

Petition for Zoning Re-Classification

Zoning

To The County Commissioners of Baltimore County:

Five contiguous parcels of

are owned by The Howard Contracting Co., Inc. and are situated on Burke and Maryland Aves. and in the nears thereof, in Towson, in 5th Election District of Baltimore County.

1st. Beginning on east side Maryland Avenue 130.30 ft. south from Burke Avenue, running southerly on east side Maryland Avenue 131.16 ft. to north side Devonshire Road, with depth easterly, or even width binding on Devonshire Road and with an average distance of 141.7 ft. to east side of 16 foot alley.

2nd. Beginning on southeast corner of Maryland Avenue and Devonshire Road, at distance of 302.76 ft. south of Burke Avenue, thence southerly on east side of Maryland Avenue, 270.30 ft. with average depth easterly and binding on south side of Devonshire Road 140 ft. to east side of 16 ft. alley.

3rd. Beginning on south side of Devonshire Road at the distance of 125.16 ft. east from Maryland Avenue, thence easterly on south side of Devonshire Road 340.94 ft. to east side of proposed street, with rectangular depth northerly of 110 ft. to the south side of 16 ft. alley.

4th. Beginning on north side of Devonshire Road 364.55 ft. easterly from Maryland Avenue, running easterly on north side of Devonshire Road 200 ft. to east side of proposed street, with rectangular depth northerly of 120 ft. to north side of 16 ft. alley, and.

5th. Beginning on southeast corner of Burke Avenue and proposed street distant 632 ft. east from Maryland Avenue, thence southerly on east side proposed street 297.27 ft. to south side of 16 ft. alley, thence with outlines of the whole tract southeasterly 95.13 ft. and northeasterly 320.69 ft. to Burke Avenue, and thence westerly on south side of Burke Avenue 124 ft.

County Metropolitan District.

The Howard Contracting Co., Inc.
By: Harry J. Timanus, Jr.
 Local Owner
 Address: *2016 Lexington Rd., Baltimore, Md.*

Zoning

ORDERED BY THE County Commissioners of Baltimore County, this 20th day of

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

by the "Zoning Act", in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had in the office of the County Commissioners of Baltimore County, in the Towson, Baltimore County, on the 12th day of May 1941 at 10 o'clock A. M.

Harry J. Timanus, Jr.
 Zoning Commissioner of Baltimore County.

X1 EXHIBIT REQUIRED

(over)

Zoning Code.

properties or areas hereby petition that the above described property, being within the County Metropolitan District, be changed or re-classified (as to zoning) from a residential neighborhood to a residential neighborhood to permit erection of group dwellings on north side of Burke Ave. and adjoining City property and existing greenhouses. Character of commercial use for which above property is to be used: Semi-detached houses facing Burke and Maryland Aves., group houses in rear. Material of Construction of Building: brick, slate roof. Size and height of building: Front: each unit 10' each unit 20' each unit 20' feet; depth: each unit 20' each unit 20' each unit 20' feet. Front and side set backs of building from street lines: Front: each unit 20' each unit 20' each unit 20' feet. Property to be posted as prescribed by Zoning Department.

We, the undersigned, agree to pay expenses of above reclassification, 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".

The Howard Contracting Co., Inc.
By: Harry J. Timanus, Jr.
 Local Owner
 Address: *2016 Lexington Rd., Baltimore, Md.*

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Harry J. Timanus, Jr.
 Zoning Commissioner of Baltimore County.

X1 EXHIBIT REQUIRED

(over)

Zoning Code.

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 be had.

It is Ordered by the County Commissioners of Baltimore County this 20th day of

April 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.

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 be had.

It is Ordered by the County Commissioners of Baltimore County, this 20th day of

May 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 and to remain a residential use area, district or division, subject, however, to the further order of the County Commissioners of Baltimore County.

Harry J. Timanus, Jr.
 Zoning Commissioner of Baltimore County.

To County Commissioners for Baltimore County
 PETITION FOR ZONING RE-CLASSIFICATION
 PETITION NO. 1941-12

April 14, 1941.

The Howard Contracting Co.
 30 Burke Avenue,
 Towson, Md.

Att. Mr. Harry Hart.

Dear Mr. Hart:

You will recall that some time back, possibly the latter part of February or March, you approached the Zoning Department in reference to the erection of group houses on the tract which your Company contemplated purchasing from Thomas C. Stevenson on Burke Avenue. Mr. Muller, the Zoning Engineer, and myself met you on this property and you then requested us with the type of buildings you contemplated erecting, and we told you at the time any applications would be taken up with the County Commissioners who would have to approve the same.

No applications for building permits as yet have been filed for erection of any type of house on this tract.

On March 26th, 1941, a most comprehensive Zoning Law became effective applicable to all of Baltimore County and under this Act the character and type of construction of buildings, structures, set back distances, etc., are provided for and given a much better control of supervision over development of property than was afforded under the former Zoning Law.

It will be the purpose, under the new Zoning Act, to prevent the erection of group or row houses in developments which are predominantly of the cottage type, or where the construction or erection of such buildings will not conform with the immediate adjoining cottage developments, or where the erection of such type buildings may tend to create a fire or traffic hazard, etc.

April 24, 1941.

\$25.00

RECEIVED OF The Howard Contracting Co., the sum of Twenty Two (\$22.00) dollars, being cost of advertisement and inspection of property, Burke and Maryland Avenues, 5th district, Towson, pursuant to petition being filed for re-classification.

Zoning Commissioner.

For the above and other proper and necessary reasons the more comprehensive Zoning Act was passed and this office wishes to advise you that any applications for building permits for the erection of group or row houses on the Stevenson tract will not be approved, but that its development will be limited to that of a cottage type dwelling.

Before any applications for building permits will be passed on there must be submitted to the Zoning Department a plot plan showing the layout of streets and lots, the location of buildings thereon and the set back distances from fronting streets or side streets or lot lines.

Very truly yours,

JOHN J. TIMANUS,

Zoning Commissioner.

Wacker
 4/23/41

**NOTICE OF
ZONING RE-CLASSIFICATION**

Pursuant to petition filed with the Zoning Commission of Baltimore County for change or re-classification from a cottage type dwelling use area to that of a semi-detached and group dwelling use area, of the property hereinafter described, the Zoning Commission of Baltimore County, by authority of the "Zoning Act of 1941" will hold a public hearing at the Zoning Office, in the Richard Building in Towson, Baltimore County, Maryland,

On Monday, May 12th, 1941.

At 1:00 o'clock A. M.,

to determine whether or not the following mentioned and described property should be changed or re-classified as aforesaid; if so re-classified, semi-detached and group dwellings will be created:

All those five contiguous parcels of land, situate on Burke and Maryland Avenues, and on the rear thereof, in Towson, in 2nd Election District of Baltimore County.

1st—Beginning on east side of Maryland Avenue, 123.25 feet south from Burke Avenue, running easterly on east side Maryland Avenue 122.15 feet to north side Devonshire Road, with depth easterly of, even with building on Devonshire Road and with an average distance of 12.7 feet to east side of 15-foot alley.

2nd—Beginning on southeast corner of Maryland Avenue and Devonshire Road, at distance of 343.16 feet south of Burke Avenue, thence southerly on east side of Maryland Avenue, 210.35 feet with a square depth easterly and ending on south side of Devonshire Road, 124 feet to east side of 15-foot alley.

3rd—Beginning on south side of Devonshire Road at the distance of 123.15 feet east from Maryland Avenue, thence easterly on south side of Devonshire Road 344.34 feet to west side of proposed street, with depth southerly of 115 feet to the south side of 15-foot alley.

4th—Beginning on north side of Devonshire Road 283.35 feet easterly from Maryland Avenue, running easterly on north side of Devonshire Road 294 feet to west side of proposed street, with rectangular depth southerly of 120 feet to north side of 15-foot alley, and.

5th—Beginning on southeast corner of Burke Avenue and proposed street distant 632 feet east from Maryland Avenue; thence southerly on east side proposed street 237.27 feet to south side of 15-foot alley; thence with outline of the whole tract southeasterly 24.12 feet and northeasterly 320.53 feet to Burke Avenue, and thence westerly on south side of Burke Avenue 154 feet.

By Order of:

JOHN J. TIMANUR

Apr. 22 - May 2, Zoning Commission

CERTIFICATE OF PUBLICATION

TOWSON, MD.

May 9/41

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

2 times successive weeks before the 15th

day of May 1941, the first publication

appearing on the 5th day of April

1941.

THE JEFFERSONIAN,

R. J. Daulton
X

Manager.

Cost of Advertisement, \$.....

WILLOW

AVENUE

DRIVE

50'

WILDEN

LINDEN

TERRACE

PLAN SHOWING LOCATIONS OF SEMI-DETACHED
DWELLING FOR THE DETTER HOUSING CORP POWSON, MD.

SCALE 1"=30'

JEROME KAHN - REG ARCHT.

FIG. 10/40

MARYLAND AVENUE

MARYLAND AVENUE

DENVERSHIRE ROAD

BURKE AVENUE

PROPOSED STREET

ALBERT R. POINIER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE 2 ELLINGTON ST. BALTO. MD.
SCALE 1"=30' SHEET 17 OF 17