0150

Petition for Zoning Re-Classification

Zoning

To the ~~County~~ Commissioners of Baltimore County:—

~~I~~ We, The Builders Construction Co. Inc. legal owner... of the property situate on the northeast side of Beechwood Ave., beginning 380 ft. southeasterly from Edmondson Ave., fronting 50 ft. southeasterly on Beechwood Ave., with a depth northeasterly of 160 ft., more or less. Being a part of property in deed from Alice S. Grempler to The Builders Construction Co. Inc., dated August 10, 1938.

hereby petition that the above described property or area, (being within the ~~Exterior~~ ~~County~~ Metropolitan District), be changed or re-classified (as to zoning) ~~[illegible]~~

Reasons for Re-Classification: Best development of property

Character of commercial use for which above property is to be used: Semi-detached dwelling

Material of Construction of Building: brick, stone foundation, asphalt roof, over all

Size and height of building: front 36 feet; depth 24 feet; height 20 feet

Front and side set backs of building from street lines: front 40 feet; side 7 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 the petition, not to exceed $6.00, and further agree to and are to be bound by the rules, regulations and 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 provided by or referred to in the "Applications for Building Permits now adopted and used in the Baltimore County Metropolitan District".

The Builders Const. Co. Inc.
Legal owner

Address 822 Frederick Rd.
Catonsville, Md.

Zoning

ORDERED by the ~~County~~ Commissioners of Baltimore County, this 5th day of May, 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 Zoning Reckord Building, the ~~County~~ Commissioners of Baltimore County, in the ~~City Hall~~, in Towson, Baltimore County, on the 26th day of May, 1941, at 10 o'clock A. M.

Zoning Commissioner of Baltimore County

~~Disapproved~~ ~~Approved~~ the granting of the above 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 reason of location being in exclusive cottage development the above re-classification should NOT be had:

It Is Ordered by the ~~County~~ Zoning Commissioner of Baltimore County, this 26th 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~~ Zoning Commissioner of Baltimore County.

Zoning ~~County~~ Commissioner of Baltimore County.

To County Commissioners for Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION

PETITION NO. .....

Location .....

Filed ..... 19....

(C O P Y)

No. .....

APPLICATION FOR BUILDING PERMIT

Department of Zoning and Public Improvement

1st District — Baltimore County, Md. April 29, 1941

To Charles A Reich Building Inspector.

Application is hereby made for a Building Permit as follows:

Present Owner: The Builders Const. Co. Address of Present Owner: 822 Fred. Road, Catonsville, Md.

Former Owner: do (Give name if change of ownership within past two years)

Builder's Name: do Architect's Name

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

Type of Building: semi-detached (Cottage, semi-detached, group, row dwellings—Type of commercial building)

Location of Building: east side Beechwood Ave. (State side and name of street or road on which building fronts and House No.)

Between what intersecting streets or roads: Edmondson & Summit Avns.

Distance of Building 400 feet (~~N.E.~~ S. or ~~W.~~) from Edmondson Ave. Street or Road (the nearest intersecting street or road)

If in development (Name of Development) Size of Lot 80 X 160 (Front and Depth)

Number of Lot, Block and Section on Plat

Front set-back of building 40 feet from front property line, being the right of way line of street or road

Side set-back of building 7 feet from right of way line of side street or road—or side property line.

Size of Building: Front 36 ; depth 24 feet; Height 20 feet.

Character of Construction: brick, stone, hot water asphalt (Materials of—foundation, sidewalls, roof, heating, &c.)

Is existing building: Repaired ..... Altered ..... Enlarged .....

Describe Repairs, &c.: (Describe Fully)

ACTUAL TOTAL COST of new Building, repairs, &c. at time of completion $ 7500.00

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.

(Applicant not to fill in this space)

REJECTED } As to Zoning Only.
APPROVED }

Date: ..... 19....

By ..... Zoning Commissioner

The Builders Const. Co.
Frank Iavozzo, Pres.
822 Frederick Ave. Catonsville, Md.
Owner, Builder or Agent

Address of Owner, 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.

(Over)

April 29, 1941.

The Builders Construction Co. Inc.,
822 Frederick Road,
Catonsville, Md.

Gentlemen:

Your application for building permit for erection of a semi-detached dwelling on east side of Beechwood Avenue, in Catonsville, was received by this office today.

By an Order of the County Commissioners passed on April 15th, pursuant to the Zoning Act of 1941, the whole of Baltimore County was zoned for the erection of cottages only. This Order provides for re-classification for the erection of semi-detached, group or row houses and also for commercial and industrial uses.

Due to the fact that you wish to construct a semi-detached dwelling in a cottage area, it will be necessary for you to petition for the proper re-classification. If you will call at our office, in the Reckord Building, we will fill out this petition for you. It will be necessary for you to bring a copy of your deed or a plat of the property so that we may prepare the proper description. The law requires posting of the property and 15 days advertisement in a newspaper having circulation throughout Baltimore County. The paper goes to press on Thursday at noon so it will be necessary for you to give us the required information before that time. This petition must be signed by the legal owner of the property.

Very truly yours,

Advisory Engineer.

ABM-JH

NOTICE OF ZONING RE-CLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, a re-classification is sought from a cottage type dwelling use area to that of a semi-detached dwelling use area, on the northeast side of Beechwood Ave., and the Zoning Commissioner of Baltimore County, by authority of the "Zoning Act and Regulations" will hold a hearing at the Zoning Office, Reckord Building, in Towson, Baltimore County, Maryland,

on Monday, May 26, 1941,

at 10 o'clock A. M.

to determine whether or not the following mentioned and described property or area should be changed and re-classified as aforesaid, a semi-detached, Semi-detached Dwelling will be erected.

Being a part of property situate on the northeast side of Beechwood Avenue, be the 1st Election District of Baltimore County, Maryland, and is approximately 380 feet southeasterly from Edmondson Ave., fronting 50 feet southeasterly on Beechwood Avenue, with a depth northeasterly of 160 feet, more or less. Being a part of property in deed from Alice S. Grempler to The Builders Construction Co. Inc., dated August 10, 1938.

By Order of
ZONING COMMISSIONER FOR
BALTIMORE COUNTY

May 9-14.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 16, 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~~ ~~Week~~ 1 time before the 26th day of May, 1941, the first publication appearing on the 9th day of May 1941.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, $.....

May 5, 1941.

$6.00

RECEIVED of The Builders Construction Co. Inc., the sum of Six ($6.00) Dollars, being cost of advertisement and inspection of property, Northeast side of Beechwood Avenue, 1st District, of Baltimore County, pursuant to petition being filed for re-classification.

Zoning Commissioner.

OK Walker 5/5/41

NO PLAT
IN
THIS FOLDER