

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County—

I, Victor L. Gilpin, legal owner, of the property situate on the northeast side of Willis Drive, at Relay, in the 13th Election District of Baltimore County, beginning 405.00' southeasterly from Rolling Road, fronting 200 ft. southeasterly on Willis Drive with an average depth northeasterly of 100 ft. being lots nos. 20 to 31 as shown on plat of "Cherry Place",

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 Residential District to Single-Family Detached Dwellings to permit erection of duplex dwellings.

Reasons for Re-Classification: Best development of the property

Character of Residential use for which above property is to be used: Duplex dwellings

Material of Construction of Building: Concrete block construction, brick, slate or
Size and height of building: not to exceed 30 feet height, not to exceed 10 feet depth
Front and side set backs of building from street line: not to extend beyond existing buildings

Property to be posted as provided by Zoning Department.

I, Victor L. Gilpin, legal owner, of the property situate on the northeast side of Willis Drive, at Relay, in the 13th Election District of Baltimore County, beginning 405.00' southeasterly from Rolling Road, fronting 200 ft. southeasterly on Willis Drive with an average depth northeasterly of 100 ft. being lots nos. 20 to 31 as shown on plat of "Cherry Place",

Address: 2200 Willis Drive, Cherry Hill, Md.

ORDERED by The County Commissioners of Baltimore County, this 30th day of April, 1941, that the subject matter of this petition be advertised, as required by 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 herein be had in the office of the County Commissioner of Baltimore County, in the Record Building, in the 13th district, at 10 o'clock A. M. on the 15th day of May, 1941.

Victor L. Gilpin,
Zoning County Commissioner of Baltimore County.

EXHIBIT

RECORDING OF THE ABOVE RECLASSIFICATION

(over)

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TO BE ATTACHED TO THE ORDER
GRANTING THE RECLASSIFICATION OF THE PROPERTY
ON WILLIS AVENUE, RELAY, MD.

Upon hearing on appeal, from the Order of the Zoning Commissioner for Baltimore County, dated the 15th day of May, 1941, granting the reclassification of the property mentioned, as set forth in the within petition; it is this 30th day of June, 1941 ordered by the Board of Zoning Appeals for Baltimore County that the said Order be and the same is hereby approved and sustained.

Edward L. Swartz

Edward L. Swartz

Edward L. Swartz

BOARD OF ZONING APPEALS, BALTO. CO.

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Reading had - case held sub. case

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, and being on road and street and adjacent to a G. O. Railroad & not suitable for better type cottage zoning.

It is Ordered by the County Commissioners of Baltimore County this 30th day of April, 1941, that the above described property or area should be and the same is hereby changed and reclassified, from and after the date of this Order, from a residential use area, district or division to a commercial use area, district or division.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, and being on road and street and adjacent to a G. O. Railroad & not suitable for better type cottage zoning.

It is Ordered by the County Commissioners of Baltimore County, this 30th day of April, 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 future view of the County Commissioners of Baltimore County.

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May 22, 1941.

Mr. Henry W. Rutenberg,

Relay, Md.

Dear Sir:

Relative to the petition of Victor L. Gilpin for the reclassification of the property on Willis Drive, Relay, to permit erection of semi-detached dwellings, this office, after hearing both the applicant and protestants, and after proper consideration of the protest filed by you and Dr. Nelson as the committee of the Relay Improvement Association and also after being inspecting the premises and the surrounding development, this office is of the opinion that this petition should be granted. The reasons for this action are as follows:

1. Willis Drive is an unimproved street running southeasterly from the Rolling Road and dead ending at the B. & O. Railroad. The lots on either side being only of 100 ft. depth.

2. The location of this road and the topography of the land is such that any improvements erected on Willis Drive to the depth westerly from the railroad which is to be now improved, is such that any buildings erected on either side of Willis Drive, at the above locations would not be observed or plainly in view of the built-up sections of Relay. In addition the Rolling Road, paralleling Willis Drive for a great portion of its length, is at a very high elevation, being a fill of possibly 10 to 20 feet at some points and this of itself raises the property on Willis Drive not desirable for any substantial development.

3. The type of house to be built by Mr. Gilpin is of the semi-detached type and not of the row or group type, there being of course considerable space between the separate units and of course will be required to have a reasonable setback from Willis Drive and this office is of the opinion that this type of house would be much better and less apt to devalue property in that section of Relay than a cheap type of individual cottages. These semi-detached buildings are to be of

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brick and have a pleasing design.

When applications are made to the building inspector for building permits, these applications will have to be approved by the Zoning Department before permits may be issued by the local building inspector and on these applications we will insist that the proper distance be maintained between units and also as to the proper setback and construction of the buildings.

In view of the above facts, I have, as Zoning Commissioner, approved the petition for the above reclassification, the order thereon being dated as of this date. Your Association, or any individual, may appeal from this decision to the Board of Zoning Appeals within ten days from this date. At the hearing before the Board of Zoning Appeals the case will be heard as now, and of course the decision of the Zoning Commissioner in no way affects any decision that may be rendered by the Board of Zoning Appeals.

Very truly yours,

JOHN J. TIMMUS,

Zoning Commissioner.

JJT:JH

cc: Mr. Wilbur O. Nelson,
Mr. Victor L. Gilpin.

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\$6.00

April 30, 1941

RECEIVED of Victor L. Gilpin, the sum of Six (\$6.00) dollars being cost of advertisement and inspection of property on the northeast side of Willis Drive, at Relay, 13th district, being pursuant to petition being filed for re-classification.

Zoning Commissioner.

Received \$6.00

C. Ennis

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CERTIFICATE OF PUBLICATION

TOWSON, MD. May 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., on the 19th day of May, 1941.

day of May, 1941, the first publication appearing on the 19th day of May, 1941.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$6.00

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**NO PLAT
IN
THIS FOLDER**