

April 8, 1941.

James E. Cullen, Esq.,
1305 Lexington Bldg.,
Baltimore, Md.

Dear Mr. Cullen:

Re: Re-Classification
Leads Avenue & Col-
chester Road.

I have today transmitted all papers to the
Circuit Court for Baltimore County in your appeal taken on
March 27, 1941, on the above captioned matter.

Very truly yours,

JOHN J. TIMANUS,

Zoning Commissioner.

James E. Cullen, Esq.,
1305 Lexington Building,
Baltimore, Md.

Dear Mr. Cullen:

Re: Re-Classification
Leads Ave. &
Colchester Road

Mr. J. Howard Murray advised me this morn-
ing that the appeal in the above entitled matter will be
heard in the Circuit Court for Baltimore County on May
8th, 1941, at 10:00 a.m.

It is needless for me to suggest that you
'round' up your witnesses and have them present.

Very truly yours,

JOHN J. TIMANUS,

Zoning Commissioner.

COPY

REC'D MAR 27 1941

IN THE MATTER OF THE APPLICATION
OF MELVIN K. BAUS AND ELMER BAUS
FOR ZONING RE-CLASSIFICATION.

IN THE
CIRCUIT COURT FOR
BALTIMORE COUNTY.

ZONING APPEAL

The undersigned LOUIS L. SAND, residing at No. 919 Leads Avenue,
Baltimore County, Maryland, and NELSON W. SCHRAMMERHOEN, residing at No.
1018 Leads Avenue, Baltimore County, Maryland, residents and tax-payers
in Baltimore County, being aggrieved by the decision and order of the Coun-
ty Commissioners of Baltimore County hereinafter referred to, do hereby
appeal from the order of the County Commissioners of Baltimore County passed
in the above entitled matter on the 4th day of March, 1941, wherein prop-
erty situate at the southeast corner of Leads Avenue and Dorchester Road.
in the Thirteenth Election District of Baltimore County, fronting one hun-
dred twenty feet on the south side of Dorchester Road and one hundred Nin-
ty-five and five-tenths feet on Leads Avenue, was reclassified for commer-
cial use; this appeal being entered under the provisions of Chapter 17 of
the General Public Laws of Maryland for 1929.

Attorneys for Louis L. Sand and
Nelson W. Schrammerhoen.

Towson, Md. March 4, 1941

\$3.00

RECEIVED of Melvins K. Baus and husband, the sum of
Three (\$3.00) Dollars, being cost of recording agreement
between Baus and the County Commissioners, dated March
4th, 1941.

Zoning Clerk.

Received - \$3.00
Charlotte E. Baus

0111

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County:-

I, Melvin K. Baus, legal owner of the property situate
at the southeast corner of Leads Ave. and Colchester Road, in the
13th Election District of Baltimore County, fronting 120 ft. on the
south side of Colchester Road and 100.5 feet on Leads Avenue, being
the westernmost 120 feet parallel part of the property described in
the deed from Harry J. Kaufman, at al, to Melvins K. Baus, dated
August 4, 1928, W.M.B. #657, folio #406.

herely petition that the above described property or area, being within the Baltimore County Met-
ropolitan District, be changed or re-classified (as to zoning) from a residential use area, district or
division to a commercial use area, district or division.

Reasons for Re-Classification: Community Need

Character of commercial use for which above property is to be used: COMMUNITY MARKET
(STORES, MOVING PICTURE THEATRE AND MOVING ALLEGES)

Material of Construction of Building: STONE FOUNDATIONS, CONCRETE WALL, BRICK VENEER
composition roof

Size and height of building: front 140 feet; depth 80 feet; height 30 feet

Front and side set back of building from street lines: front 30 feet; side 30 feet; rear 30 feet

Property to be posted as prescribed by Zoning Department.

Now we, agree to pay expenses of above reclassification, advertising, etc., upon filing of this
petition, not to exceed \$5.00, and further agree to and are to be bound by the rules, regulations, pro-
visions 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 prescribed
by or referred to in the "Applications for Holding Permits now adopted and used in the Baltimore
County Metropolitan District".

Address 1209 Leads Avenue, Carroll Station
Baltimore, Md.

ORDERED by The County Commissioners of Baltimore County, this 2nd day of
December, 1940, 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 property be posted, and that the public hearing herein be had in the office of
the County Commissioners of Baltimore County, in the Court House, in Towson, Baltimore County,
on the 23rd day of December, 1940, at 11 o'clock A. M.

Brassard, Daniel
County Commissioner of Baltimore County.

I disapprove
recommending

(over)

Zoning Clerk.

1. That the building to be erected on said lot so
classified shall be limited for the use of stores, moving
picture theatre and boxing alleys, or such other use as is
consistent thereto.
2. That the set back or distance of said building from
Leads Avenue, shall be not less than 25 feet from the northern-
most right-of-way line of said avenue, and that the distance
or set back of said building from Colchester Road, shall be
not less than 20 feet from the easternmost right-of-way line
thereof.
3. That the plot or ground plan of said building, and
the adjoining land thereto, shall be in accordance with the
plan or plot thereof, filed with the Zoning Department of
Baltimore County and identified by the signature of the said
petitor of the first part.
4. That the covenants and conditions aforesaid shall run
with and bind the land so re-classified, and shall bind and be
observed by the said petitor of the first part, their heirs
and assigns, for the period of Ten years, commencing from the date
hereof, and shall thereafter be subject to and be bound by the
rules and regulations of any Zoning Act or law, affecting Bal-
timore County, then in operation or effect, and

That in the event of any breach or non-compliance with
any one or more of the above covenants and agreements, the said
Board of County Commissioners, or their successors in office,
shall have the immediate right and authority, by any means or
process they may deem advisable, to set any time compel the dis-
continuance of such improper use. The cost of any such pro-
cedure to enforce this agreement to be at the expense of the
said petitor of the first part, their heirs and assigns.

Witness: Stephen Melvins K. Baus (REAL)

Melvin K. Baus (REAL)

Elmer Baus (REAL)

Dear Baus

1209 Leads Avenue

Carroll Station

Baltimore, Md.

March 4, 1941

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

the above re-classification should be had.

It Is Ordered by the County Commissioners of Baltimore County this 4th day of

March 1941, 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, subject, however, to the further order of the County Commissioners of Baltimore County as set forth in agreement of March 4, 1941.

Bremen A. Trail
Commissioner

County Commissioners 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 NOT be had:

It Is Ordered by the County Commissioners of Baltimore County, this _____ day of

19____, 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 a residential use area, district or division, subject, however, to the further order of the County Commissioners of Baltimore County.

County Commissioners of Baltimore County.

PETITION NO. _____

PETITION FOR
ZONING RE-CLASSIFICATION

To County Commissioners for
Baltimore County

Location: _____

Filed _____ 19____

NOTICE OF
ZONING RE-CLASSIFICATION.

Pursuant to petition filed with the County Commissioners of Baltimore County, for change or reclassification from a residential use area, district or division to that of a commercial use area, district or division of the property or area hereinafter described. The County Commissioners of Baltimore County, by authority of the "Zoning Act" of Baltimore County, will hold a public hearing at their office, in the Court House, in Towson, Baltimore County, Maryland, on Monday, December 2nd, 1940.

At 11:00 o'clock A. M. to determine whether or not the following mentioned and described property or area, should be changed or reclassified as aforesaid, (if reclassified as a commercial use area, district or division, a public hearing will be held at the same time.)

All that lot of ground at the southeast corner of Leeds Avenue and Colchester Road, in the 11th Electoral District of Baltimore County, fronting 174 feet on the south side of Colchester Road and 124 feet on Leeds Avenue, being the westernmost 124 feet parallel part of the property described in deed from Harry J. Kaufman, et al. to Melvina L. K. Bann, dated August 4, 1929, No. 11, 11, 2nd, 457, folio 138.

By order of the COUNTY COMMISSIONERS OF BALTIMORE COUNTY.

Attest:
JAMES G. SELFE, Chief Clerk and Auditor.
Dec. 6-12.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec. 13/40

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 2 weeks before the 25th day of December 1940, the first publication appearing on the 6th day of December 1940.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$ _____

\$6.00

December, 2, 1940
Towson, Md.

RECEIVED OF Elmer Baus, the sum of Six (\$6.00) Dollars being cost of advertisement and inspection of property, Southeast corner of Leeds Avenue and Colchester Road, 13th district of Baltimore County, petition being filed for re-classification thereof from residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE COUNTY

BY _____
Zoning Clerk.

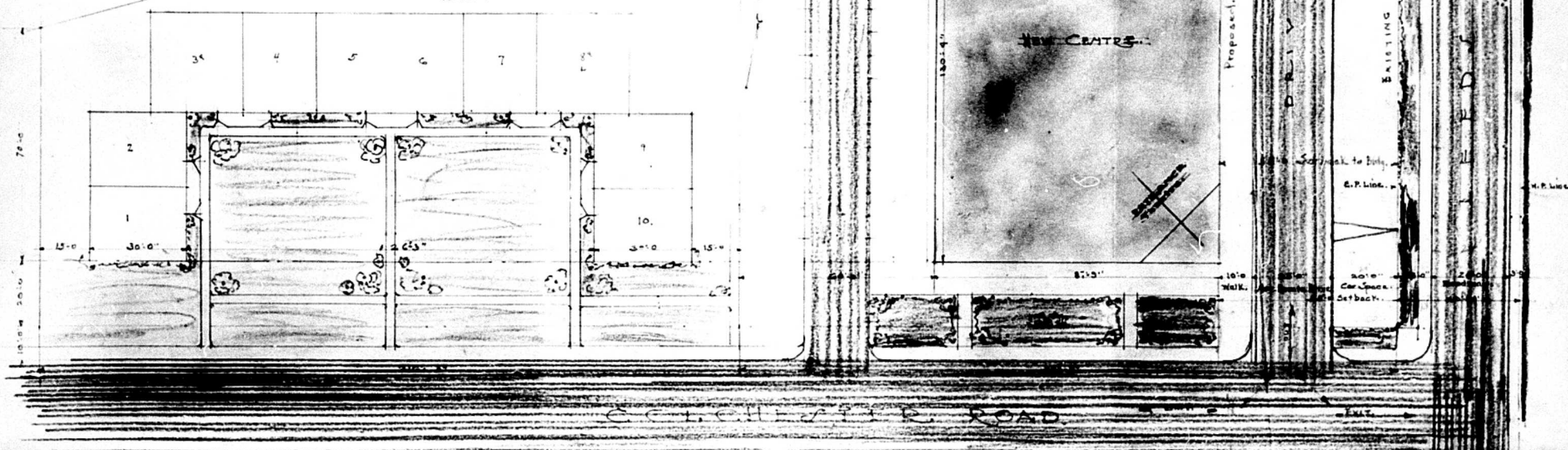
OK
Walker
12/2/40

✓ Scale 20:0 = 1 inch
March 3rd, 1941

Melvinia H. Baus
Elmer Baus

John F. Morrison
Zoning Clat.

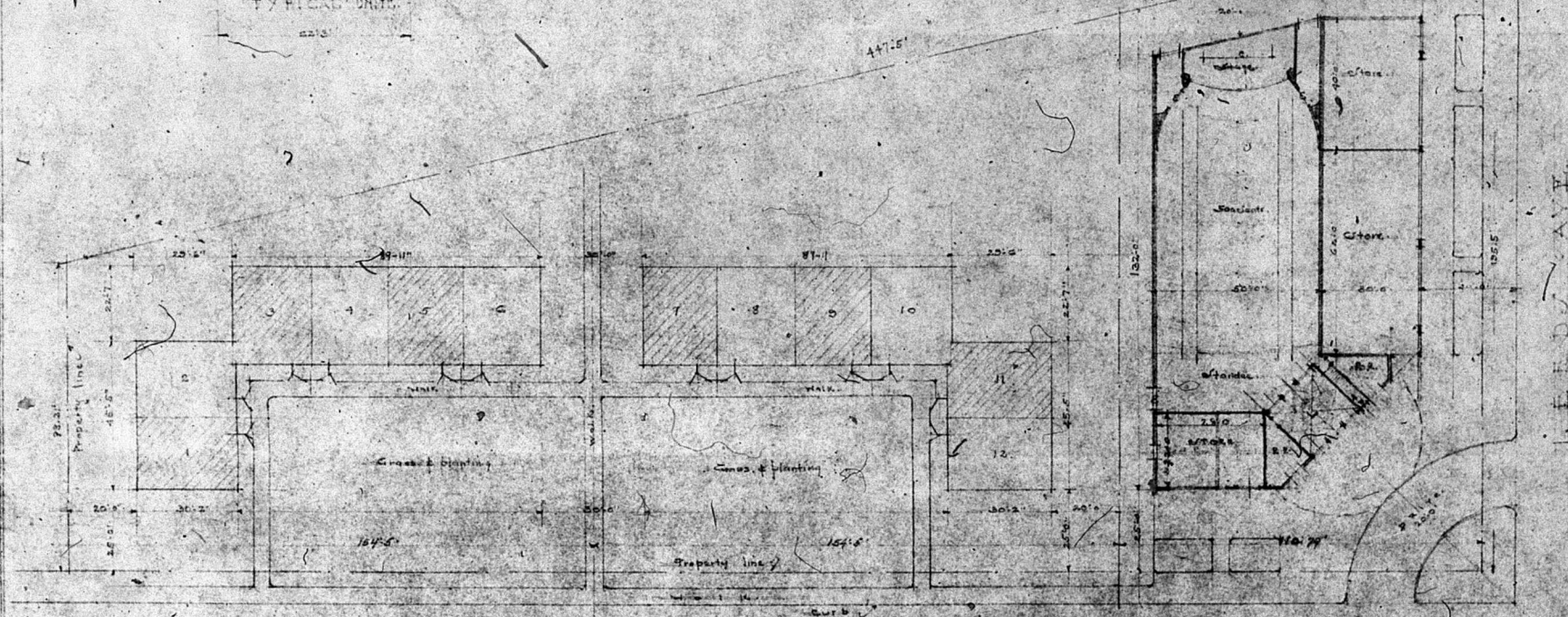
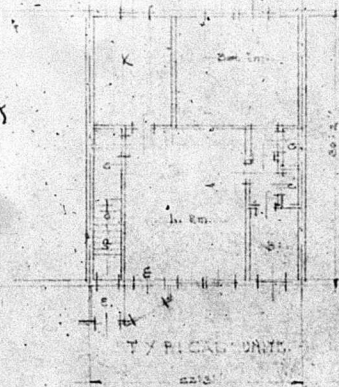
2.0 Apartments in all.
4. large. "
16. small. "



PLANT FAMILIES

7 PROPOSED APARTMENTS & COMMUNITY CENTRE -

J. ELDRIDGE MOXLEY ARCHT. 1733 ELLAMONT ST. CITY



COLCHESTER RD
Improved

Improved

PLOT PLAN

Scale 20'0" = 1"