

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County:—

I, JOSEPH H. CEIKA, legal owner, of the property situate on the east side of Marlyn Avenue, at Hager, in the 13th Election District of Baltimore County, Section 1704 of 10.00 acres, southeast corner of Marlyn and Hager Avenues, situate on the east side of Marlyn Avenue 6.66 2/3 acres, known for the line of division N. 89° 14' E. 137.0', S. 6° 4' 17" E. N. 89° 14' E. 507.46', S. 106° 19' E. 179.50' and S. 85° 11' E. 707' to be recorded.

herby 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: Need of multiple housing in defense area.

Character of residential use for which above property is to be used:

Agreement building: To be approved by Building Department

Material of Construction of Building: To be approved by Building Department

Size and height of building front: To be approved by Zoning Department

Front and side set backs of building from street front: To be approved by Zoning Department

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 \$250, and further agree to and we 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 1933 Baltimore County Zoning Ordinance".

Joseph H. Ceika Local Owner.

Address: _____

ORDERED by the County Commissioners of Baltimore County, this 14th day of April, 1943, 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 herein be had in the office of the County Commissioners of Baltimore County, in the Executive Room in Towson, Baltimore County, on the 15th day of April, 1943, at 10:00 A.M.

Joseph H. Ceika County Commissioners of Baltimore County.

I, Joseph H. Ceika, do hereby recommend the granting of the above re-classification.

(over) Zoning Clerk

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of need of multiple housing in defense area

the above re-classification should be had.

It is ordered by the County Commissioners of Baltimore County this 12th day of April, 1943, 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.

to an apartment use area, subject to approval of plot-plan by Zoning Commissioner and further subject to approval of building plan by Building Department.

Joseph H. Ceika 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 need of multiple housing in defense area

the above re-classification should NOT be had.

It is ordered by the County Commissioners of Baltimore County this 12th day of April, 1943, 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 Commissioners of Baltimore County.

Joseph H. Ceika County Commissioners of Baltimore County.

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February 14, 1944.

Albert R. Palmer, Registrar,
Surveyor & Civil Engineer,
325 North Charles Street,
Baltimore - 1, Md.

Re: Re-classification from cottage to apartment use area. N.S. Marlyn Ave. 1704 S. of Hager Ave., 15th district

Dear Mr. Palmer:

On the petition filed for re-classification, in the above matter, and after advertisement and posting of property and upon hearing thereon before the Zoning Commissioner on April 19, 1943, and on the same date, by Order of said Zoning Commissioner, the above re-classification was granted.

The plot plan submitted, of the approved re-classified area, shows an interior dead end street laid out approximately through the center of the tract. This street, as shown on plat and as required by the Highways Department of Baltimore County, is 60 feet in width and the distance between the front of the apartment building, on either side of said street, is 100 feet. The paved portion of said road being 30 feet. The setback of apartment buildings as proposed to be erected, having a setback of 50 feet from the right-of-way line of the street, but making the setback of buildings 30 feet from the paved portion of the said center street.

In view of the width of this street and the distance of 100 feet between buildings, this Department has approved the setback of buildings to be 30 feet from either side of the right-of-way line of the above mentioned street. This setback of 30', in view as above stated of the width of the street and the distance between apartment buildings, satisfies the requirements of the Zoning Department and it is, therefore, approved.

Very truly yours,

JOHN J. THIBODEAU,

Zoning Commissioner.

JJT:jh

CERTIFICATE OF PUBLICATION

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TOWSON, MD. April 14, 1943

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. before the 14th day of April, 1943

day of April, 1943, the first publication appearing on the 14th day of April, 1943.

1943

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

\$8.00

April 5, 1943.

RECEIVED OF JOSEPH H. CEIKA, (N. William Adelson, Atty.), the sum of Eight (\$8.00) Dollars being cost of advertisement and posting of property, West side of Marlyn Avenue, Hager, 15th district of Baltimore Co., pursuant to petition being filed for re-classification.

Zoning Commissioner.

APR 5 1943
COUNTY COMMISSIONERS
BALTIMORE COUNTY.
J. S. Deke
W. H. Ceika

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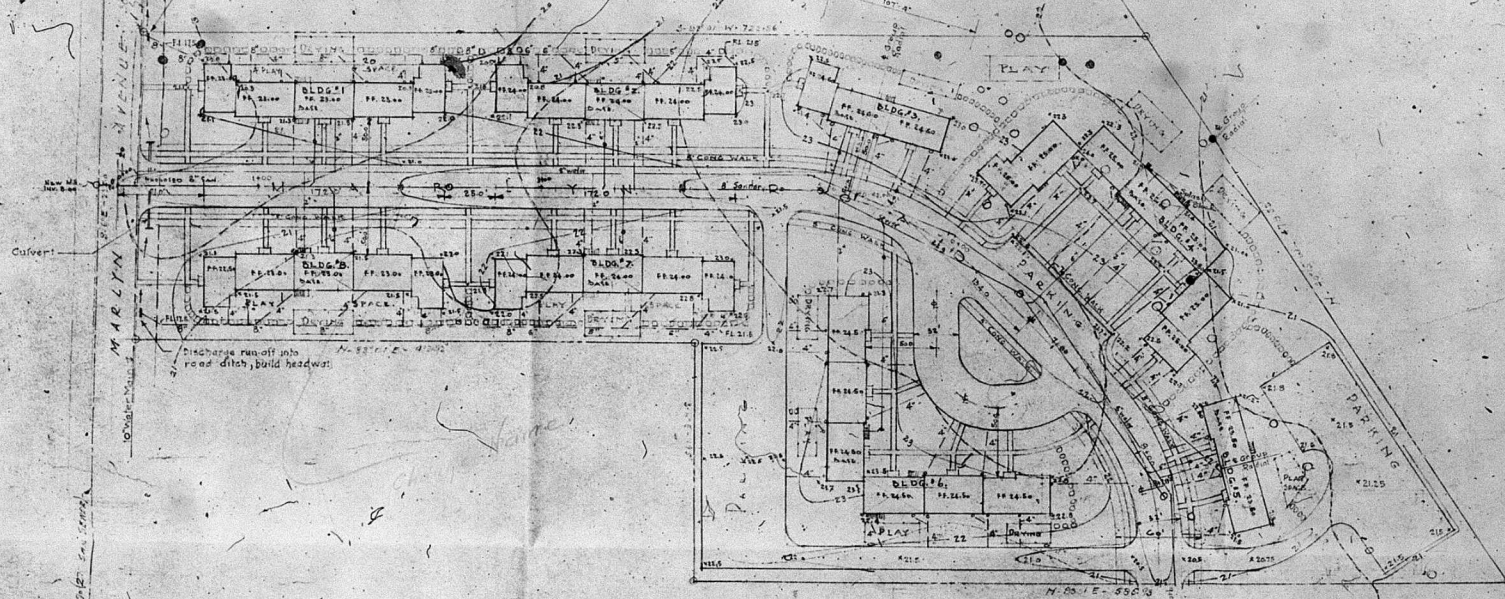
RECEIVED

ZONING DEPARTMENT—BALTIMORE COUNTY, MD.

Certificate of Posting of Re-Classification Notice

Date of Posting Property 4/6/43 Date of Return 4/9 1943.
Location of Sign on Property 5 feet from front Street or Road.
Location of property E.S. OF MARLYN AVE
15th S. OF LUT. 2 AVE
Re-Classification Petitioned for APARTMENT HOUSES
Petitioner: J. H. CEIKA
Remarks: Having 4/19/43 at 10 A.M.
Inspector making return: W. H. Ceika

Pipe road discharges Marlyn Road at Marlyn Ave.
 Deepen road ditch to drain.
 Discharge run-off into road ditch build headwall.



ROTPAN
 Scale 40' = 1"

NOTE:
 Existing grade contours shown thus
 Finished grade contours shown thus
 Trees 16 to 24" in diameter shown thus
 Trees over 24" in diameter shown thus
 Finished grades shown thus

PROPOSED MARLYN GARDENS APARTMENTS

MARLYN GARDENS, INC.

TO BE BUILT AT MARYLAND

100-000000 UNITS

ALBERT E. FORNER
 SURVEYOR & CIVIL ENGINEER
 100-000000 UNITS
 DATE 4-27-43 SCALE
 FILE 100-000000 140