May 19, 1941

John J. Tiernan, Esq.
Zoning Commissioner of Baltimore County
Baltimore, Maryland

Kensington Realty Corp.
~~C. Raymond Hartman~~ vs. Zoning Commissioner of Baltimore County. Re Permit for proposed Mortuary on Leeds Ave.

Dear Sir:

Please note an appeal from your decision rendered on May 19, 1941 in the above entitled case to the Board of Zoning Appeals for Baltimore County.

Roland C. Ready
10 South Street
Baltimore, Md.
Attorney for Petitioner

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Petition for Zoning Re-Classification

To The Zoning Commissioners of Baltimore County:—

I/We, Kensington Realty Corporation, a body corporate legal owner, ~~and C. Raymond Hartman and Adelaide Hartman, his wife, contract purchasers~~ of the property situate in "Ridgewood", in the 13th Election District of Baltimore County, beginning on the northwest side of Leeds Ave. 235 ft., more or less, northeasterly from Schofield Ave., thence northeasterly on Leeds Avenue 86' 8" to the bend thereof, thence northwesterly on west side of Leeds Avenue 73' 8", thence southwesterly 131'11", and thence southeasterly 121'8" to beginning. Being lots as shown on plat of S.J.Hartman & Co., Surveyors, Dec. 15, 1939,

hereby petition that the above described property or area, (being within the Baltimore County Metropolitan District as established pursuant to Zoning Act of 1941 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 Contract purchasers desire to reside in said property. C. Raymond Hartman is in the undertaking business, and intends to use the large living room in said property for the purpose of laying out the remains of deceased persons.

Character of commercial use for which above property is to be used Combination residence and funeral parlor.

Material of Construction of Building Stone and asbestos shingle

Size and height of building: front 32 feet; depth 25 feet; height 10 feet, in front and 20 feet in back.

Front and side set backs of building from street lines: front 30 feet; side 5 feet.

Property to be posted as prescribed by Zoning Department.

I, or we, 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, provisions and requirements herein set forth and as set forth in the resolutions and orders of the Zoning 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".

KENSINGTON REALTY CORPORATION
BY: C. H. Harty, President
Legal Owner

C. Raymond Hartman
Adelaide Hartman
Contract Purchasers

Address 18 South Street, Baltimore, Md.
927 Leeds Avenue, Balto., Md.

ORDERED by the Zoning Commissioners of Baltimore County, this 28th day of April, 1941, that the subject matter of this petition be advertised, as required pursuant to the "Zoning Act" of 1941 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 Zoning Commissioners of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the 9th day of May, 1941, at 11 o'clock A. M.

Zoning Commissioners of Baltimore County.

PETITION FOR ZONING RE-CLASSIFICATION

Zoning Clerk.

(over)

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 day of 19, 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 resulting traffic hazard and exclusive residential area, northern being a commercial enterprise the above re-classification should NOT be had:

It Is Ordered by the Zoning Commissioners of Baltimore County, this 12th 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.

Zoning Commissioners of Baltimore County.

Filed ..... 19...

PETITION FOR ZONING RE-CLASSIFICATION

PETITION NO. ____

Location:

To County Commissioners for Baltimore County

Upon hearing on appeal from the Order of the Zoning Commissioner of Baltimore County, dated May 19th, 1941, denying the re-classification of property described and for the purpose as set forth in the within petition;

It is this 4th day of June, 1941, ORDERED by the Board of Zoning Appeals of Balto. Co., that the aforesaid Order of said Zoning Commissioner be and the same is hereby reversed and the petition for re-classification is hereby granted.

Members of Zoning Appeals for Baltimore County.

June 26, 1941

Mr. Roland C. Ready, Esq.
10 South Street
Baltimore, Maryland

Re: Petition for re-classification
Kensington Realty Corporation
Leeds Avenue

Dear Mr. Ready:

The Board of Zoning Appeals of Baltimore County, by their order of June 2, 1941 reversed the order of the Zoning Commissioner, in the above entitled matter, and grants the petition of re-classification.

If you will forward application for building permit to the office of Building Inspector of the 13th district and when he sends the application to this office it will be approved and the building inspector will be directed to issue a building permit.

The application for building permit must conform as to character of construction size of lot back of building as stated in the petition of re-classification, and this building must be of the type and style the photo of which was filed in the petition case, and also the parking facilities which was stated in the hearing to be made must be provided for.

Very truly yours,

John J. Tiernan

Zoning Commissioner

JJT:MS

CERTIFICATE OF PUBLICATION

ZONING NOTICE OF RE-CLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for change of re-classification from a residential use area, district or division to a commercial use area, district or division described in the Zoning Act of Baltimore County of 1941, notice is hereby given that I will hold a public hearing on the property in question, in the Reckord Building, Towson, on Monday, May 19, 1941, at 11:00 o'clock A. M.

To determine if the property in the following described and described above should be re-classified as requested, or if any other or different use should be established, in and for the Zoning District of Baltimore County, beginning on the northwest side of Leeds Ave. 235 ft. northeasterly from Schofield Ave., thence northeasterly on Leeds Avenue 86 feet 8 inches to the bend thereof, thence northwesterly on the west side of Leeds Avenue 73 feet 8 inches, thence southwesterly 131 feet 11 inches, thence southeasterly 121 feet 8 inches to the beginning. Being lots as shown on plat of S. J. Hartman & Co., Surveyors, Dec. 15, 1939.

By order of
ZONING COMMISSIONER OF BALTIMORE COUNTY.

May 2-3.

TOWSON, MD., May 9, 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~~ ~~successive weeks before the~~ 1 time 9th day of May, 1941, the first publication appearing on the 2nd day of May 1941.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $.....

May 23, 1941.

Roland C. Ready, Esq.,
10 South Street,
Baltimore, Md.

Dear Sir:

The appeal of the Kensington Realty Corporation from the order of the Zoning Commissioner refusing the re-classification of the property on Leeds Avenue will be heard by the Board of Zoning Appeals on Wednesday, June 4, 1941, at 10:00 o'clock a.m. at its office in the basement of the Reckord Building, Towson, Md.

I am notifying the protestants of this date of hearing.

Very truly yours,

JOHN J. TIERNAN,

Zoning Commissioner.

May 1, 1941.

$6.00

RECEIVED of Kensington Realty Corporation, the sum of ($6.00) Dollars, being cost of advertisement and inspection of property, Northwest side of Leeds Avenue, 13th District, pursuant to petitionbeing filed for reclassification.

Zoning Commissioner.

Rec'd $6.00
C. Evans

PROPOSED PLOT PLAN FOR
EXTENSION OF REAR
OF A
EXISTING
RESIDENCE
LEEDS AVENUE
EXISTING
RESIDENCE
PORCH
LEEDS AVENUE
SCALE: 1" = 10'

Leeds Ave.
Leeds Ave.
Beechfield Ave.
Baltimore County
Scale 30 Feet to one inch
S.J. Martenets, Co.
Surveyors & Civil Engrs
Balto. Dec. 13-1935.