

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:— Monaghan his wife
Donald W. Monaghan and Alice M. Monaghan, legal owners, of the property situated

All that lot or parcel of ground situated, lying and being in the Southeast corner of Gayn Oak Avenue and Park Drive in the First Election District of Baltimore County, State of Maryland,
Being and comprising lot number One (1) in Block Number Seven (7) as laid down on the plat of "LARCHMONT" said plat being recorded among the Land Records of Baltimore County in Plot Book B.P.C. No. 3-9446-35.
All of that parcel of land in the First District of Baltimore County, on the southeast corner of Gayn Oak Avenue and Park Drive; thence southerly and binding on the west side of Gayn Oak Avenue 52 feet with a rectangular depth westerly of 156 feet and binding on the south side of Park Drive, being lot #1 Block 7 plat of Larchmont.

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" RES. zone to an "A" APT. zone.

Reasons for Re-Classification: *APL. BLDG*
7-UNITS

Size and height of building: front 20' 4" feet, depth 80' 8" feet, height 22' 4" feet.
Front and side set backs of building from street lines: front 40 feet, side 30 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.

Mr. Monaghan
Donald W. Monaghan
Alice M. Monaghan
Legal Owner
Address 2111 Gayn Oak Ave., B 110, 7th Fl.

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of February 1954, 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, this property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckard Bldg., in Towson, Baltimore County, on the 15th day of March 1954 at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County
(over)

2/15/54
S: J. J. Morgan
Mr. Monaghan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District *1st* Date of Posting *3-8-54*
Posted for: *Donald W. Monaghan and Alice M. Monaghan*
Petitioner: *Donald W. Monaghan and Alice M. Monaghan*
Location of property: *S. W. corner of Gayn Oak Ave. and Park Drive, being lot #1 in Block 7 plat of Larchmont.*
Location of Signs: *Southwest corner of Gayn Oak Ave. and Park Drive.*
Remarks: *None*
Posted by: *George H. Hume* Date of return: *3-4-54*

NOTICE OF ZONING PETITION FOR RECLASSIFICATION TO DISTRICT
Pursuant to the petition filed with the Zoning Commissioner of Baltimore County for change of reclassification, from an "A" Residential Zone to an "A" Apartment Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, in accordance with the Zoning Law and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Reckard Building, Towson, Maryland, on Monday, March 15, 1954 at 2:00 P.M. to determine whether or not the following described and described property should be changed or reclassified as indicated for one apartment building with seven units, to wit:
All the parcel of land in the First Election District of Baltimore County, on the southeast corner of Gayn Oak Avenue and Park Drive; thence southerly and binding on the west side of Gayn Oak Avenue 52 feet with a rectangular depth westerly of 156 feet and binding on the south side of Park Drive, being lot #1 in Block 7 plat of Larchmont. Being property of Donald W. Monaghan and Alice M. Monaghan his wife, as shown on the plat plan filed with the Zoning Department.
By Order of
Zoning Commissioner of Baltimore County
Feb. 26th March 4.

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of *Walter H. Adams, Zoning Commissioner for Baltimore County* was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 6th day of March, 1954, that is to say the same was inserted in the issues of *February 26 and March 5, 1954.*
THE BALTIMORE COUNTIAN
By *Paul J. Morgan*
Editor and Manager.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and community need the granting of which will not be detrimental to the safety and general welfare of the community

It is Ordered by the Zoning Commissioner of Baltimore County this 22nd day of March 1954, that the above described property or area should be and the same is hereby reclassified from and after the date of this Order, from an "A" Residential zone to an "A" Apartment Zone.

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 NOT be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of March 1954, that the above petition be and the same is hereby denied and that the above described property be and the same is hereby continued as and to remain an "A" Residential zone.

William H. Adams
Zoning Commissioner of Baltimore County

Approved *APR 12 1954*
County Commissioners of Baltimore County
Reginald G. Shultz
Catonville, Md.

Petition No. 2904 District No. 1
Processed by D. Stanton
Hearing Scheduled Mon., March 15, 1954

Attention: Mr. Dill
Subject of Petition: From A to C (Residence) Zone - *56* corner of Gayn Oak Avenue & Park Drive
Comments:
This property is within an area zoned for single family residential use and land use studies indicate that the character of the area will not change in the foreseeable future. With this in mind, and having regard to the size of the site, it is not considered that it is a suitable location for apartments.
It is recommended the petition be denied.

2-11-54 55

February 15, 1954
RECEIVED of Donald W. Monaghan the sum of Twenty (\$20.00)
Dollars, being cost of petition for re-classification, advertising and posting property southeast corner of Gayn Oak Avenue and Park Drive, 1st District, Baltimore County, Maryland.

Zoning Commissioner

PAID
FEB 18 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
71-781

GWYNN OAK AVE

44'-3"
Lot #1

74'-3"

60'

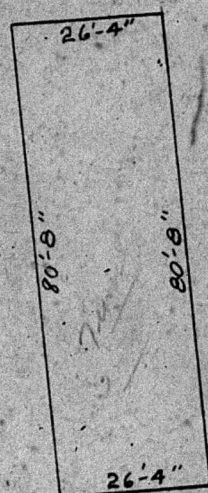
#2

#3

50'

PARK DRIVE

110'



Parking Area

55'-6"

#12

First Dist
~~Second~~
Larchmont

John E Mc Ginnis
1906 Alto Vista Ave
Balto. #7 Md

Phone Woodlawn 606R