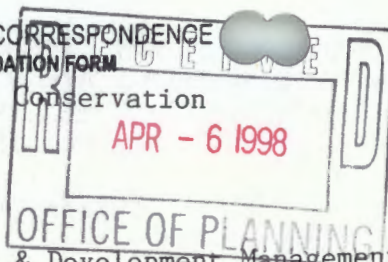


INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM



TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Luther Clark 1273 Rockhill Rd Pasadena Md. 410 360 2899
Print Name of Applicant Address Telephone Number

Lot Address First Ave³⁶ Lot 11.12 Election District 13 Council District _____ Square Feet 5800 +/-
 Lot Location: W E S W side/corner of First Ave 98 feet from W E S W corner of Baltimore Ave c/c
(street) (street)

Land Owner Luther & Virginia Clark Tax Account Number 2100007544

Address 1273 Rockhill Rd. Telephone Number 410 360 2899
PASADENA Md. 21122

CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

| | PROVIDED? | |
|---|-------------------------------------|-------------------------------------|
| | YES | NO |
| 1. This Recommendation Form (3 copies) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Permit Application | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Property (3 copies) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly) | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Building Elevation Drawings | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Photographs (please label all photos clearly) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Adjoining Buildings | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Surrounding Neighborhood | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Residential Processing Fee Paid
Codes 030 & 040 50

Accepted by CAM
ZADM

Date 3 Apr 1998

No Adjoining owner
for least 6 years

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: 4/13/98

CERTIFICATE OF POSTING

RE: Case No.: BUILDING PERMIT APPLICATION

Petitioner/Developer: _____

LUTHER R. CLARK

Date of Hearing/Closing: 12 MAY 1998

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

30 FIRST AVE

The sign(s) were posted on RE-POSTER MAY 15, 1998
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 36 First Ave Lot, 11,12

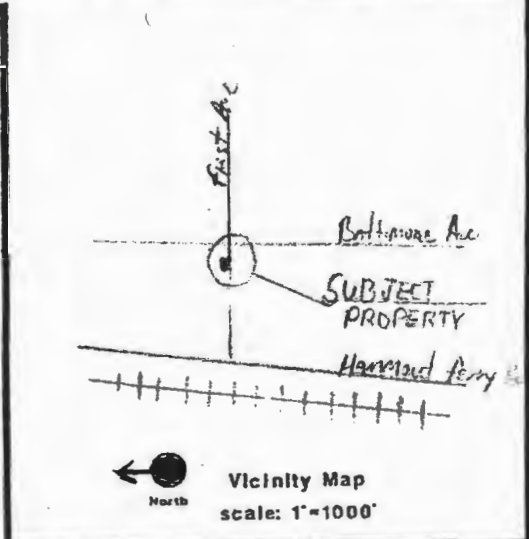
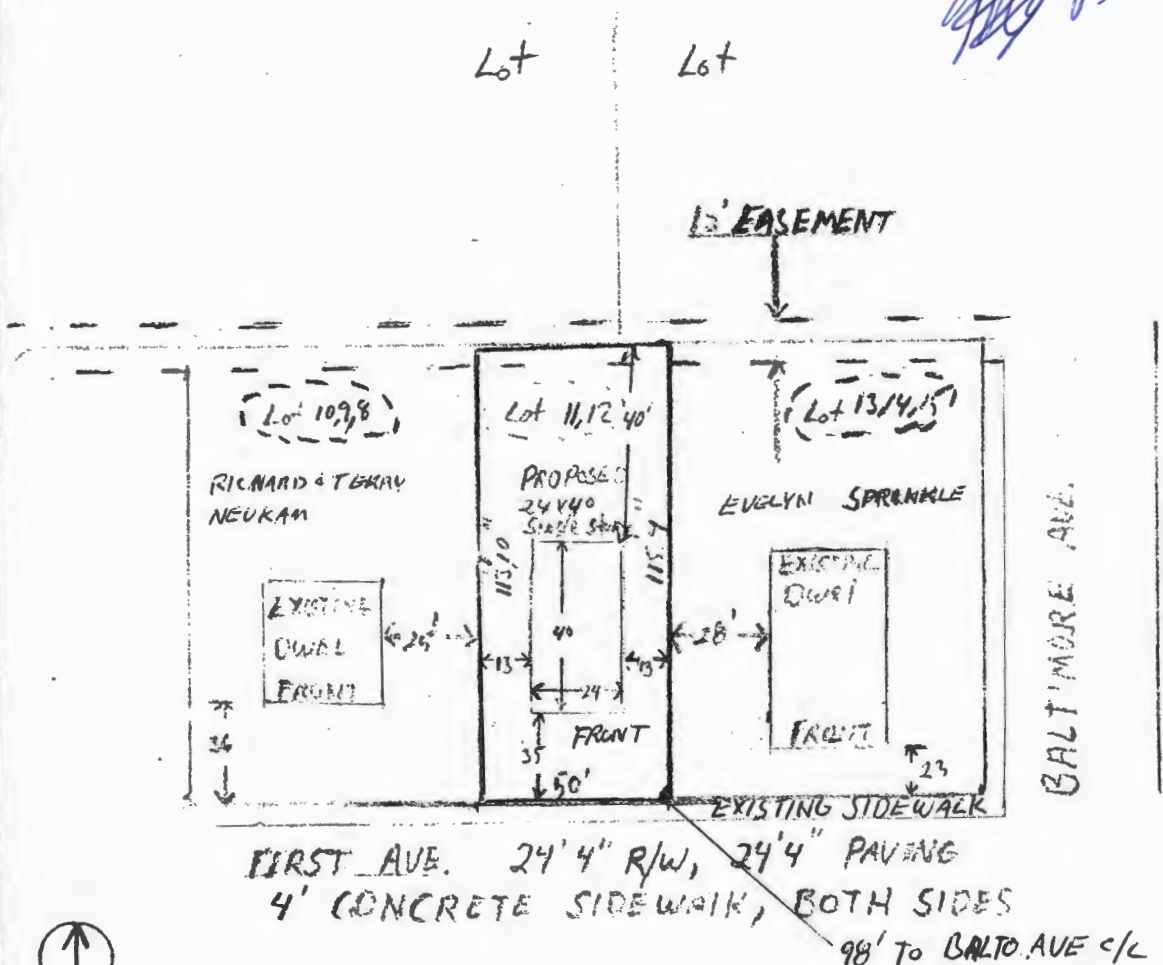
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Lanndowne

plat book # 1 folio # 79 lot # 11,12 section # N/A

OWNER: Luther & Virginia Clark

999 Pet No 7



LOCATION INFORMATION

Election District: 13

Councilmanic District: 1st

1"=200' scale map #: SW5C

Zoning: D.R.S.5

Lot size: .1215 acreage 5295 +/- square feet

SEWER: public private

WATER: public private

Chesapeake Bay Critical Area: yes no

Prior Zoning Hearings: NONE

FLD ZONE C PANEL 510

North

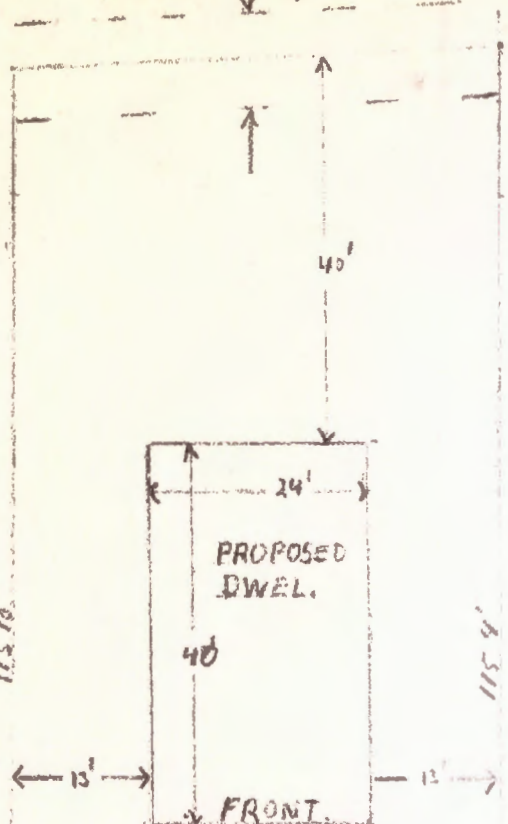
date: 2.14.98

prepared by: LRC

Scale of Drawing: 1" = 50'

10' EASEMENT

10'



*Plot
#09*

lots 8, 9, 10

LOT 11, 12

lots 13, 14, 15

35'

4'

EXISTING SIDEWALK

FIRST AVE 24' 4" R/W PAVING



NORTH

SITE PLAN

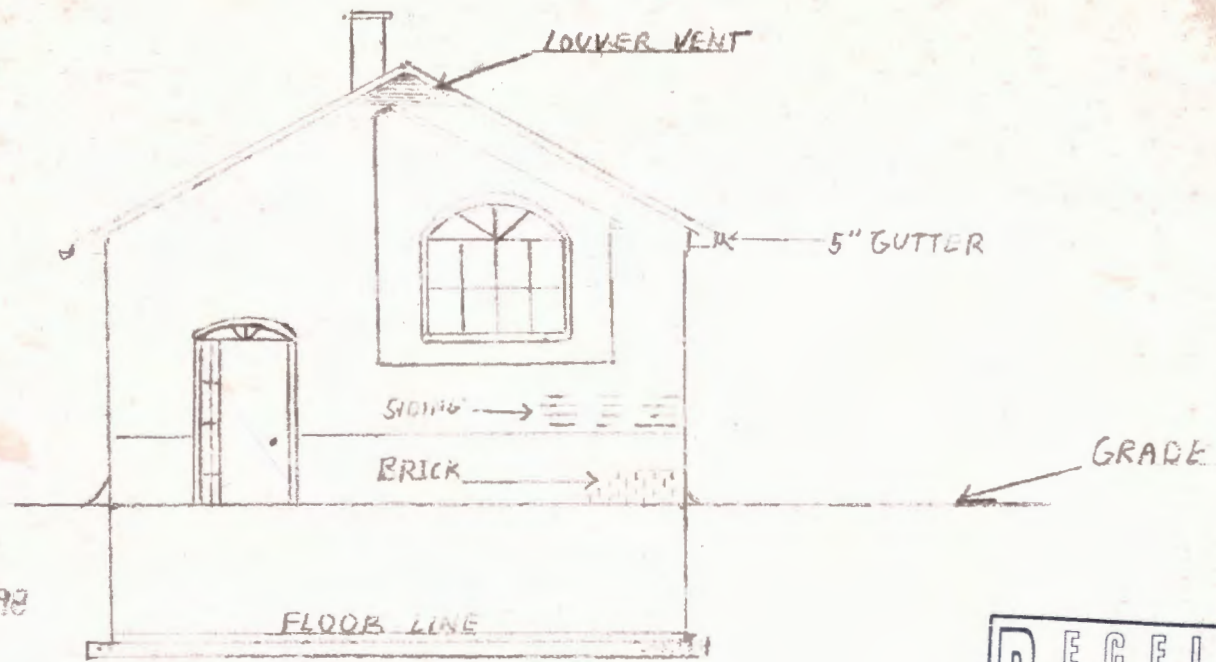
PREPARED BY

LRC

DATE 3-8-98

SCALE 1" = 20'

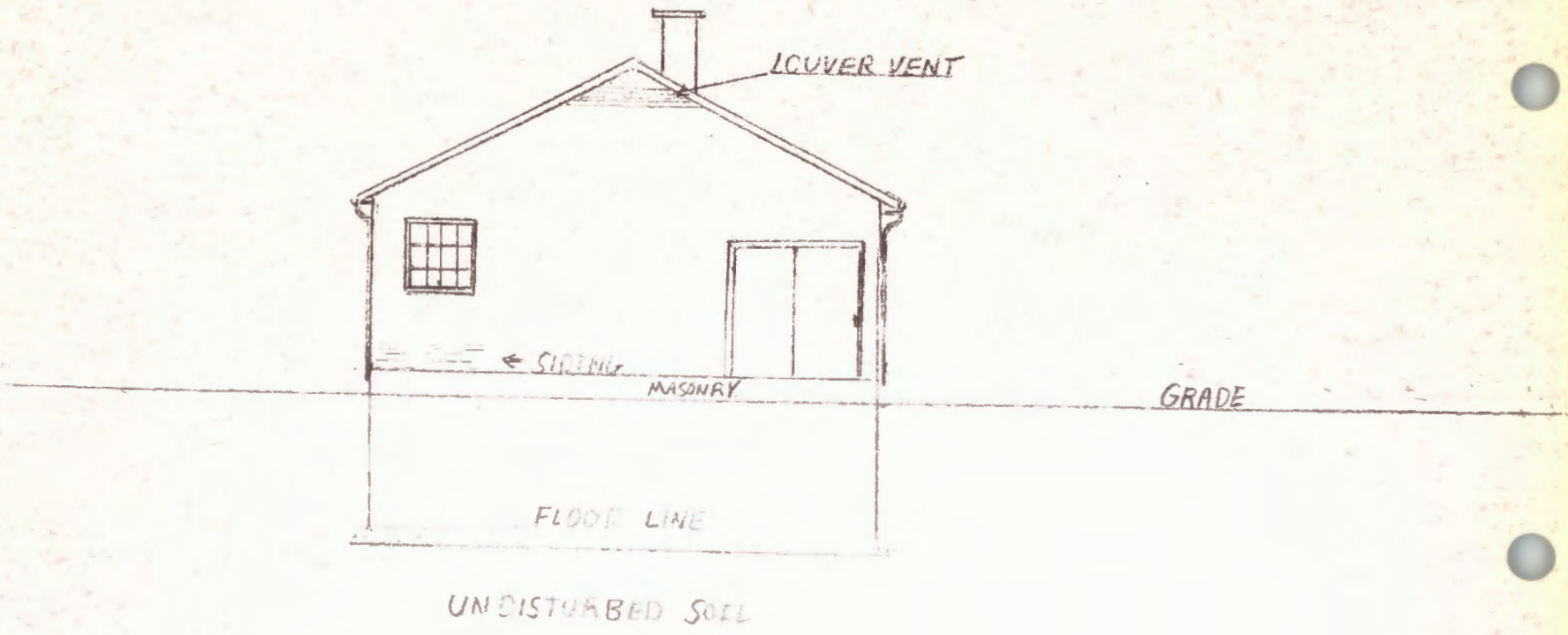
Red No 1



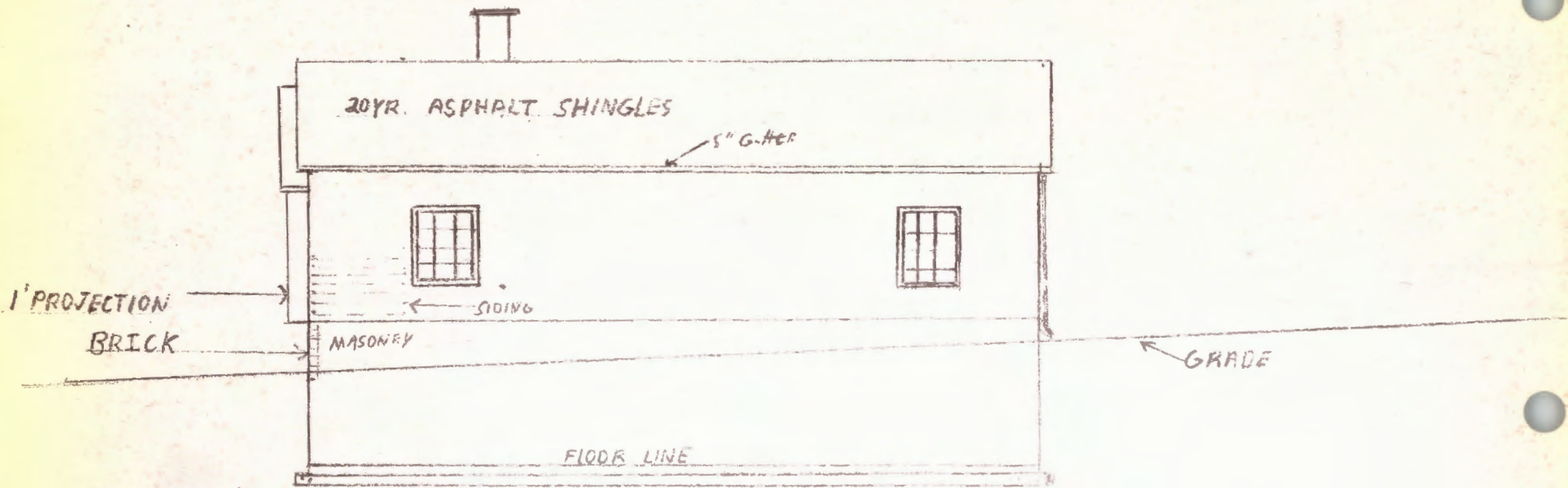
NORTH ELEVATION-FRONT
SCALE 1/8"=1'
PREPARED BY LRC DATE 3-8-98

UNDISTURBED SOIL

RECEIVED
APR - 6 1998
OFFICE OF PLANNING



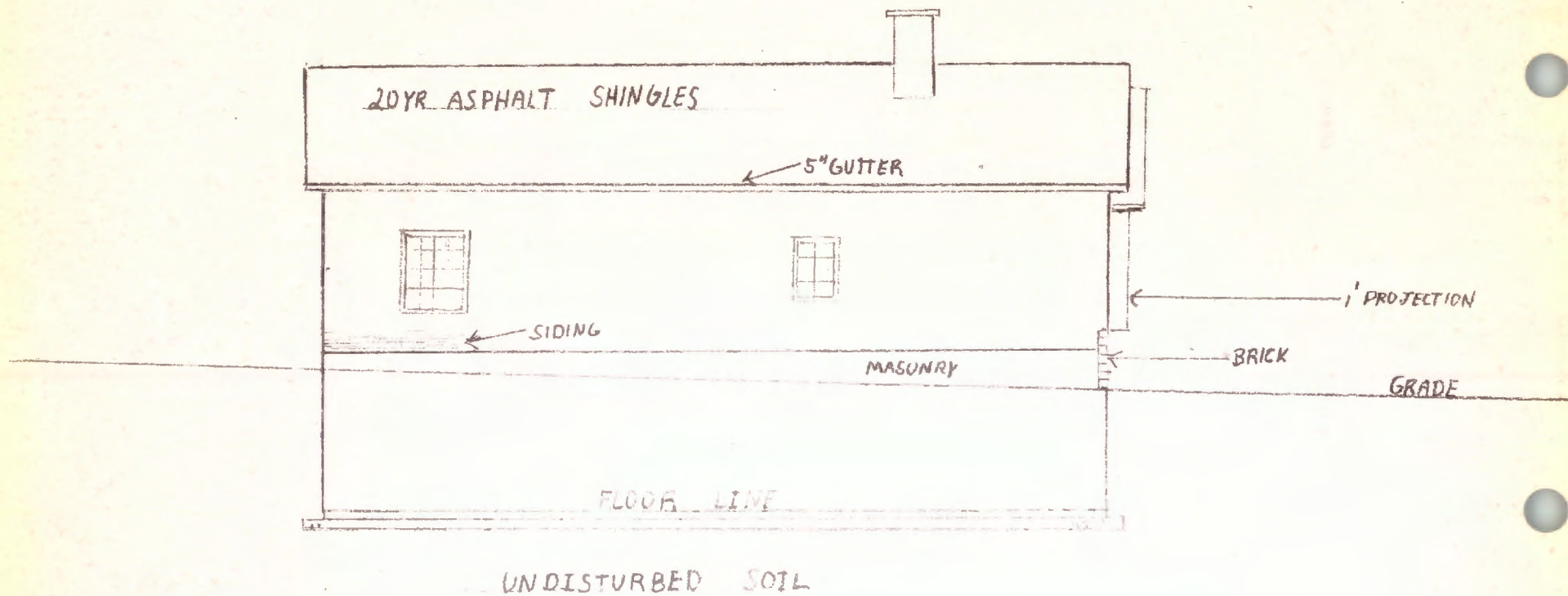
REAR ELEVATION
SCALE 1/8"=1'
PREPARED BY LRC
DATE 3-8-98



RIGHT SIDE ELEVATION

SCALE $\frac{1}{8}'' = 1'$

PREPARED BY LAC DATE 3-8-98



LEFT SIDE ELEVATION
SCALE 1/8" = 1'
PREPARED BY LRC
DATE 3-8-98



















Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

June 22, 1998

William M. Hesson, Jr., Esquire
Suite 500, 210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Application for Building Permit for Undersized Lot
Property: 36 First Avenue, lots 11 and 12
Applicant/Petitioner: Luther Clark

Dear Mr. Hesson:

Enclosed please find the decision rendered in the above captioned case. The Application for Building Permit for Undersized Lot has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

- c: Mr. Luther Clark
1273 Rock Hill Road
Pasadena, Maryland 21122
- c: Mrs. Mary T. Lowry, Zoning Chairperson
Mr. Jake Miller, President
Lansdowne Improvement Assn.
2517 Hammonds Ferry Road
Baltimore, Md. 21227
- c: Mr. Richard A. Neukam
32 First Avenue
Baltimore, Md. 21227
- c: Ms. Dorothy Wincke
33 First Avenue
Baltimore, Maryland 21227



<IN RE: APPLICATION FOR BUILDING PERMIT * BEFORE THE
 FOR UNDERSIZED LOT * ZONING COMMISSIONER
 First Avenue, Lots 11 & 12 *
 13th Election District * OF BALTIMORE COUNTY
 1st Councilmanic District *
 Applicant/Petitioner: * Permit No.:
 Luther Clark

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an application for approval of the development of the subject property (undersized lot) with a single family dwelling, pursuant to Section 304 of the Baltimore County Zoning Regulations (BCZR). The property under consideration is to be known as 36 First Avenue and is comprised of lots 11 and 12 of the subdivision of Lansdowne. The application was filed by Luther Clark, property owner.

The development of undersized lots is regulated by Section 304 of the BCZR. That section provides that a property owner of a lot having an area or width at the building line less than required by the zoning regulations may construct a one family detached or semi detached dwelling if three conditions are satisfied. Those conditions are: (1) That such lot shall have been duly recorded either by deed or an validly approved subdivision prior to March 30, 1955; (2) that all other requirements of the height and area regulations are complied with (i.e., no zoning variances are necessary); and (3) that the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in the BCZR. If a property owner meets these three conditions, his/her application for a building permit is advertised to the public by the posting of a sign on the property. Any property owner within 1,000 ft. of the subject site may request a public hearing. In this case, the property was duly posted and

ORDER RECEIVED FOR FILING
 Date 6/22/98
 M. Hovak

a request for hearing from the Lansdowne Improvement Association, through Rose Miller at 135 Hazel Avenue. Thus, the matter was scheduled for a public hearing.

Appearing at the public hearing held was Luther Clark, Applicant/- property owner. The Applicant was represented by William M. Hesson, Jr., Esquire. Appearing as interested persons/Protestants were Mary T. Lowry, Richard A. Neukam, Dorothy J. Wincke and Jake Miller.

Testimony and evidence presented was that Mr. Clark owns the subject property, known as lots 11 and 12 of the subdivision platted as Lansdowne. This subdivision is located in southwestern Baltimore County and is an older community. In fact, the plat of the subdivision, offered as Petitioner's Exhibit No. 6, shows that the original subdivision layout was recorded in 1889. Mr. Clark apparently purchased the property from his in-laws approximately 6 years ago. As shown on the site plan, the property in sum is 50 ft. wide, and approximately 115 ft. in depth. There is a 15 ft. utility easement across the rear line of the property which reduces the depth of the site.

Presently, the property is vacant, however, Mr. Clark desires to construct a single family dwelling thereon. As required by Section 304.2 of the regulations, he has submitted elevation drawings of the proposed to the Office of Planning (Petitioner's Exhibit No. 1). Those drawings show that a 1-1/2 story dwelling will be constructed, which will be 24 ft. by 40 ft. in dimension. The site plan submitted (Petitioner's Exhibit No. 7) also indicates that all other setbacks (.e.g., front yard, side yards and rear yard) will be met. Uncontradicted testimony offered was that Mr. Clark does not own any other adjacent land.

ORDER RECEIVED FOR FILING

Date

By

6/22/68
M. Howard

It is clear that Mr. Clark satisfies the requirements of Section 304.1 of the BCZR. Moreover, his elevation drawings were approved by the Office of Planning as consistent with other houses in the neighborhood. Thus, approval must be given of the proposed use of the property assuming that the said dwelling is "appropriate", pursuant to Section 304.4 of the BCZR.

The Protestants who appeared object to the application and believe that the lot should remain unimproved. They fear that the community will be crowded if the lot and similar lots in the neighborhood are developed. Admittedly, however, many houses in the area are on similar 50 ft. lots. Moreover, to deny Mr. Clark's application would be to improperly prohibit a legitimate and reasonable use of the property.

Based upon the testimony and evidence presented, I am persuaded to grant the application. I find that the Petitioner has satisfied the requirements of Section 304 of the BCZR; namely, that the lot is part of the subdivision recorded prior to 1955, that Mr. Clark does not own any adjacent property, and that all other area and height requirements have been met. Moreover, I find that the proposed dwelling is appropriate and consistent with others in the community.

Pursuant to the advertising, posting of the property, and public hearing on this Application held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of June, 1998 that construction of a single family dwelling at the subject property known as 36 First Avenue, lots 11 and 12, in accordance with the drawings submitted as Petitioner's Exhibit No. 1, and pursuant to Section 304.1 of the BCZR, be and is hereby GRANTED,

ORDER RECEIVED FOR FILING

Date 6/22/98

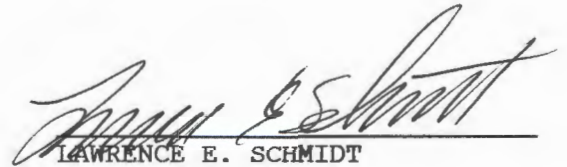
By M. Clark

subject, however, to the following restrictions which is a condition pursuant to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall construct the dwelling no larger than 24 ft. by 40 ft. in dimension and shall maintain setbacks as shown on Petitioner's Exhibit No. 7 (the site plan).

3. The Petitioner shall build a dwelling substantially similar to that shown in the elevation drawings (Petitioner's Exhibit No. 1)



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 6/22/98
By Sp. Noah



ZONING MAP

SW 5C

*Lot
108*

| |
|---|
| SCALE 1" = 200' ± |
| DATE OF PHOTOGRAPHY JANUARY 1986 |



114

114766

INVOICE

| | | | |
|--|----------|---|------------------------|
| SOLD TO LUTHER R. CLARK | | SHIP TO GARLAND E. MOORE | |
| ADDRESS 1275 ROCK HILL ROAD | | ADDRESS 3225 RYENSON CIRCLE | |
| CITY, STATE, ZIP PASADENA, MD. 21222 | | CITY, STATE, ZIP BALTIMORE, MD. 21227 | |
| CUSTOMER ORDER NO. | SALESMAN | TERMS | F.O.B. |
| | | | DATE 5-15-98 |

| ORDERED | SHIPPED | DESCRIPTION | PRICE | UNIT | AMOUNT |
|---------|---------|---------------------|-------|------|---------|
| | | RE-POST ZONING SIGN | | | |
| | | #36 FIRST AVE. | | | |
| | | | | | \$65.00 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

CERTIFICATE OF POSTING

BUILDING PERMIT

RE: Case No.: UNDERSIZED LOT

Petitioner/Developer: _____

LUTHER R. CLARK

Date of Hearing/Closing: MAY 12, 1998

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

36 FIRST AVENUE
LANSDOWNE

The sign(s) were posted on APRIL 10TH 1998
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

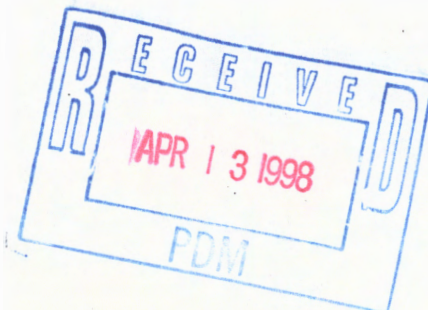
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)





ZONING NOTICE
BUILDING PERMIT APPLICATION
UNDERSIZED LOT
TO ALLOW CONSTRUCTION OF A DWELLING ON A 50FOOT LOT WITH AN AREA OF 5,295 SQ. FT. AS PROVIDED FOR IN SECTION 304.2 OF THE B.C.Z.R.
PUBLIC HEARING ?
PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 8:00 P.M. ON MAY 12TH 1998.
REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



ZONING NOTICE
BUILDING PERMIT APPLICATION

UNDERSIZED LOT
TO ALLOW CONSTRUCTION
OF A DWELLING ON A 50FOOT
LOT WITH AN AREA OF 5,295 SQ. FT.
AS PROVIDED FOR IN SECTION
304.2 OF THE B.C.Z.R.

PUBLIC HEARING ?

PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 8:00 P.M. ON MAY 12TH 1998.

REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Exhibit C

RECEIVED
APR - 6 1998
OFFICE OF PLANNING

Date to be posted: Anytime before but no later than 12 April 98

Request for Use Permit: Class A Child Care, Parking, Undersized Lot, Farmer's Roadside Stand

Format for Use Permit Sign, Black Letters on White Background:

ZONING NOTICE

BUILDING PERMIT APPLICATION

Undersized Lot

To Allow CONSTRUCTION of a DWELLING ON
A 50' lot with AN area 5,295# AS provided
for in Sec. 304.2 of the BCZR

PUBLIC HEARING ?

**PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST
IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

~~27 April 98~~ 12 May 98

**REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST
CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.**

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 12, 1998

Mr. Luther Clark
1273 Rockhill Road
Pasadena, MD 21122

RE: Demand for Public Hearing
Undersized Lot
First Avenue, Lots 11 & 12
13th Election District

Dear Mr. Clark:

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on May 4, 1998 by the Lansdowne Improvement Association for a public hearing concerning your undersized lot. I regret to inform you that we are withholding approval of your undersized lot because it has been superseded by a demand for a public hearing, pursuant to Section 304.4 of the Baltimore County Zoning Regulations (BCZR).

The law requires that a public hearing must be scheduled within 30 days of the demand, the property must be reposted 15 days prior to the hearing and include the following hearing information:

Hearing Date: Wednesday, June 3, 1998

Time: 2:00 p.m.

Room: Room 407, County Courts Building, 401 Bosley Ave.

Undersized Lot Hearing to allow construction of a dwelling on a 50-foot lot, with an area of 5,295 square feet, as provided for in Section 304.2, BCZR.

If you decide to withdraw your request, please notify us in writing at least 5 days prior to the scheduled public hearing using the above captioned reference so that the undersized lot file can be closed. If you need any further explanation or additional information, please feel free to contact me at 410-887-33991.

Very truly yours,

Catherine A. Milton
Planner II, Zoning Review

WCR:scj

c: Lansdowne Improvement Association
Ervin McDaniel, OPCC

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: Undersized Lot
 Petitioner(s): Luther Clark
 Location: 36 First Avenue

I/WE, Lansdowne Improvement Assoc
Name(s) (TYPE OR PRINT) Rose Miller

{ } Legal Owners { } Residents, of

135 Hazel Ave
Address

LANSdowne Md 21227 410 242 4197
City/State/Zip Code Phone

which is located approximately _____ feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Rose Miller 5-4-98
Signature Date

Signature Date

BALTIMORE COUNTY, MAF AND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

No. **050825**

DATE 5/4/98 ACCOUNT K-101-6150
 AMOUNT \$ 40.00

RECEIVED FROM: Rosemary Miller
 FOR: Request for Hearing - 36 First Avenue Undersized Lot

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

R/4

PAID RECEIPT
 PROCESS ACTIVE THE
 5/04/1998 5/04/1998 11:20:54
 REF 0903 CASHIER UNIT VLN DRASER
 5 MISCELLANEOUS CASH RECEIPT
 Receipt # 045996
 CR NO. 050825
 40.00 CHECK
 Baltimore County, Maryland
 08/18

CASHIER'S VALIDATION

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Luther Clark

1273 Rock Hill Road

Pasadena

MD 2112

William M. Hesson, Jr

210 W. Pa Ave

Attorney for

Towson 21207

Petitioner



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Mary Theresa Lowry

2517 Hammonds Ferry Rd 21220
29

Zoning Chairperson

Richard A. Neukam

32 First Ave. Baltimore, MD 21201

Resident

Douglas J. Winick

33 First Ave Balt. Md 21201

Resident

JAKE Miller Pres. LTA.

135 Hazel Ave





CLYDE
Ave



First Avenue





2nd Avenue



Same house turned



3rd Avenue



ZONING NOTICE
BUILDING PERMIT APPLICATION

UNDERSIZED LOT
TO ALLOW CONSTRUCTION
OF A DWELLING ON A 50 FOOT
LOT WITH AN AREA OF 5,295 SQ. FT.
AS PROVIDED FOR IN SECTION
304.2 OF THE B.C.Z.R.

PUBLIC HEARING ?

PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON MAY 12th 1998
REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



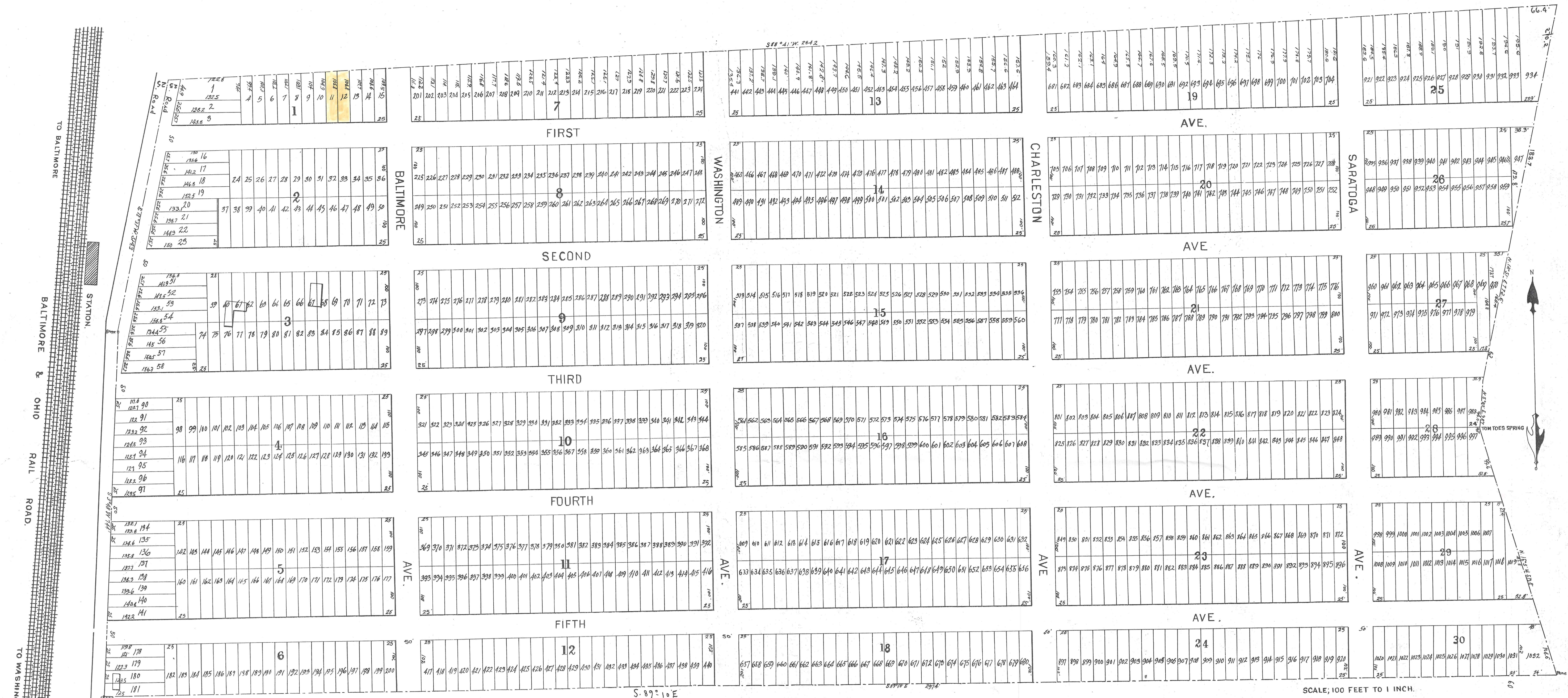
ZONING NOTICE
BUILDING PERMIT APPLICATION

UNDERSIZED LOT- TO ALLOW
CONSTRUCTION OF A DWELLING
ON A 50 FT. LOT WITH AN AREA
OF 5,295 SQ. FT. AS PROVIDED
FOR IN SECTION 304.2 OF
THE B.C.Z.R.

PUBLIC HEARING ?

PURSUANT TO SECTION 304.4 BALTIMORE COUNTY REGULATIONS
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED BLDG. PERMIT PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON MAY 12, 1998
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391
TOWSON, MD. 21204
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW, RETURN BOTH TO ZADM, RM. 100
MEETING IS HANDICAP ACCESSIBLE





LANDSDOWNE

At New Station on the Baltimore & Ohio Railroad, Main Line, Baltimore County,
10 Minutes' Ride from Camden Street Station, Baltimore.

Filed June 5th 1889

Ref No 6

BUILDING LOTS

In this valuable suburban location are offered at farm rates to settle an estate, and in offering this property for sale at this low price and upon such easy terms, an opportunity is placed within the reach of the young merchant, clerk mechanic and salaried man to make a Safe Investment and to secure a lovely Home Site.

REMEMBER THAT IT IS THE PEOPLE THAT MAKE THE LAND VALUABLE.

When 800 to 1000 persons become the separate owners of a tract of land the value at once is

DON'T FORGET

That the lots you buy to-day are as good a speculation as those in the built-up portion of our city were ten years ago. **You can make no mistake.**

There is a large profit assured to those who buy now, and there is no other avenue of investment that offers such large returns and every condition exists now that has made suburban investments so profitable in the past.

Size of Lots, 25x100 feet and larger **PRICE, \$60** and upwards, according to size and location.

\$20 down and **\$5 Monthly Payment**. All corner lots \$25 additional. **10 per cent. discount** for all cash. **Deed free.**

Lots will be sold under the usual objectionable occupancy. **Building and Sanitary Restrictions.** Installments payable at the **Mercantile Trust and Deposit Company**, N. E. Cor. German and Calvert Streets.

SUCH OPPORTUNITIES ARE NOT FREQUENT

That an old estate like this is cut up into building lots and placed upon the market with all its

BUSINESS ADVANTAGES.

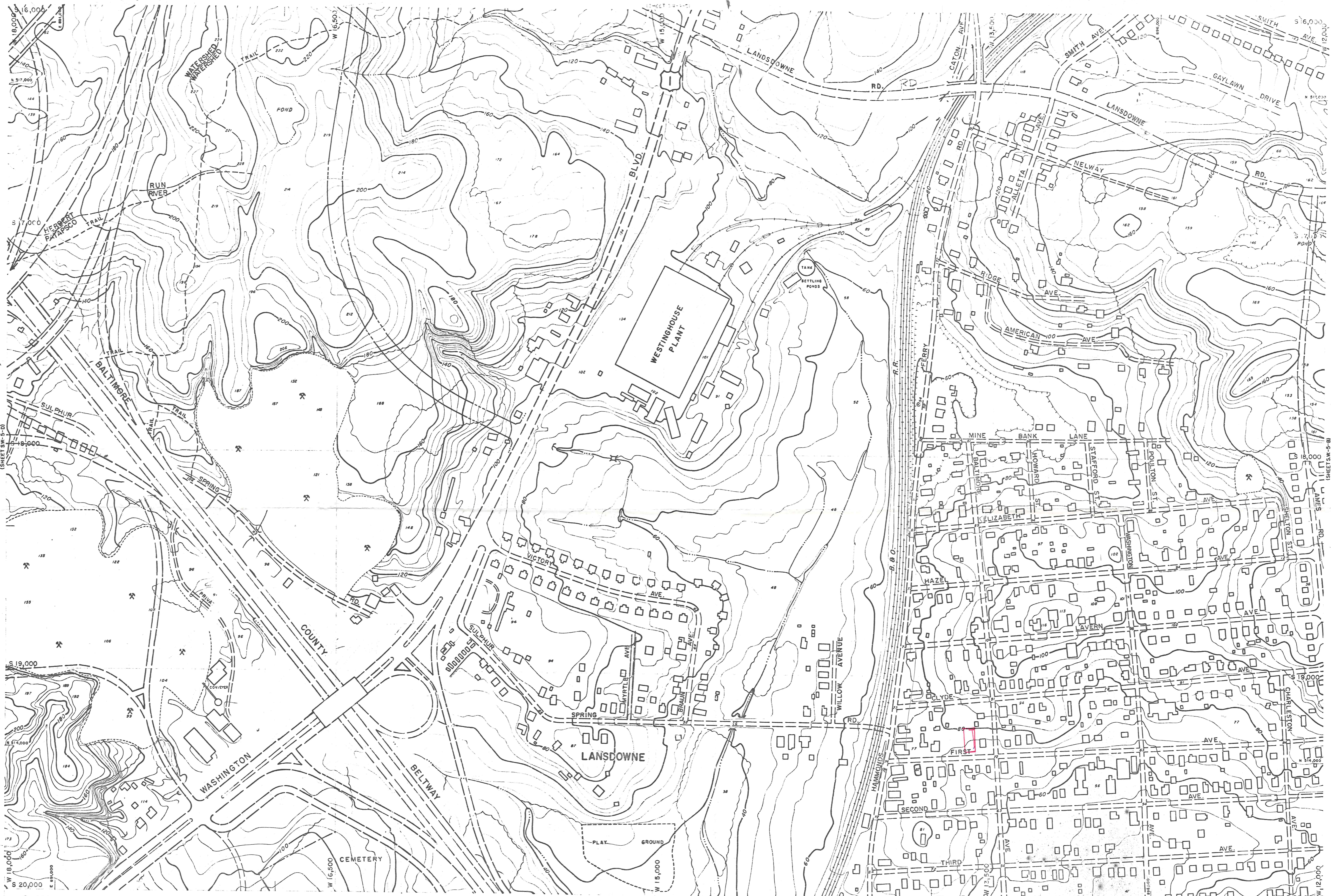
And in buying building lots that will yield you a profitable return it is necessary that they should be so located as to possess business advantages above everything else. This is the great interest that value will govern the advance in value of any locality, and the greater the advantages the greater and more rapid the advance, and the safer the investment, either for improvement or speculation.

This property possesses the business advantages of being easy of access, **cheap fares - 5 cents, quarterly tickets - but 10 minutes** ride in comfortable cars from the business portion of the city, on the main line of the B. & O. R. R., which has 4 sets of tracks passing Lansdowne to do its vast business - and many business interests are extending out towards this place and are within 2 1/2 miles of it. The Station is directly in front of the property, and it is a healthy and dry location.

THE BEST WAY TO BUY IS WITHIN YOUR MEANS.

Remember that it costs but 16 1/2 cents a day to pay \$5 a month on one of these choice lots, and now is the time to buy and secure a choice of location in this enterprise.

Free tickets, maps and all information at **OFFICE: PENN. BUILDING, No. 12 ST. PAUL STREET (Room No. 13 Second Floor), BALTIMORE.**



G-SW G-SE
C-NW C-NE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

| REVISIONS | |
|---------------|-------------------|
| BY | DATE |
| GAYLAWN DRIVE | B.M. 14 FEB. 1955 |

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953

LOCATION
HALETHORPE
SHEET
S.W.
5-C

APR - 6 1955
OFFICE OF PLANNING

MICROFILMED