

### Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County—

I, or we, Melvin Park, Inc., legal owner... of the property situate 4895 Old Frederick Road, in Catonsville, 1st District of Baltimore County, Maryland, as shown on Plat of "Melvin Park", recorded in Plat Book No. 11, folio 80, thence southerly on said side of said proposed road 200' more or less, to a point intersected by the extension westerly of the division line between lots Nos. 21 and 22 and Nos. 27 and 28 on said plat, thence easterly, on said division line and the extension thereof, 200' to the west side of Melvin Ave., thence northerly, on said side of said avenue, 50' to a point intersected by the extension westerly of the division line between lots Nos. 49 and 50, on said plat, thence easterly, on said division line and the extension thereof, 200' to the rear lines of lots Nos. 19 and 18, thence northerly, on said rear lines, 200' to the division line between lots Nos. 14 and 15, thence easterly, on said division line, 150' to the west side of Winters Lane, thence northerly, on said side of Winters Lane, 410' to beginning. Being lots Nos. 1 to 14, incl. 1, 50 to 52, incl. 1, 52 to 55, incl. 1, and 55-A, on said plat of "Melvin Park".

Reasons for Re-Classification: residential

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

Material of Construction of Building: stone, block or masonry foundation, brick walls, composition roof

Size and height of building: front 153' feet; depth 20 feet; height 16 feet. (16 apartments)

Front and side set backs of building from street lines: front 25 feet; side 30 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 \$400, and further agree to and be 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 presented by or referred to in the "Applications for Building Permits" now adopted and used in the Baltimore County Zoning Ordinance.

Melvin Park, Inc.  
Legal Owner  
Address 501 W. Myrtle Ridge  
Baltimore, Md.

ORDERED BY THE County Commissioners of Baltimore County, this 4th day of August, 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 the public hearing hereon be had in the office of the County Commissioners of Baltimore County, in the Court Room in Towson, Baltimore County, on the 22nd day of August, 1943, at 2 o'clock P. M.

James E. Martin  
Chairman  
County Commissioners of Baltimore County.

(over) Zoning Clerk

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James E. Martin  
Chairman  
County Commissioners of Baltimore County.

(over) Zoning Clerk

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 \_\_\_\_\_, 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.

County Commissioners of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing by reason of:

- 1st. There is no present or immediate need of any multiple housing project in the above vicinity, there being no manufacturing plants, within any reasonable distance, which are engaged in the war effort. The nearest of such plants being on the Washington Boulevard, distant perhaps five miles from the above location. The area in question is not at all conveniently accessible to either the large Martin Plant at Middle River or the large Sparrows Point Industrial plant or other defense plants located at Towson or elsewhere in Baltimore County.
- 2nd. There is no local need for multiple housing and tenants of the buildings to be erected would, in large, be drawn from Baltimore City, and again the distance of the property in question from Baltimore City does not invite this occupancy.
- 3rd. Such a large building operation, as contemplated, would require considerable more transportation facilities than at present available, and
- 4th. That the above property fronts on the Old Frederick Road and Winters Lane, while both being County roads the maximum travelled portions thereof are of comparatively narrow width and this multiple housing project would cause a congestion in the roads and create a traffic hazard as well as endanger the safety from fire, and would be an unnecessary crowding of land and an undue and uncalled for concentration of population, thereby endangering the health and general welfare of the community.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 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 an "A" Residence Zone (one or two family cottages), subject, however, to the further order of the Zoning Commissioner of Baltimore County.

James E. Martin  
Zoning Commissioner  
Baltimore County.

It is this 10th day of November, 1943, 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.

James E. Martin  
Chairman  
Edward J. Martin  
Board of Zoning Appeals 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 re-classification should be had. It is ordered by the County Commissioners of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 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.

County Commissioners of Baltimore County

10 County Commissioners for Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION

PETITION NO. \_\_\_\_\_

LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

Upon hearing on appeal from the Order of the Zoning Commissioner of Baltimore County passed on the 10th day of September, 1943, denying the re-classification of property described in and for the purpose as set forth in the within petition:

It is this 10th day of November, 1943, 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.

James E. Martin  
Chairman  
Edward J. Martin  
Board of Zoning Appeals of Baltimore County.

REC'D SEP 23 1943

LETTER L. BARRETT  
ATTORNEY AT LAW  
BALTIMORE, MD.  
COUNSELOR  
142-1436 1007

September 22, 1943

Zoning Commissioner of Baltimore County  
Record Building  
Towson, Maryland

Mr. Commissioner:

Please enter an appeal from your decision and order, dated September 15, 1943, refusing the petition filed by Melvin Park, Inc. for re-classification from a cottage use area to west corner of Old Frederick Road and Winters Lane, 21st District, Baltimore County, to the Board of Zoning Appeals of Baltimore County and transmit all papers in this case to the said Board of Zoning Appeals.

John L. Barrett  
BY Augustus C. Barrett  
President

MELVIN PARK, INC.

August 9, 1943

\$16.00

RECEIVED of Melvin Park, Inc., the sum of Sixteen (\$16.00) Dollars, being cost of advertisement and posting of property, South side of Frederick Road, 1st District of Baltimore County, pursuant to petition being filed for re-classification.

James E. Martin  
Zoning Commissioner.

Hearings:  
August 23, 1943  
at 2:00 o'clock P.M.

PAID  
AUG 16 1943  
COUNTY COMMISSIONERS OF BALTIMORE COUNTY

OFFICE OF ZONING RECLASSIFICATION

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 week before the \_\_\_\_\_ day of \_\_\_\_\_, 1943.

\_\_\_\_\_ day of \_\_\_\_\_, 1943, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1943.

James E. Martin  
THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$\_\_\_\_\_

ZONING DEPARTMENT—BALTIMORE COUNTY, MD.

Certificate of Posting of Re-Classification Notice

1. District 2/1 Date of Return 9/1 1943

Date of Posting Property 8/22

Location of Sign on Property \_\_\_\_\_ feet from Front Street or Road.

Location of property 302 ft. West of Old Frederick Rd. 21st Dist. Baltimore County

Re-Classification Petitioned for Residential Cottages

Petitioner: Melvin Park, Inc.

Remarks: \_\_\_\_\_

Inspector making return: H.C. Lambards

ZONING DEPARTMENT—BALTIMORE COUNTY, MD.

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Date of Posting Property 8/22

Location of Sign on Property \_\_\_\_\_ feet from Front Street or Road.

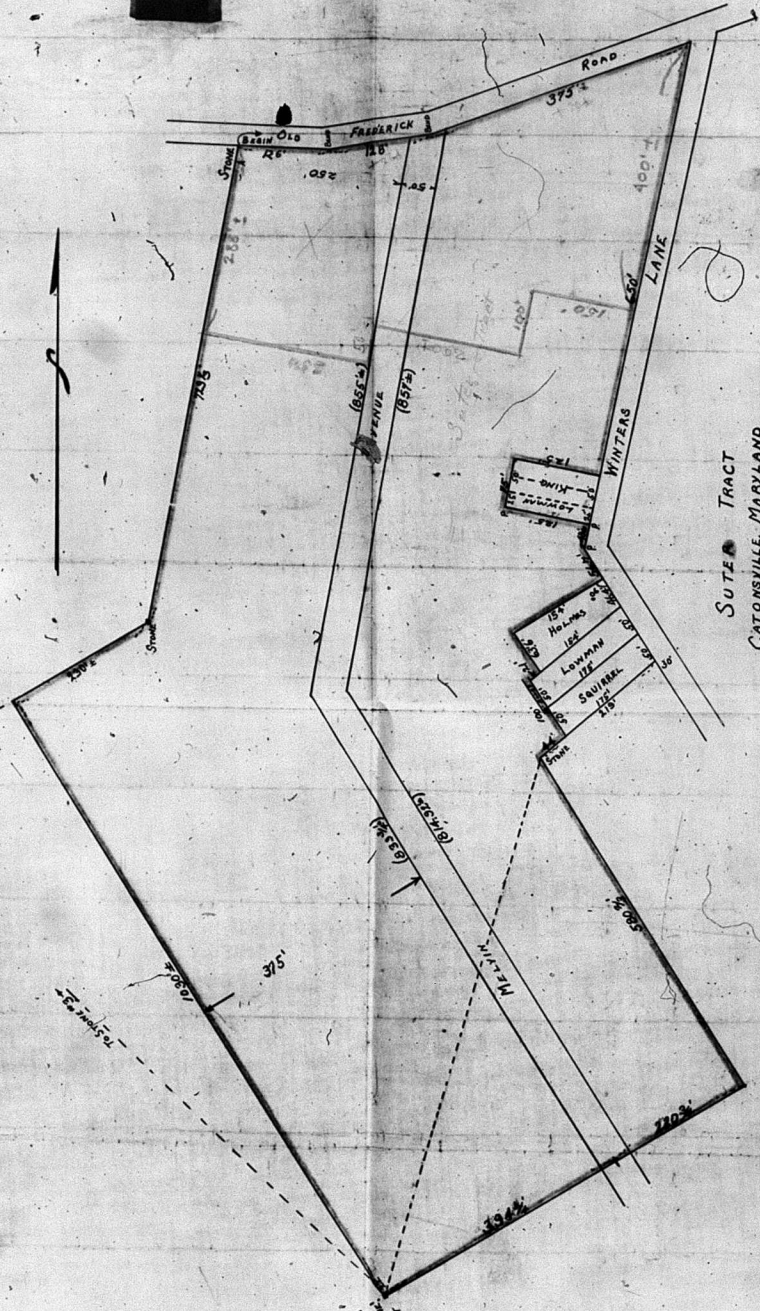
Location of property 302 ft. West of Old Frederick Rd. 21st Dist. Baltimore County

Re-Classification Petitioned for Residential Cottages

Petitioner: Melvin Park, Inc.

Remarks: \_\_\_\_\_

Inspector making return: H.C. Lambards



**SUTER TRACT**  
 CATONSVILLE, MARYLAND  
 SCALE 100' = JULY 23, 1940 W. L. BARNES

**COPY**

TOWNSHIP, MARYLAND  
 August 26, 1940.

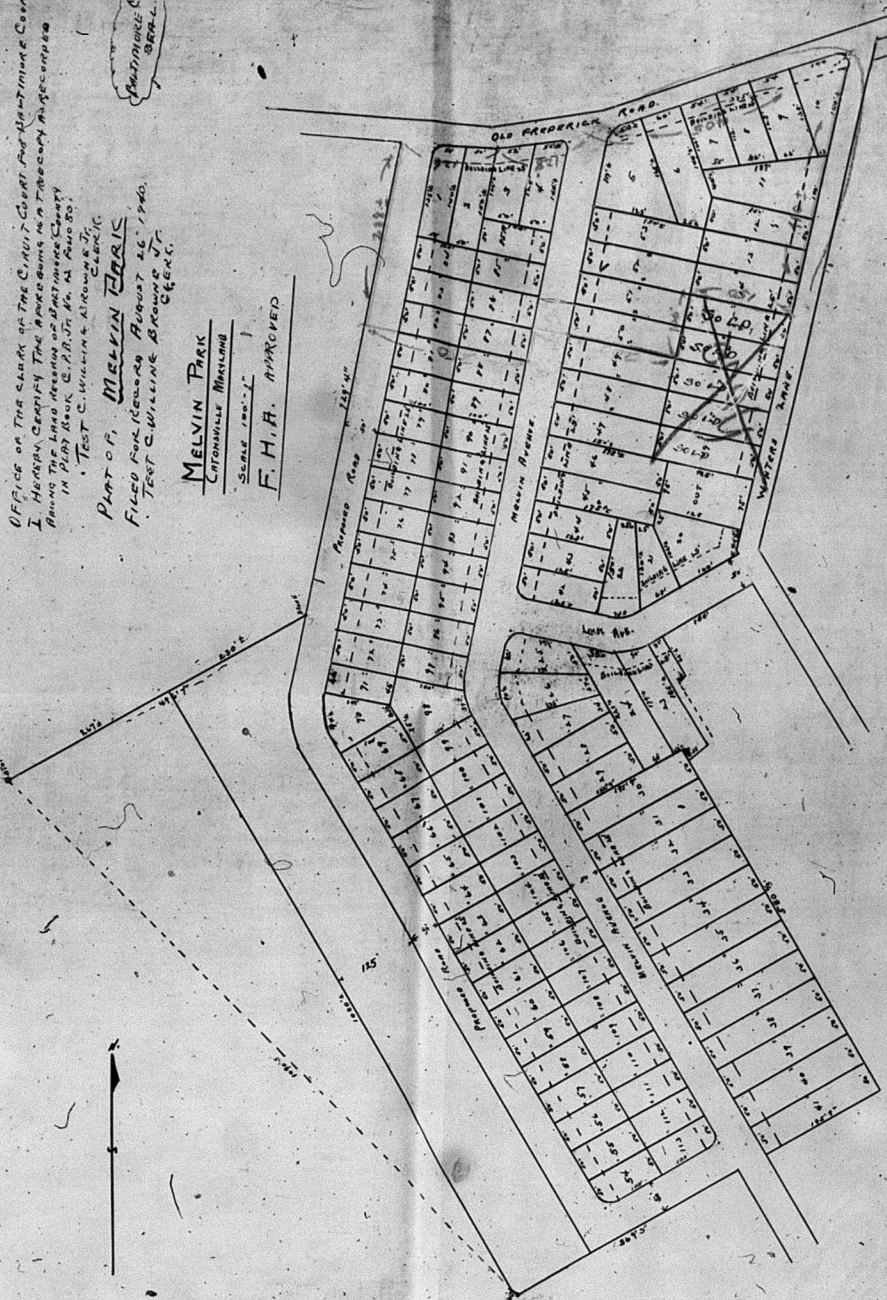
OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WASHINGTON COUNTY.  
 I HEREBY CERTIFY THAT ABOVE IS A TRUE AND CORRECT COPY OF THE  
 ORIGINAL RECORD OF THE SAID DEED AS THE SAME APPEARS IN THE  
 RECORD BOOK OF WASHINGTON COUNTY.

TEST C. WILLIAM BROWN JR.  
 CLERK

**MELVIN PARK**  
 CATONSVILLE, MARYLAND

Scale 100' = 1"  
**F. H. B. APPROVED**

MADISON COUNTY  
 BRILL



Ed Barnes Surveyor  
 Aug 7, 1940



NOTE  
This property is entirely  
surrounded by colored  
property.

Handker Property  
Property sold to  
C. J. H. Co. by  
C. J. H. Co. by  
C. J. H. Co. by  
C. J. H. Co. by

Covers  
in the  
avenue

Winters Lane  
thru to Frederick  
Ave is Colored.  
As is that Area  
with a Green Band  
and cross street  
Blvd. cut to North

SCALE - 200 FEET TO ONE INCH

"OAK CREST"  
Book 7, Folio 158

"SANTO"  
Book 2, Folio 27

"BROOK"  
Book 2, Folio 27

"CANTON"  
Book 7, Folio 158

CATONSVILLE

RESERVOIR  
B.C.W. & CO.

"GUNS"  
Book 1, Folio 10

"DEL REY"  
Book 1, Folio 10

"EAST CATONSVILLE"  
Book 1, Folio 10

"GLENWOOD"  
Book 1, Folio 10

"ROBT TAYLOR"  
Book 1, Folio 10

"FAVEREL"  
Book 1, Folio 10

"MAG. L. MADDEN"  
Book 1, Folio 10