

Character of commercial use for which above property is to be used: Group house development

Material of Construction of Building: stone, concrete, brick, masonry, slate roof

Size and height of building: front 227'19" feet; depth 22' feet; height 24' feet

Front and side set back of building from street lines: front 22'19" feet; side 30' feet

Property to be posted as prescribed by Zoning Department.

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, 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".

Robert E. Kanode
William M. Kanode
Wallace A. Black
Nellie A. Black

Address:

ORDERED by The County Commissioners of Baltimore County, this 15th day of

June 1941, that the subject matter of this petition be advertised, as required

in 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 15th day of May 1941 at 2 o'clock P. M.

John J. Timanus
Zoning County Commissioners of Baltimore County.

Attest: I recommend 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 by reason of LOCATION the above re-classification should be had.

It is Ordered by the County Commissioners of Baltimore County this 22nd day of June 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, to a commercial use area, subject to the following conditions, to wit: that the building to be erected thereon shall be a commercial building, front set back to be 30' from the property line (area) and about 41' from a curb of Frederick Road.

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

It is Ordered by the County Commissioners of Baltimore County, this 22nd day of June 1941, 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, subject, however, to the further order of the County Commissioners of Baltimore County.

County Commissioners of Baltimore County

RECEIVED
ZONING RECLASSIFICATION
JUN 22 1941

TO County Commissioners for Baltimore County

Upon hearing on appeal from the Order of the Zoning Commissioner of Baltimore County, dated May 10th, 1941, granting the reclassification of property to be had and for the purpose as set forth in the within petition:

It is this 22nd day of June, 1941, ORDERED by the Board of Zoning Appeals of Baltimore County, that the aforesaid Order of said Zoning Commissioner be and same is hereby approved and sustained.

Howard Chas. J. ...
Charles ...
Board of Zoning Appeals of Baltimore County

Fred. W. Roonty + Lillian M. Roonty wife and Wallace A. Black and Nellie A. Black and Charles H. Gotsy and Catherine A. Gotsy wife from being same property conveyed Burdick -

7379

(COPY) REC'D MAY 9 - 1941

APPLICATION FOR BUILDING PERMIT Department of Zoning and Public Improvement

1st District Baltimore County, Md. REC'D MAY 24 1941

To: Charles A. Reich, Building Inspector.

Application is hereby made for a Building Permit as follows:

Present Owner: Tanglewood Dev. Co. Address of Present Owner: EAGERMAN AVE. GAITHERSBURG.

Former Owner: (This same if change of ownership within past two years)

Builder's Name: Tanglewood Dev. Co. Architect's Name: STALL R. KUBACK.

Use of Building: Dwelling - 2 1/2 stories. If dwelling, No. of families: 2.

Type of Building: Frame.

Location of Building: 227-229 East Frederick Road, Gaithersburg, Md.

Between what intersecting streets or roads: Frederick Road and East Frederick Road.

Distance of Building: 227-229 feet (N. 227-229) from Frederick Road, Street or Road, (this street intersecting street or road).

If in development: "Tanglewood" (Name of Development) Size of Lot: 227 x 77 (Front and Depth).

Number of Lot, Block and Section on Plat: 227-229.

Front set-back of building: 20 feet from front property line, being the right of way line of street or road.

Side set-back of building: 30 feet from right of way line of side street or road - side property line.

Size of Building: Front 227-229, depth 227-229, Height 227-229 feet.

Character of Construction: Brick and concrete, concrete foundation, automatic (automatic).

Is existing building: Repaired: Altered: Enlarged.

Describe Repairs, Etc.: (Describe Repairs)

ACTUAL TOTAL COST of new Building, repairs, Etc. at time of completion \$200,000.

- 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 building.
 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 a Board of Zoning Appeals, pursuant to the Act of the General Assembly of Maryland, known 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 said Metropolitan District Law.

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

APPROVED: As to Zoning Only. Date: 6/25/41. Tanglewood Dev. Co. Owner, Builder or Agent.

CAUTION To Begin Construction Before A Building Permit Is Issued Is In Violation Of The Law. Building Code, Zoning Act And Metropolitan District Law Impose Severe Penalties For Non-Compliance.

Released 6/25/41

APPLICATION FOR BUILDING PERMIT Departments of Zoning and Public Improvement

1st District Baltimore County, Md. REC'D MAR 24 1941

To: Charles A. Reich, Building Inspector.

Application is hereby made for a Building Permit as follows:

Owner: Tanglewood Dev. Co. Address: EAGERMAN AVE. GAITHERSBURG.

Builder's Name: Tanglewood Dev. Co. Architect's Name: STALL R. KUBACK.

Use of Building: Dwelling - 2 1/2 stories. If dwelling, No. of families: 2.

Location of Building: 227-229 East Frederick Road, Gaithersburg, Md.

Between what streets or roads: Frederick Road and East Frederick Road.

Distance of Building: 227-229 feet (N. 227-229) from Frederick Road, Street or Road, (this street intersecting street or road).

If in development: "Tanglewood" (Name of Development) Size of Lot: 227 x 77 (Front and Depth).

Number of Lot, Block and Section on Plat: 227-229.

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 227-229, depth 227-229, Height 227-229 feet.

Character of Construction: Brick and concrete, concrete foundation, automatic (automatic).

Is existing building: Repaired: Altered: Enlarged.

Describe Repairs, Etc.: (Describe Repairs)

ACTUAL TOTAL COST of new Building, repairs, Etc. at time of completion \$25,000.

- 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 building.
 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 a Board of Zoning Appeals, pursuant to the Act of the General Assembly of Maryland, known 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 said Metropolitan District Law.

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

APPROVED: As to Zoning Only. Date: 6/25/41. Tanglewood Dev. Co. Owner, Builder or Agent.

CAUTION To Begin Construction Before A Building Permit Is Issued Is In Violation Of The Law. Building Code, Zoning Act And Metropolitan District Law Impose Severe Penalties For Non-Compliance.

Released 6/25/41

APPLICATION FOR BUILDING PERMIT Departments of Zoning and Public Improvement

1st District Baltimore County, Md. REC'D MAR 24 1941

To: Charles A. Reich, Building Inspector.

Application is hereby made for a Building Permit as follows:

Owner: Tanglewood Dev. Co. Address: EAGERMAN AVE. GAITHERSBURG.

Builder's Name: Tanglewood Dev. Co. Architect's Name: STALL R. KUBACK.

Use of Building: Dwelling - 2 1/2 stories. If dwelling, No. of families: 2.

Location of Building: 227-229 East Frederick Road, Gaithersburg, Md.

Between what streets or roads: Frederick Road and East Frederick Road.

Distance of Building: 227-229 feet (N. 227-229) from Frederick Road, Street or Road, (this street intersecting street or road).

If in development: "Tanglewood" (Name of Development) Size of Lot: 227 x 77 (Front and Depth).

Number of Lot, Block and Section on Plat: 227-229.

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 227-229, depth 227-229, Height 227-229 feet.

Character of Construction: Brick and concrete, concrete foundation, automatic (automatic).

Is existing building: Repaired: Altered: Enlarged.

Describe Repairs, Etc.: (Describe Repairs)

ACTUAL TOTAL COST of new Building, repairs, Etc. at time of completion \$25,000.

- 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 building.
 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 a Board of Zoning Appeals, pursuant to the Act of the General Assembly of Maryland, known 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 said Metropolitan District Law.

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

APPROVED: As to Zoning Only. Date: 6/25/41. Tanglewood Dev. Co. Owner, Builder or Agent.

CAUTION To Begin Construction Before A Building Permit Is Issued Is In Violation Of The Law. Building Code, Zoning Act And Metropolitan District Law Impose Severe Penalties For Non-Compliance.

Released 6/25/41

Sketch to the N. side of Frederick Road in the 1st District of Baltimore County, Md. showing the location of the proposed building. The building is to be located on the N. side of Frederick Road, between 227-229 East Frederick Road, with a lot area of 227-229 sq. ft. The building is to be a 2 1/2 story dwelling, with a front set-back of 20 feet from the street line, and a side set-back of 30 feet from the side street or road line. The building is to be constructed of brick and concrete, with a concrete foundation. The building is to be used as a dwelling for 2 families.

Land from -
Joseph A. Reich
to
Fred W. Roonty + Lillian M. Roonty wife and Wallace A. Black and Nellie A. Black and Charles H. Gotsy and Catherine A. Gotsy wife
June 27 1941
PWR Jr. 1003-473

REC'D MAR 29 1941

No. _____

APPLICATION FOR BUILDING PERMIT

Departments of Zoning and Public Improvement

First District Baltimore County, Md. March 26, 1941

To: Chas. A. Riech Building Inspector.

Application is hereby made for a Building Permit as follows:

Owner Tanglewood Dev. Co. Address Paradise Ave. Catonsville

Builder's Name Tanglewood Dev. Co. Architect's Name Emil Hebrank

Use of Building Dwelling If dwelling, No. of families one

Location of Building 75 S. Briarwood Road (State side of Street or Road, and House No.)

Between what streets or roads Frederick Road & Culpeper Ave

Distance of Building 465 feet (N. B. S. or W.) from Frederick Road Street or Road, (the nearest intersecting street or road)

If in development Briarwood Court Size of Lot 40 x 84 (Name of Development) (Front and Depth)

Number of Lot, Block and Section on Plat House # 44

Front and side set-back of building 20 feet from front street 12 feet from side street or side line of lot.

Size of Building: Front 23'-6"; depth 22 feet; Height 24 feet.

Character of Construction Brick garage and house - slate roof front stone foundation

Built of new - hot water heat tile bath built in garage

Is existing building: Repaired. Altered. Enlarged.

Describe Repairs, &c.: (Describe Fully)

ACTUAL TOTAL COST of new Building, repairs, &c. at time of completion \$35.00

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.

My, 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__

County Commissioners of Baltimore County

By

Zoning Clerk

Tanglewood Dev. Co.
Owner, Builder or AgentParadise Ave. 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.

NOTICE OF ZONING RE-CLASSIFICATION.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for change or re-classification from a cottage type dwelling use area to that of a group dwelling use area, of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the "Zoning Act of 1911", will hold a public hearing at the Zoning Office, in the Record Building in Towson, Baltimore County, Maryland.

On Monday, May 26, 1941.

At 2:00 o'clock P. M. to determine whether or not the following mentioned and described property should be changed or re-classified as aforesaid, if so re-classified Group dwellings will be erected.

All that parcel of ground situate on the north side of Frederick Road, at Catonsville, in the 1st Election District of Baltimore County, beginning T15 feet easterly from the east side of North Prospect Avenue, fronting 27 feet 9 inches easterly on Frederick Road with an irregular depth northerly of 50 feet. Back all the land in deed from Josephine G. Funch, et al. to Frederick W. Kowitz, et al. June 16, 1937, C. W. B. B. No. 1092-472.

By Order of JOHN J. TIMANUS, Zoning Commissioner, etc.

Apr. 14-75.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 30, 1941

THIS IS TO CERTIFY, That the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each

of 2 times before the 5th

day of May 1941, the first publication

appearing on the 1st day of April

1941.

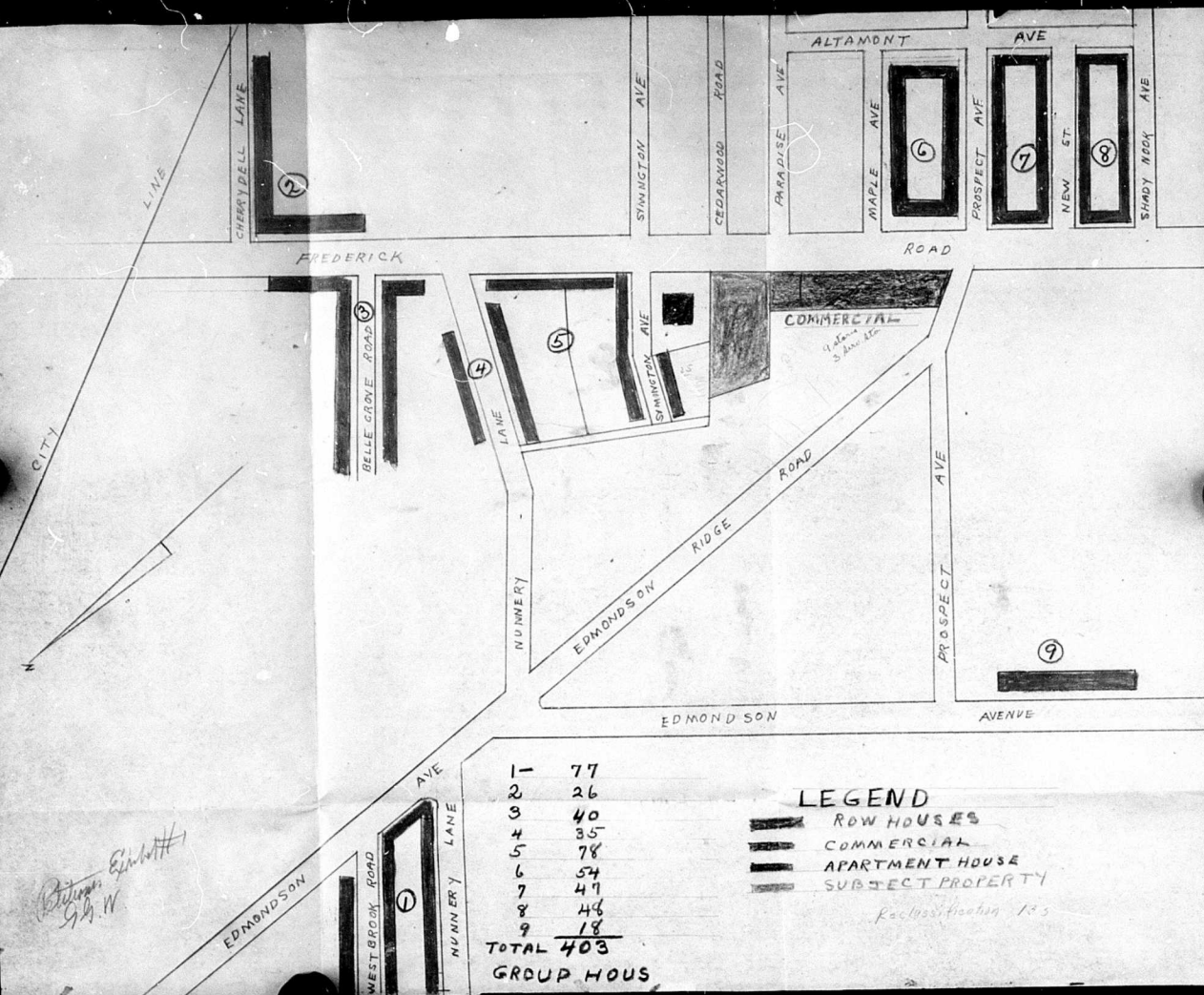
THE JEFFERSONIAN,

Manager.

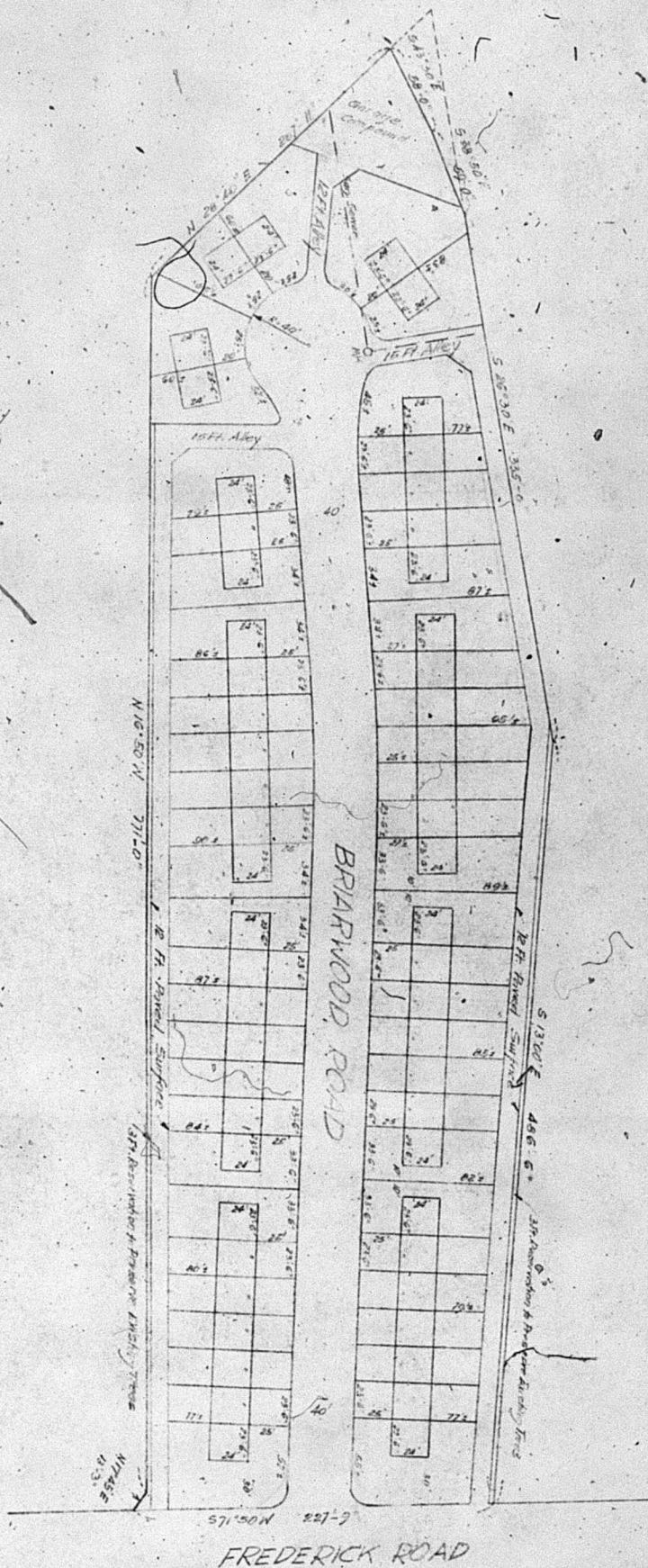
Cost of Advertisement, \$_____

BRAKWOOD

Calverville, Baltimore County, Md.
Developed by the
Longwood Real Estate Company



ALBERT E. BOWMAN
SURVEYOR & CIVIL ENGINEER
22 LEXINGTON ST. BALTIMORE, MD.
SCALE 1"=50'



ALBERT E. POHMER
 REGISTERED ENGINEER & LAND SURVEYOR
 OFFICE 2 E. LEXINGTON ST. BALTO. MD.
 SCALE 1"=50' ISSUED 4-29-1941.
 REVISED 4-30-1941.