

193

December 5, 1941.

Mrs. Doris E. Sullivan,
2805 Lawrence Avenue,
Baltimore, Md.

Re: Petition for Zoning Re-classification from "A" Residential Zone to "R" Residential Zone (Group Houses), S.W. Cor. Old Philadelphia Road & Neighbors Avenue.

Dear Mrs. Sullivan:

The records of the Zoning Department of Baltimore County show that on September 9, 1941 you filed your petition for zoning reclassification to have the area of land in the above captioned matter and as herein more particularly described, reclassified from "A" Residential Zone (single houses) to a "R" Residential Zone (group houses). This land is more particularly described as follows:

Beginning at the northwest corner of Old Philadelphia Road and Neighbors Avenue, running westerly, on north side of Old Philadelphia Road, about 1/4 mile a practically right angle and parallel depth northerly of 875.00 feet on Neighbors Avenue, the east line of the property and a distance of 561.75' on the westernmost side of a 15 foot alley, being the westernmost side line of the property.

The hearing on the above petition was had before the Zoning Commissioner of Baltimore County on September 25, 1941 and on October 15, 1941 the Order of the Zoning Commissioner was passed denying the reclassification as petitioned for and directing that the property remain as originally classified as an "A" Residential Zone.

From this denial Order of the Zoning Commissioner an appeal was taken to the Board of Zoning Appeals of Baltimore County and hearing held by them thereon. On December 23, 1941 the Board of Zoning Appeals by their Order reversed the Order of the Zoning Commissioner of Baltimore County and granted the petition for reclassification.

-2-

Under the above proceedings the land in above captioned matter is now classified as a "R" Residential Zone under the Zoning Regulations of Baltimore County which permits the erection of group houses. Under these zoning regulations the group houses are limited to not more than seven separate housekeeping units of one or two families; 12 two family units or one housekeeping unit must be above the other with one front entrance. These individual units must be not less than 18 feet in width with a minimum width between groups of 20 feet and all groups must set back not nearer than 25 feet to the abutting or front street.

Very truly yours,

237-10

Zoning Commissioner.

ZONING DEPARTMENT - BALTIMORE COUNTY, MD. 1174
Certificate of Posting of Re-Classification Notice
Date of Posting Property: 9/10/41 Date of Return: 9/11/41
Location of Signs on Property: 414 Post from Front Street or Road
Location of Property: 305 OLD PHILA. RD.
332 E. S. & E. NEIGHBOR AVE.
In-Classification Petitioner: GROUP HOUSES
Remarks: HEARING SEPTEMBER 25, 1941
Inspector's name: H. C. GARTSIDE

0194

Petition for Zoning Re-Classification

Zoning

To the Zoning Commissioner of Baltimore County:-

I, Mrs. Doris E. Sullivan, legal owner, of the property situated

on the north side of Old Philadelphia Road, at the intersection of the 15th Election District of Baltimore County, beginning at the intersection of north side of said road with west side of Neighbors Avenue, fronting 561.75 ft. westerly on north side of Old Philadelphia Road, thence northerly 875.00 ft. to north side of a 15 ft. alley, thence easterly along north side of said 15 ft. alley 150 ft. to east side of Neighbors Avenue, thence northerly on east side of said alley 150 ft. to north side of a 15 ft. alley, thence easterly along north side of said alley 150 ft. to east side of Primrose Avenue, thence northerly on east side of said avenue 150 ft. to northeast corner of a 30 ft. lot, thence northerly on northeast side of Primrose Avenue, 150 ft. to west side of Neighbors Avenue, thence westerly on west side of said avenue 207.13 ft. to the beginning, being property as shown on plat prepared by Albert Sumner, dated March 29, 1941, said plat being on file with the Zoning Department and subject to public inspection.

Character of commercial use for which above property is to be used: Group Houses

Material of Construction of Building: Concrete block foundation, brick, asphalt roof, each unit.
Size and height of building: front 15.25 feet; depth 30 feet; height 10 feet.
Front and side set backs of building from street lines: front 25 feet; side 25 feet.
Property to be posted as prescribed by Zoning Department.

I, or we, agree to pay expenses of above reclassification, advertising, etc., upon filing of this petition, and to execute and further agree to and con to be bound by the rules, regulations, provisions and requirements herein set forth and as set forth in the resolutions and orders of the Board of Zoning Appeals 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".

Doris E. Sullivan, Legal Owner
Address: 2805 Lawrence Ave.

Zoning
I, or we, agree to pay expenses of above reclassification, advertising, etc., upon filing of this petition, and to execute and further agree to and con to be bound by the rules, regulations, provisions and requirements herein set forth and as set forth in the resolutions and orders of the Board of Zoning Appeals 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".

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the above reclassification should be had.

It is Ordered by the County Commissioners of Baltimore County this 11th day of

October 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 zone, district or division to a commercial use zone, 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 reclassification should NOT be had:

It is Ordered by the County Commissioners of Baltimore County this 11th day of

October 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 a residential use zone, district or division, subject, however, to the further order of the Board of Zoning Appeals of Baltimore County.

County Commissioners of Baltimore County.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons, Zoning Commissioner

Sept. 3, 1941.

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWNSHIP, MD. 1174

THIS IS TO CERTIFY, That the enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 11th day of September, 1941, the first publication appearing on the 11th day of September, 1941.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$

NOTICE OF ADVERTISING
The enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 11th day of September, 1941, the first publication appearing on the 11th day of September, 1941.

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

Received of Doris E. Sullivan, Mrs. (Henry S. Wagner, Agent), the sum of Thirteen (\$13.00) Dollars, being cost of advertisement and inspection of property, North side of Old Philadelphia Road, in the 15th district of Baltimore County, Washington, pursuant to petition being filed for zoning reclassification.

John J. Timmons,

Zoning Commissioner

ROAD
PHILADELPHIA
N 55° 30' E

RESERVED
FOR
COMMERCIAL

NEIGHBOR AVE

PRIMROSE DRIVE

NARCISSUS DRIVE

OLD PHILADELPHIA

LAYOUT FOR PROPOSED BRICK DWELLINGS
"PHILADELPHIA HEIGHTS"
BALTO CO. MD.

ALBERT E. PUNMER
SURVEYOR & CIVIL ENGINEER
22 LEANINGTON ST. BALTO. MD.
SCALE 1"=50' MARCH 23, 1941