

1972

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO A "B" RESIDENCE
ZONE, N. S. Birch Ave., 330 ft. W. of
Locust Ave., 13th District -
William & Sadie Busenius, Petitioners

The property which is the subject of this petition is located on the north side of Birch Avenue, 330 feet west of its intersection with Locust Avenue. Even though there has been a reclassification of several parcels of land on this street, from an "A" Residence Zone to a "B" Residence Zone, only two semi-detached houses have been constructed, those being on the south side of Birch Avenue at the intersection of Locust Avenue. Birch Avenue, running west of Locust Avenue, is developed on both sides with cottages, with the exception of a few lots not yet built upon. Due to this fact, it is reasonable to expect that the remaining lots be improved with cottages.

The petitioner has three twenty-foot lots or a frontage of 60 feet in all. This is certainly not an unreasonable amount of land upon which to build a cottage especially at this time when the majority of people prefer to have bed-rooms on the first floor, making it necessary to have a house of from 30 to 40 feet in width.

In view of the foregoing, it is the opinion of the Zoning Commissioner of Baltimore County that there is no need for the crowding of land on this street with two houses when the lot is adaptable for the construction of one house, it is, therefore, the opinion of the Zoning Commissioner that the granting of this reclassification should not be held.

It is this 17th day of May, 1951, ORDERED by the Zoning Commissioner of Baltimore County, 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 an "A" Residence Zone.

Richard H. Dill
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13 Date of Posting: April 29/51
Posted for: A to B
Petitioner: Wm. Busenius
Location of property: N. side of Birch 330 feet west of Locust Ave.
Location of Signs: N. side of Birch Ave 330 feet west of Locust Ave.
Remarks: Harry C. Cartwright
Posted by: Harry C. Cartwright Date of return: April 29/51

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, William and Sadie Busenius, legal owner, of the property situate in Linden Heights Addition on Birch Avenue 360 - feet North side of Birch Ave., in the 13th District of Balto. Co., beginning 350 feet west of Locust Ave., thence westerly, on the north side of Birch Ave., 60 feet with a rectangular depth northerly of 111 feet. Being lots Nos. 360 to 368, incl. on plat of Linden Heights Addition

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A-1 zone to an B-1 zone.

Reasons for Re-Classification: Direction of residence - Semi-detached

Size and height of building: front 35 feet; depth 40 feet; height 18 feet
Front and side set backs of building from street lines: front 25 feet; side 11 feet
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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.

William Busenius
Sadie Busenius (13)
Legal Owner

Address 3522 FRANKFORD AVENUE

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April 1951, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 11:00 30th day of April 1951 at 11:00 o'clock A.M.

Richard H. Dill
Zoning Commissioner of Baltimore County
(over)

FILED APR 23 1951

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 20, 1951
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on 2 times before the 30th day of April 1951, the first publication appearing on the 15th day of April 1951.

THE JEFFERSONIAN.

Manager

Cost of Advertisement, \$.....

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
Petitioner to petition filed with the Zoning Department of Baltimore County for change of reclassification from an "A-1" Residence Zone to a "B-1" Residence Zone. The zoning map of Baltimore County, as amended by the Zoning Commission of Baltimore County, on the 11th day of April, 1951, at 11:00 o'clock A.M., in the 13th District of Baltimore County, beginning 350 feet west of Locust Avenue, thence westerly, on the north side of Birch Avenue, 60 feet with a rectangular depth northerly of 111 feet. Being lots Nos. 360 to 368, incl. on plat of Linden Heights Addition as shown on plat filed with the Zoning Department of Baltimore County, on the 11th day of April, 1951, at 11:00 o'clock A.M.

PETITION FOR ZONING RECLASSIFICATION
#1972

Location - N.S. Birch Ave., 320' E. of Locust Ave., 13th District
Present Zoning - "A" Residence Proposed Zoning - "B" Residence
Date of Reply - May 2, 1951

This is a request for semi-detached zoning for a 60-foot lot on Birch Avenue in the 13th District. Aside from any other zoning or planning aspects of this case, we wish to note that this lot is not large enough to meet the minimum size as specified in the Subdivision Regulations of Baltimore County. The Regulations call for a minimum frontage at the building line of 70 feet for two semi-detached units.

Malcolm H. Dill
Malcolm H. Dill, Director
Baltimore County Planning Commission

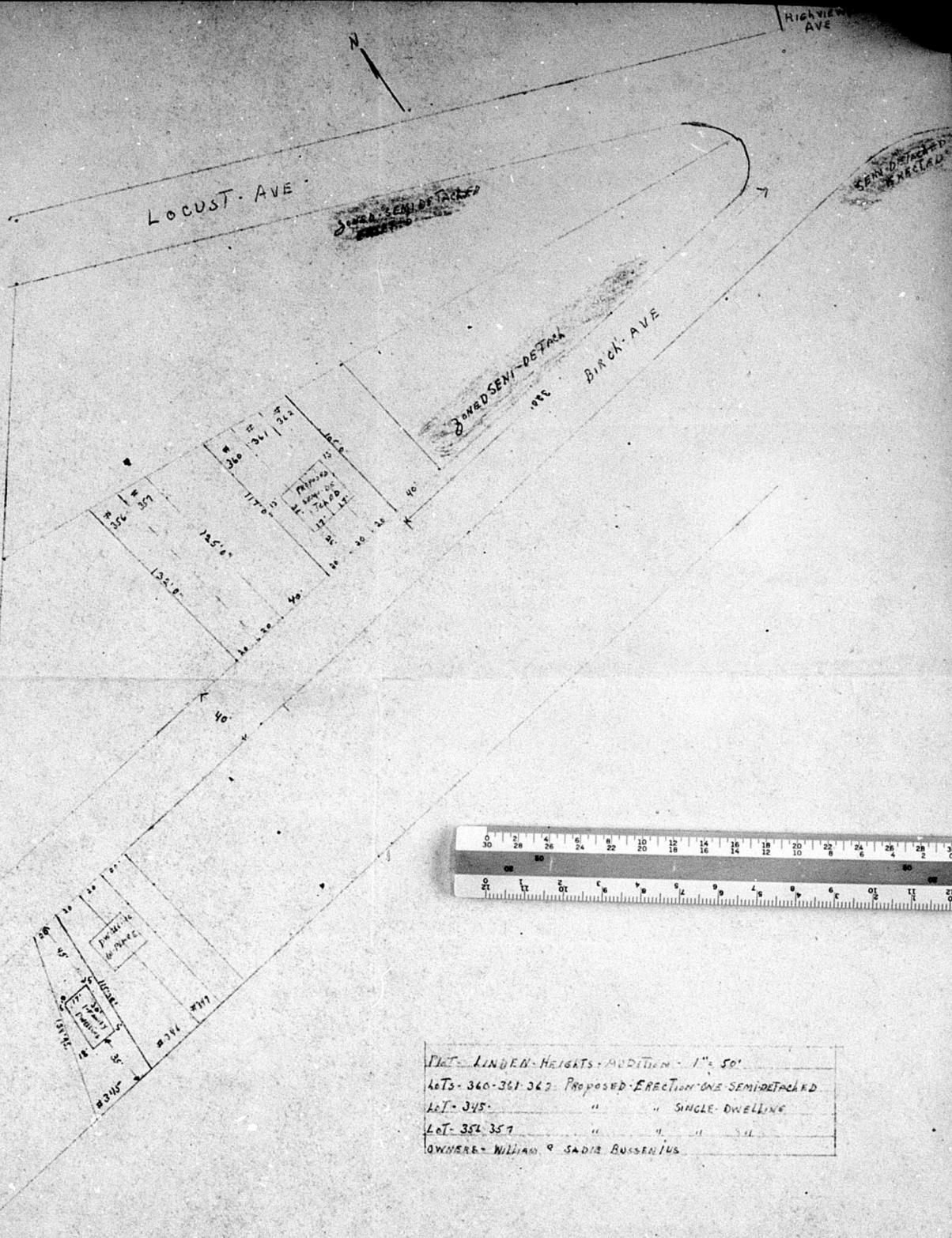
cc: Augustine J. Kuller

RECEIVED of William Busenius, et al, the sum of Twenty (\$20.00) Dollars being cost of petition for reclassification, advertising and posting of property, north side of Birch Ave. 13th District of Baltimore County.

Zoning Commissioners

Hearing:
Monday, April 30, 1951
at 11:00 a.m.
in the COUNTY OFFICE BUILDING,
N. E. Cor. Susquehanna &
Washington Aves.,
Towson 4, Md.

PAID
APR 23 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



PLAT LINDEN HEIGHTS ADDITION - 1" = 50'

LOTS 340-361 362 PROPOSED ERECTION ONE SEMI DETACHED

LOT 345 " " SINGLE DWELLING

LOT 354 357 " " " "

OWNERS - WILLIAM & SADIE BUSSENIUS