(248)

0248

Petition for Zoning Re-Classification

Zoning

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

I, or we, Frank J. Emala legal owner.. of the property situate at the northwest corner of Eastern Avenue and Lutz Avenue, (formerly Selig Avenue), at Essex, in the 15th Election District of Baltimore County, fronting 150' westerly on Eastern Avenue with a depth northerly, binding on Lutz Avenue, of 145'. Being lots Nos. 33, 34 and 35, Block "D", section "C" of Essex,

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 a residential use area, ~~district or~~ division to a commercial use area, ~~district or division~~.

Reasons for Re-Classification .....

Character of commercial use for which above property is to be used ...Garage for storage and repair of contractors' equipment.

Material of Construction of Building: ...concrete block foundation, concrete block and brick construction, built-up tar paper roof.

Size and height of building: front ...60... feet; depth ...80... feet; height ...20... feet.

Front and side set backs of building from street lines: front ...20... feet; side ...2... 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 ~~$50.00~~, 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~~ Zoning Commissioner 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".

Frank J. Emala
Legal Owner..

Address 1054 Eastern Ave., Middle River, Md.

ORDERED by The ~~County~~ Zoning Commissioners of Baltimore County, this ...4th... day of ...February... 19...42, that the subject matter of this petition be advertised, as required by the "Zoning Act" and Regulations of Baltimore County, 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 office of the ~~County~~ Zoning Commissioners of Baltimore County, in the ~~Court House~~ Reckord Building, Towson, Baltimore County, on the ...24th... day of ...February... 19...42, at ...10... o'clock ...A... M.

John J. Timanus
~~County~~ Zoning Commissioner of Baltimore County.

~~disapprove~~ ~~recommend~~ 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 ...location...

.....the above re-classification should NOT be had:

It Is Ordered by the ~~County~~ Zoning Commissioners of Baltimore County, this ...24th... day of ...February... 19...42, 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 Commissioners of Baltimore County.

John J. Timanus
~~County~~ Zoning Commissioner of Baltimore County.

To County Commissioners for Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION

PETITION NO. .....

Location: .....

Filed ..... 19...

Upon hearing on appeal from the Order of the Zoning Commissioner of Baltimore County, dated February 24th, 1942, denying the re-classification of property described and for the purpose as set forth in the within petition:

It is this 21st day of April, 1942, ORDERED by the Board of Zoning Appeals of Baltimore County, that the aforesaid Order of said Zoning Commissioner be and the same is hereby approved and sustained.

Edward E. Graves
Edward S. Martin
Louis Sachs, Jr.
Board of Zoning Appeals of Baltimore County.

No. .....

(C O P Y) Rec'd Jan. 29, 1942

APPLICATION FOR BUILDING PERMIT

ZONING AND BUILDING DEPARTMENTS.

15th District Baltimore County, Md., Jan. 28 19...42

To Wm. E. Richardson, Building Inspector.

Application is hereby made for a Building Permit as follows:

Present Owner Frank J Emala Address of Present Owner 1054 Eastern Ave., Middle River, Md.

Former Owner Charles Kudinah (Give name if change of ownership within past two years)

Builder's Name F. J. Emala, Architect's Name Fred. Keller,

Use of Building A car - port - garage (1 or 2-family dwelling; Apartment, Store, Etc.)

Type of Building concrete block and brick front, 1 story building (Cottage, semi-detached, group dwelling, number of stories—Type of commercial building)

Location of Building north side Eastern Avenue, (State side and name of street or road on which building fronts and House No.)

Between what intersecting streets or roads Lutz & Marlyn Aves., beginning at NWC Lutz Avenue

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

Name of development Essex Size of Lot 50 x 145 ss, 3 lots (Front and Depth)

Number of Lot, Block and Section on Plat lots 32-34, 35, Block D, Sec. C, 20' from rear line,

Front set-back of building 25 feet from front property line, being the right of way line of street or road

Side set-back of building 2 feet from right of way line of side street or road—or side property line.

Size of Building: Front 60 ; depth 80 feet; Height 20 feet from grade to top of roof.

Character of Construction concrete block foundation, concrete block (State whether basement: Material of foundation, side-walls, roof, etc.—Type of heating) and brick construction, built-up roof, tar paper,

Plans and specifications of above building to be furnished Building Engineer if requested.

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

Describe Repairs, &c.: ..... (Describe Fully)

garage to have doors at front and rear of building

Water Supply Metropolitan (State if Metropolitan Water or Well, etc.)

Sewage Disposal Co (State if inside or outside toilet or Metropolitan Sewer or Septic Tank, etc., and distance from well)

ACTUAL TOTAL VALUE of new Building, repairs, &c. at time of completion $ 3000.00

NOTE
1. No part of building or structure (or projection or attachment thereto) to project beyond line established by existing building.
2. The approval of this application or issuance of permit does not waive or affect existing building restrictions.
3. The applicant agrees to such set back, front, side and rear areas as may be required.
4. Permit issued hereunder to be used only for above building and only at above location.
5. Work must be started within six months from date of permit and completed within reasonable time, otherwise permit is void and new application made.
6. This application and building permit, if issued, are subject to (a) the "Building Code of Baltimore County", (b) the "Zoning Law of Baltimore County" and the zoning plans and regulations adopted in pursuance thereto, and (c) the "Baltimore County Metropolitan Law", Plumbing Code, and all the rules and regulations thereof.

I, or we, certify that the answers to above questions are true and I, or we, agree to above requirements.

Frank J Emala,
Owner or Builder

(Applicant not to fill in this space)

Approved As To Zoning Only. Approved As To Construction.

Date: ..... Date: .....

Issue Building Permit.

By ..... Zoning Commissioner. By ..... Building Engineer.

CAUTION To Begin Construction Before Building Permit Has Been Issued Violates The Law. Building Code, Zoning Act And Metropolitan District Law Impose Severe Penalties For Non-Compliance.

(Over)

ZONING DEPARTMENT—BALTIMORE COUNTY, MD. (248)

Certificate of Posting of Re-Classification Notice

15 District Date of Return 2/20/42

Date of Posting Property 2/9/42

Location of Sign on Property N. feet from front Street or Road.

Location of property N. S. OF EASTERN AVE. 100 FT. E. OF MARLYN AVE.

Re-Classification Petitioned for GARAGE FOR REPAIRS AND STORAGE

Petitioner: .....

Remarks: .....

Inspector making return. H. E. Lauchheimer

(Ohio)

(248)

NOTICE OF ZONING RE-CLASSIFICATION.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, notice is hereby given that a public hearing will be held by the Zoning Commissioner of Baltimore County, in the Reckord Building, Towson, Maryland, on the property identified herein as follows:

On Tuesday, February 24th, 1942, at 10:00 o'clock A. M.

The property to be posted and the following notice to be published in one newspaper printed and published in Baltimore County, Md., once in each of ~~three successive weeks~~ 2 weeks before the 24th day of February 1942, the first publication appearing on the 6th day of February 1942.

BY ORDER OF
JOHN J. TIMANUS
ZONING COMMISSIONER OF BALTIMORE COUNTY

Form 6-12

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 13, 1942

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 of ... successive weeks~~ 2 times before the 24th day of February 1942, the first publication appearing on the 6th day of February 1942.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $.....

FILED MAR 3 1942

JAS. C. L. ANDERSON
ATTORNEY AT LAW
TOWSON, MD.

March 2nd, 1942.

Mr. John J. Timanus,
Zoning Commissioner,
Reckord Building,
Towson, Maryland.

Dear Mr. Timanus:-

Please enter an appeal to the Zoning Board of Appeals of Baltimore County from your decision for re-classification on the application of Frank Emala of Middle River.

Yours very truly,

J. E. Smith
Jas. C. L. Anderson
Attorneys for Frank Emala

April 25, 1942.

James C. L. Anderson, Esq.,
Masonic Temple,
Towson, Md.

Re: Re-classification,
Eastern & Lutz Aves.,
Essex. - Frank J. Emala

Dear Mr. Anderson:

We are in receipt, from the Board of Zoning Appeals, their Order of April 21, 1942, sustaining and approving the Order of the Zoning Commissioner in refusing the granting of this petition.

Of course the Order of the Board of Zoning Appeals denys Mr. Emala the right to use the property mentioned in the petition, that is, the parcel at the northwest corner of Eastern and Lutz Avenues for commercial use or for the erection of building or garage for storage and repair of contractors' equipment.

I am mailing a copy of this letter to Mr. E. Paul Swiss.

Very truly yours,
JOHN J. TIMANUS,
Zoning Commissioner.

JJT-jh

cc: E. Paul Swiss,
J. Paul Rocklin

February 5, 1942.

$8.00

RECEIVED of Frank J. Emala, the sum of Eight ($8.00) Dollars being cost of advertisement and posting property northwest corner of Eastern Avenue and Lutz Avenue, (formerly Selig Avenue), 15th district, pursuant to petition being filed for re-classification.

Zoning Commissioner.

FILED
FEB 5 1942
COUNTY COMMISSIONER OF BALTIMORE COUNTY
ORDER No. .....

NO PLAT
IN
THIS FOLDER