

NOTICE DO NOT FILL IN ANY PART OF THIS PETITION SIMPLY SIGN IN INK ON LINES CHECKED AT BOTTOM

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
~~XXXXXX~~ Lake Falls Construction Corp., legal owner...of the property situate

All those three following parcels of land situate at the northeast corner of Lake Ave. and Falls Road, near Mt. Washington, in the 9th District of Baltimore County;

- 1st parcel: (Group Houses)
Situate on north side of Lake Ave., beginning 150' measured at right angles from the east side of Falls Road, thence east, on said side of Lake Ave., 325', more or less, to the west line of the Baltimore City right-of-way, thence north, on said right-of-way line, 734.5' to the south side of Lakeside Ave., thence southwest, on said side of Lake Ave., 550', more or less, to a point thirteen 150' measured at right angles from the east side of Falls Road and thence south, parallel to Falls Road, 475', more or less, to beginning.
- 2nd parcel: (Group Houses)
Situate on north side of Lake Ave., beginning 370' east of Falls Road, said beginning being at the easternmost line of Baltimore City right-of-way and thence east, on said side of Lake Ave., 415.5' with an average rectangular depth north of 449'.
- 3rd parcel: Approved Commercial Use
Situate at northeast corner of Falls Road & Lake Ave., fronting north on east side of Falls Road, 450.5' to the south side of Lakeside Ave. and with a right depth east of 150' and siting on both Lake Ave. and Lakeside Ave., respectively.

Size and height of building: front...feet, height...feet, depth...feet.
Front and side set backs of building from street lines: front...feet, side...feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Lake Falls Construction Corp.
Legal Owner
Address *445 Cathedral Street Baltimore, Md.*
LRS 4105

ORDERED by The Zoning Commissioner of Baltimore County, this...12th...day of...February...1947 that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beckford Bldg., in Towson, Baltimore County, on the...4th...day of...March...1947 at...3:00 o'clock P.M.
C. Howard A. Doering
Zoning Commissioner of Baltimore County
(over)

CLAUDE R. MILBURN
800 CATHEDRAL STREET
BALTIMORE 1, MARYLAND

March 4, 1947

Gentlemen:
Indevidently, application was made to the name of Lake Falls Construction Company for...
In as much as title in this smaller parcel of ground has not as yet been transferred, to the above named Corporation, please withdraw our petition for rezoning, as to this particular ground.
Very truly yours,
Claude R. Milburn
CLAUDE R. MILBURN

MICROFILMED

#336
0836

NOTICE DO NOT FILL IN ANY PART OF THIS PETITION SIMPLY SIGN IN INK ON LINES CHECKED AT BOTTOM

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
~~XXXXXX~~ Lake Falls Construction Corp., legal owner...of the property situate

two - parcels
hereby petition that the zoning status of the above described property be reclassified, from an...
pursuant to the Zoning Law for Baltimore County from an...
to a...
to a...
to a...
to a...

Character of use for which above property is to be used: Group houses and Approved Commercial Use

Size and height of building: front...feet, height...feet, depth...feet.
Front and side set backs of building from street lines: front...feet, side...feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Lake Falls Construction Corp.
Legal Owner
Address *445 Cathedral Street Baltimore, Md.*
LRS 4105

ORDERED by The Zoning Commissioner of Baltimore County, this...12th...day of...February...1947 that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beckford Bldg., in Towson, Baltimore County, on the...4th...day of...March...1947 at...3:00 o'clock P.M.
C. Howard A. Doering
Zoning Commissioner of Baltimore County
(over)

0836

#336
0836

ARMSTRONG, MACHEN & EWEY
ATTORNEYS AND EQUABLEERS AT LAW

ALEXANDER ARMSTRONG OFFICE
1000 BALTIMORE
B. JEROME BLDG.
EQUABLEERS AT LAW

JOHN CALVERT BUILDING
Baltimore 2, Maryland
March 4, 1947

Mr. Charles Doing
Zoning Commissioner of Baltimore County
Beckford Building
Towson, Maryland

Dear Sir:

I am informed this morning that a sign has been posted on property on the north side of Lake Avenue in the 9th Election District of Baltimore County, lying between the property of the Mayor and City Council of Baltimore and the property of John O. Needles, giving notice of an application for a change in zoning. I enclose plat of the property.

This property belongs to the Estate of the late Mrs. Sara B. Rice Smith, of which I am Executor. On November 11, 1946, I sold at public auction this property, as well as four houses and one vacant lot on the opposite or north side of Lake Avenue. This lot on the north side of Lake Avenue was sold to Mr. Claude C. Milburn, he being the highest bidder therefor; but he has not complied with the terms of the sale, although it was duly ratified by the Orphans Court of Baltimore County on or about December 16, 1946. Not only is he in default in carrying out his obligations as purchaser, but also he presumed to enter upon the property and cut away a great deal of timber in spite of my express refusal to give him permission so to do.

Of course, he had no authority whatever to have the property posted for a change in zoning. Both in cutting the timber and having the sign erected, he was a mere trespasser.

I understand that a hearing on Mr. Milburn's application has been set for three o'clock this afternoon, but on such short notice it is altogether impossible for me to be present. I cannot understand how the sign can have been erected for the length of time required by law, because only a comparatively few days ago I drove past the property, after having been informed of Mr. Milburn's action in cutting the timber, in order to inspect

RECEIVED
BALTIMORE, MD.

Mr. Charles Doing - 2 - March 4, 1947

the same; and there was no sign erected there at that time. However this may be, certainly the application is unauthorized by the owner and should be overruled.

Apart from this, I think that any change in the zoning would be extremely unfair to the purchasers of the houses and lot on the south side who bought from me at the same sale as Mr. Milburn, and who have fully complied with their contracts.

Mr. Milburn's actions have certainly not been such as to commend himself in this matter to anybody.

Very truly yours,

Arthur W. Machen

ARMSTRONG, MACHEN & EWEY

MICROFILMED

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District...9... Date of Posting...Feb 25...
Posted for...Commercial use...
Petitioner...Lake Falls Construction Corp...
Location of property...Northeast corner of Falls Rd and Lake Ave...
Location of signs...East side Falls Rd 150 feet north of Lake Ave...
Remarks...
Posted by...Harry C. Smith... Date of return...Feb 26...

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 24/47 19...
THIS IS TO CERTIFY, That the annexed advertisement was published in THIS JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on...
day of...February...1947, the first publication appearing on the...19th...day of...February...1947...
THE JEFFERSONIAN,
Manager.
Cost of Advertisement, \$...
MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District...9... Date of Posting...Feb 24/47...
Posted for...Commercial use...
Petitioner...Lake Falls Construction Corp...
Location of property...North side of Lake Ave 150 feet east of Falls Road...
Location of signs...Signs 335 and 260 feet sign 700 feet east of Falls Road...
Remarks...
Posted by...Harry C. Smith... Date of return...Feb 24/47...

MICROFILMED

February 18, 1947

\$20.00
RECEIVED of Lake Falls Construction Corporation, the sum of Twenty Nine (\$29.00) dollars, being cost of petition for reclassification, advertising and posting of property, North Side Lake Avenue, east of Falls Road, 9th District of Baltimore County.

Zoning Commissioner

Hearings
Tuesday, March 4, 1947
at 3:00 o'clock P.M.

PAID
FEB 18 1947
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
C. Howard A. Doering

MICROFILMED

FALLS RD

LAKE AVE

5194 ← 150 →

FALLS

LAKE AVE

RD

5194

304334

