

May 6, 1941.

Mr. Carl A. M. Scholtes
334 St. Paul St.,
Baltimore, Md.

Dear Mr. Scholtes:

Your petition for zoning re-classification, from cottage development to semi-detached or group development, of the property situated on the south side of Riverside Road, at Essex, has been approved.

This re-classification is approved on the following conditions:

That on your 100 ft. front lot there will be 2 separate semi-detached dwellings, each 34 ft. wide, to be set back from the side lines on either side 8 ft. and to have a space of 10 ft. between the two units and the set back from the south side of Riverside Road, the front property line, will be 30 ft.

If you will make your building applications for permits to William T. Richardson, he turn and Rose Fromme, Essex, and when they are forwarded to this office with the above data the same, they will be approved as to zoning and permits directed to be issued.

Very truly yours,
JOHN J. TIMANUS,

Zoning Commissioner.

cc: Mr. M. Scholtes,

Mr. W. Richardson,

April 17, 1941

RECEIVED of Carl A.M. Scholtes, the sum of Six (\$6.00) Dollars, being cost of advertisement and inspection of property, South side of Riverside Road, at Essex, in the 10th district, pursuant to petition being filed for re-classification from cottage type dwelling use area to group dwelling use area.

Zoning Commissioner.

Wacker
4/17/41

Petition for Zoning Re-Classification

To the Zoning Commissioners of Baltimore County:

I, Karl A.M. Scholtes, legal owner, of the property situate

on the south side of Riverside Road, at Essex, in the 10th Election District of Baltimore County, beginning 300.34' westerly from west side of Riverside Road, 100' on south side of Riverside Road, side of Essex Avenue, running westerly 100' from south side of Essex Avenue, with an even frontage depth authority of 200'. Being lots #s 8 and 9 on plat "Back River Highlands", Plat Book #4, Folio 68,

hereby petition that the above described property or area, being within the Baltimore County Metropolitan 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, to permit erection of group dwelling and commercial enterprises.

Reasons for Re-Classification: Re-classification to commercial use area, district or division.

Eastern section of lot now used for commercial purposes.

Character of commercial use for which above property is to be used: GROUP DWELLING

Material of Construction of Building: BRICK, CONCRETE BLOCK, COUPLED WITH BULLDOPE

Size and height of building: front: 18 feet; depth: 34 feet; height: 24 feet

Front and side set backs of building from street lines: front: 30 feet; side: 10 feet

Property to be posted as prescribed by Zoning Department.

I, Karl A.M. Scholtes, agree to pay expenses of above re-classification, advertising, etc., upon filing of this

petition, not to exceed \$6.00, and further agree to and are to be bound by the rules, regulations, provisions 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 Building Permits now adopted and used in the Baltimore

County Metropolitan District".

Karl A.M. Scholtes
Address: 334 St. Paul St., Baltimore, Md.

Ordered by the Zoning Commissioners of Baltimore County, this 11th day of April, 1941.

to be 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 Zoning Commissioners of Baltimore County, in the Court House, in Towson, Baltimore County,

on the 11th day of April, 1941, at 2 o'clock P.M.

Zoning Commissioners of Baltimore County.

I, Karl A.M. Scholtes, recommend the granting of the above Re-Classification.

(over) Zoning Clerk.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location the above re-classification should be had.

It is Ordered by the Zoning Commissioners of Baltimore County this 11th day of April, 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, for erection of 2 semi-detached, 2-story dwellings, front set back 30' from road N/W line, 8' from either side line and 10' between buildings.

Zoning 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 location the above re-classification should NOT be had.

It is Ordered by the County Commissioners of Baltimore County, this 11th day of April, 1941, 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 FOR ZONING RE-CLASSIFICATION

To County Commissioners for Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 1941

THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each

week before the 11th day of April, 1941, the first publication

appearing on the 11th day of April, 1941.

Witness my hand and the seal of the County of Baltimore, Maryland, this 11th day of April, 1941.

JOHN J. TIMANUS, Zoning Commissioner.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$ 6.00.

TOWNSEND ROAD

POPLAR RD.

RIVERSIDE RD.

AVE

MACE

STONE

PORCHES OR TERRACES.

YARDS

PROPOSED-4 HOUSES.

BACK RIVER
HIGHLANDS

PLAT BOOK #4, FOLIO 65

LOCATION PLAT ONLY.
NOT A SURVEY.

Contractor to verify all figures,
and to be responsible for them.

REGISTERED ARCHITECT



FREDERICK E. BEALL, ARCHITECT,
334 ST. PAUL ST., BALTIMORE, MD.

OWNER: MR. KARL A.M. SCHOLTZ
LOCATION: LOTS 869 RIVERSIDE AVE
SCALE: 1"=100'-0"
DATE: 5-5-1941. REVISED.