

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County—

Know all men that the undersigned, Real Estate Exchange, Inc., legal owner, of the property situated at Catonsville, in the 1st Election District of Balto. Co., and described as follows, to wit:

All that parcel of land bordered on the north by a 16 ft. alley situated 130 ft., more or less, South of Frederick Road and by the property of George A. Parley, on the east by Prospect Ave., on the south by Altemont Ave., and on the west by Shady Brook Ave. Being the property as shown on plan of Julius Kjerberg, architect, Feb. 10, 1941.

herely petition that the above described property or area, (being within the Baltimore County Metropolitan District) be changed or reclassified (in to zoning) Group House Development from its present zoning of Group House Development to permit erection of group type dwellings.

Reasons for Re-Classification: Continuation of existing group development

Character of Group House Development use for which above property is to be used. Group House Development not exceeding ten units groups.

Material of Construction of Buildings: stone foundation, brick walls, slate roof
each unit single block partitions
Size and height of building: front 40 feet; depth 20 feet; height 20 feet
Front and side set backs of building from street lines: front 20 feet; side 10 feet from alley; rear 20 feet from street

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 \$100, 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 Real Estate Exchange, Inc.

By Charles A. Reich, Secretary
Address 308 Park Ave., Baltimore, Md.

Ordered by the County Commissioners of Baltimore County, this 22th day of June 1941, that the subject matter of this petition be advertised, as required by the "Zoning Act", in a newspaper of general circulation throughout the Baltimore County, that the public hearing hereon be had in the office of the County Commissioners of Baltimore County, in the County Building, at 10 o'clock A. M. on the 23rd day of June, 1941.

Charles A. Reich, Secretary
Zoning Commissioner of Baltimore County.

Signature of the petitioner of the above described property.

Zoning Clerk.

(over)

June 30, 1941.

June 30, 1941.

Mr. Jussel A. Green, Chief Eng'r.,
Balto. Co. Metropolitan District,
Towson, Md.

Dear Sir:

I am enclosing plot plan showing the location thereon of a group house development on the west side of Prospect Avenue and south of Frederick Road, at Catonsville. This is the development of the Real Estate Exchange, Inc.

You will notice there is a proposed avenue to be opened 50 feet wide running approximately in the middle of the track and running south from Frederick Road to Altemont Avenue.

The groups shaded "red", comprising 43 separate units, are now in the course of erection or are to be built. The remaining groups which are indicated on the plot as group 1, 2, 3, 4, 5 and 10, comprising 42 separate units, have already been completed.

I am calling this group development to your attention but perhaps provision for water and sewerage has already been made.

Very truly yours,

JOHN J. TIMARUS,

Zoning Commissioner.

Mr. Charles A. Reich,
400 Ingleside Avenue,
Catonsville, Md.

Dear Mr. Reich:

We are in receipt of 9 separate applications of the Real Estate Exchange, Inc., for the erection of separate units of a group development. It will be necessary that plot be furnished us showing the location of these separate units on the plot and their respective set backs and also elevation plans of dwellings. If there are any street layouts which have not heretofore been approved by the Highway Department, it will be necessary for plot to show the new street layout and the same be approved by the Highway Department.

These dwellings being of group type it will be necessary that petition for re-classification be made and if you will have the applications call at this office, with the necessary data, we will fill it out and file this petition.

Apparently, inadvertently, there were 9 applications of this same company approved as to zoning, evidently for group type dwellings on the north side of Altemont Avenue, but our copies of the applications do not indicate that they are group type houses, and apparently were approved as individual dwellings. I assume that building applications were started under these applications of April 22nd, and, therefore, nothing can be done about it.

Please advise the Real Estate Exchange, Inc., not to start building operations under the applications received yesterday until petition for re-classification be had and building permits issued. You may advise them that if they have started improvements under these new applications action will be taken as I have been again directed by the County Commissioner to sweep out warrants in any case where buildings have been started without first having approved permits.

We are holding the applications of yesterday until the above requirements are completed with.

Very truly yours,

JOHN J. TIMARUS,

Zoning Commissioner.

2-10-41

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 1/41 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. in the 21st day of July 1941, the first publication appearing on the 21st day of July 1941.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

ZONING DEPARTMENT - BALTIMORE COUNTY, MD.

Certificate of Posting of Re-Classification Notice

District 7/3/41 Date of Return 7/41 1941
 Date of Posting Property 15 feet from front Street or Road.
 Location of Sign on Property N.S. OF ALTAMONT AVE
 Location of property 175 FEET W. OF PROSPECT AVE
 Re-Classification Petitioned for GROUP HOUSES
 Petitioner REAL ESTATE EXCHANGE
 Remarks:
 Inc. for making return

NO PLAT
 IN
 THIS FOLDER

June 30, 1941

Capt. Herman P. Meyer, Jr.,
 Balto. Co. Highways Department,
 Towson, Md.

Dear Capt. Meyer:

I am enclosing blue print of the development of the Real Estate Exchange, Inc., situate on the west side of Prospect Avenue and south of Frederick Road.

You will note, from plat, there is a proposed avenue 60 feet wide to be opened, approximately in the center of the tract, and running southerly from Frederick Road to Altamont Avenue.

The units shaded "red" being 42 in number, are now to be erected, the remaining unshaded groups are completed group houses.

The hearing on this petition has been set for Monday, July 21, 1941, at 10:00 o'clock a.m. and unless at the hearing evidence is introduced showing that this proposed new avenue has been approved by the Highways Department, I will hold up final action on the petition until this approval be had.

Kindly advise me in the above matter, and

oblige,

Yours very truly,

JOHN J. TIMANUS,

Zoning Commissioner.

JTT-JH

June 27, 1941.

\$7.00

RECEIVED of Julius Eversberg, Secretary, Real Estate Exchange, Inc., the sum of seven (\$7.00), being cost of advertisement and inspection of property, in Catonsville, 1st District, pursuant to petition being filed for re-classification.

Zoning Commissioner.

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