

Petition for Zoning Re-Classification

To the Zoning Commission of Baltimore County: His wife,
 Elmer Raus & Melvina K. Raus, Legal owner, of the property situate
 on the south side of Colchester Road, at "Oakies" in the 13th Election
 District of Baltimore County, beginning 40 feet easterly from Leeds
 Avenue fronting 300 feet easterly on Colchester Road with an average
 depth southerly of 150 feet. Being a part of the property described
 in deed from Harry J. Kaufman, et al, to Melvina K. L. Raus, dated
 Aug. 4, 1928, W.L.M. #687, folio 496 and being property as shown on
 plan prepared by J. R. Hoxley, dated July 30, 1941,

briefly petition that the above described property or area, being within the Baltimore County Metropolitan District, be changed or reclassified (as to zoning) from a Residential Single-Family District to Apartment Use Area.

Reasons for Re-Classification: Consideration of apartment use area.

Character of use for which above property is to be used: Apartment house.

Material of Construction of Building: Stone, foundation, brick, built-up roof.
 Size and height of building: front feet depth feet height feet.
 Front and side set backs of building from street lines: front feet side 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 \$200 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 Commission of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed or referred to in the "Applications for Building Permits, now adopted and used in the Baltimore County Metropolitan District".

Elmer Raus
 Melvina K. Raus
 Legal Owner.
 Address 1009 Lees Ave

Ordered by The Zoning Commission of Baltimore County, this 18th day of September, 1941, that the subject matter of this petition be advertised, as required pursuant to the Zoning Act, in a newspaper of general circulation throughout Baltimore County, at a public hearing held in the office of the Zoning Commission of Baltimore County, in the Court House in Towson, Baltimore County, on the 15th day of October, 1941, at 10 o'clock A.M.

John J. Timanus
 Zoning Commissioner

Recommendation for granting of the above Re-Classification:

(Initials) Zoning Clerk.

October 21, 1941.

James E. Cullen, Esq.,
 Lexington Building,
 Baltimore, Md.

Re: Re-classification
 Colchester Road to ft.
 west of Leeds Avenue,
 13th district,
 Apartment house

Dear Mr. Cullen:

After earnest consideration I have today passed my Order, as Zoning Commissioner, granting the petition, in the above matter, to entitle the petitioners to erect group apartment units on Colchester Road.

I am impelled to grant this petition in view of the following facts:

This intended apartment group development is but an extension of an existing large apartment unit development.

Under zoning authorities and decisions apartment units are permitted in residential areas and to have granted this petition would have prevented the most available use of the property.

Taking into consideration the location of this property, the existing roads and the available parking facilities and also the character of the construction of the building, I cannot see that there would be any fire hazard or traffic congestion of such magnitude as to have entitled an adverse decision, nor can I see there is any question involved which would interfere with the safety of the public or its general welfare.

This Order is passed, however, subject to the following conditions which must be complied with in the erection of the apartment units, namely:

That the ends of the nearest apartment units to Leeds Avenue, shall be of gable roof construction with dormer windows, and that there shall be quoins, or pilasters, at the corners of said two first units nearest Leeds Avenue.

The purpose of this requirement is to make the buildings present a most attractive and aesthetically appearance where they will be most noticed by the residents living along the west side of Leeds Avenue.

I am again compelled to state that I think my duty in this matter in granting the petition is inseparable and I trust you will advise your clients of the reasons I have indicated and I am confident that the properties will not suffer material devaluation, nor will the erection of these apartment units be materially objectionable.

Very truly yours,

JOHN J. TIMANUS,

Zoning Commissioner.

JET:js

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being continuation of existing apartment units, the above re-classification should be had.

It is Ordered by the Zoning Commission of Baltimore County this 21st 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 area, single or detached house, to apartment use area, subject to the following conditions and compliances:

That the ends of the nearest apartment units to Leeds Avenue shall be of gable roof construction with dormer windows and that there shall be quoins, or pilasters, at the corners of said two first units nearest Leeds Ave.

Elmer Raus & Melvina K. Raus

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, the above re-classification should NOT be had.

It is Ordered by the Zoning Commission of Baltimore County, this 21st day of October, 1941, that the above described property or area be and the same is hereby continued as and to remain a residential use area, single or detached house, subject, however, to the further order of the Zoning Commission of Baltimore County.

County Commissioners of Baltimore County.

TO County Commissioners for Baltimore County
PETITION FOR ZONING RE-CLASSIFICATION
PETITION NO. _____
LOCATION _____
DATE _____

ZONING DEPARTMENT - BALTIMORE COUNTY, MD.

Certificate of Posting of Re-Classification Notice	
Date of Posting Property: 9/21/41	Date of Return: 9/21/41
Location of signs on Property: 24 feet from front street or back street	
Location of property: S.E. COLCHESTER ROAD AT LEADS AVENUE	
Re-Classification Petitioned for: APARTMENT DWELLING	
Petitioner: ELMER RAUS	
Remarks:	
Inspector making return: H.C. GARRTIS	

Sept. 15, 1941.

\$0.00

RECEIVED OF Elmer Raus, the sum of Eight (\$8.00) Dollars, being cost of advertisement and inspection of property, southeast corner of Leeds and Colchester Roads, 13th district, pursuant to petition filed for re-classification.

Zoning Commission.

Received \$8.00
 C. E. Raus

NOTICE OF ZONING RE-CLASSIFICATION

Pursuant to petition filed with the Zoning Commission of Baltimore County for re-classification to apartment use area, of the property hereinafter described, the Zoning Commission of Baltimore County, by authority of the Act of 1941, will hold a public hearing at the Zoning in the Howard Building, in Towson, Baltimore County,

On Monday, Oct. 6th, 1941
 at 10:00 o'clock a.m.

to determine, whether or not, the following mentioned described property, be changed or re-classified as follows: (If re-classified, Apartment dwelling will be erected with:

All that parcel of land situate on the south side of Colchester Road, at "Oakies" in the 13th Election District of Baltimore County, beginning 40 feet easterly Leeds Avenue fronting 300 feet easterly on Colchester Road with an average depth southerly of 150 feet. Being a part of the property described in deed from Harry J. Kaufman, et al, to Melvina K. L. Raus, dated Aug. 4, 1928, W.L.M. #687, folio 496 and being property as shown on plan prepared by J. R. Hoxley, dated July 30, 1941.

By Order of
 Zoning Commissioner
 for Baltimore County.

City - 1910



Food

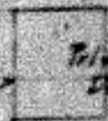
Chickadee Village Apartments



Archeological



H.B. Kaufman



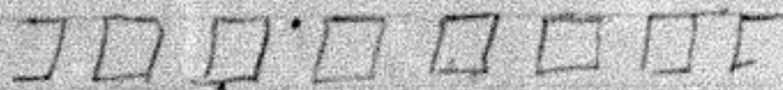
Private Dwelling



St.

Leeds

Acc.



Cottages

Dr. Kieffer

With one