

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

~~XXXXXX~~ Gray Manor Homes, Inc. legal owner... of the property situate

All that parcel of land situated in the 12th District of Baltimore County on the north side of German Hill Road beginning 942.5 feet west of Plainfield Road, thence 180 feet binding on the north side of German Hill Road to the east side of Merritt Boulevard (Proposed), thence northeasterly 1366 feet ending on Merritt Boulevard thence S20°30' E 85 feet, thence S70° 20' E 209 feet thence S 09° 50' E 1232.5 feet to point of beginning. Being property of ~~Gray Manor Homes, Inc.~~

herby petition that the zoning status of the above described property be re-classified, pursuant to the

Zoning Law of Baltimore County, from ~~a D.B.S.~~ zone to an ~~E Commercial~~

Reason for Re-Classification: ~~APPROVED COMM. USE~~

(SHOPPING CENTER)

Size and height of building: front...feet; depth...feet; height...feet

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

Property to be posted as prescribed by Zoning Regulations.

~~XXXXXX~~ 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.

Gray Manor Homes, Inc.  
By *George W. Miller (pres)*  
Legal Owner

Address 3313 SEQUOIA AVE. - 15-  
P.O. 4176

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of

October, 1952, 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 herein be had in the office of the Zoning

Commissioner of Baltimore County, in the Rockard Bldg., in Towson, Baltimore County, on the

3rd day of November, 1952, at 10:00 o'clock A. M.

*Augustine J. Muller*  
Zoning Commissioner of Baltimore County  
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location being between an existing commercial zone and the proposed Merritt Boulevard, a satisfactory plan having been filed for the development of this property showing ingress to and egress from German Hill Road and the proposed Merritt Boulevard, adequate off-street parking facilities provided, the zoning of which will not be detrimental to the general welfare of the community.

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 10th day of

November, 1952, that the above described property or area should be and the same is

herby reclassified, from and after the date of this Order, from a ~~D.B.S.~~ Residence zone

to a ~~D.B.S.~~ Commercial 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...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...

zone.

Zoning Commissioner of Baltimore County

Approved... County Commissioner of Baltimore County

Date 12/1/52 By *Michael J. Morgan* President

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 10-21-52  
Posted for: Gray Manor Homes, Inc.  
Petitioner: Gray Manor Homes, Inc.  
Location of property M.S. German Hill Rd. by S 70° 20' E 209 feet of Plainfield Rd. thence 180 feet binding on the north side of German Hill Road to the east side of Merritt Boulevard (Proposed) thence northeasterly 1366 feet ending on Merritt Boulevard thence S 20° 30' E 85 feet, thence S 70° 20' E 209 feet thence S 09° 50' E 1232.5 feet to point of beginning. Being property of Gray Manor Homes, Inc.  
Location of Signs Northwest of German Hill Rd. 141st. west of Plainfield Rd.

Remarks:  
Posted by George R. Hummel Date of return 10-21-52

NOTICE OF ZONING PETITION FOR RECLASSIFICATION  
12th DISTRICT  
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of re-classification, from an "D.B.S. Residential Zone to an "E" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Rockard Building, Towson, Maryland, on Monday, November 3, 1952 at 10:00 A.M. to determine whether or not the following continued and described property should be changed or reclassified as aforesaid for Approval or Commendation.  
All that parcel of land situated in the 12th District of Baltimore County on the north side of German Hill Road beginning 942.5 feet west of Plainfield Road, thence 180 feet binding on the north side of German Hill Road to the east side of Merritt Boulevard (Proposed), thence northeasterly 1366 feet binding on the north side of Merritt Boulevard, thence S 20° 30' E 85 feet, thence S 70° 20' E 209 feet thence S 09° 50' E 1232.5 feet to a point of beginning. Being property of Gray Manor Homes, Inc., as shown on plot plan filed with the Building and Zoning Department.  
By Order of Zoning Commissioner of Baltimore County.  
Oct. 17-24.

FILED NOV 10 1952  
OFFICE OF  
THE BALTIMORE COUNTIAN  
THE COMMUNITY NEWS  
Baltimore, Md.  
THE HERALD-ARGUS  
Catonsville, Md.  
No. 1 Newburg Avenue  
CATONSVILLE, MD.

November 8, 1952  
THIS IS TO CERTIFY, that the annexed advertisement of *Augustine J. Muller, Zoning Commissioner of 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 8th day of November 1952, that is to say the same was inserted in the issues of October 17 and 24, 1952.

THE BALTIMORE COUNTIAN  
By *P. J. Morgan*  
Editor and Manager.

October 21, 1952  
\$20.00  
RECEIVED of Gray Manor Homes, Inc., the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting property, north side of German Hill Road, 12th District.

Zoning Commissioner  
Hearings:  
Monday, Nov. 3, 1952  
at 10:00 a.m.  
basement of Rockard Building  
Towson, Md.  
PAID  
OCT 1 1952  
George R. Hummel

ELECTRIC TOWER TRANSMISSION LINE RIGHT OF WAY

ZONED

COMMERCIAL

USED BY REQUARD CONSTRUCTION COMPANY  
FOR CONSTRUCTION AND STORAGE PURPOSES

ACCESS FROM  
PLOTTED  
CROSS  
STREET

BOWLING  
SKATING

WALK

SERVICE  
EL. 26

FOOD  
MARKET  
EL. 41

WALK  
EL. 40

EL. 30

EL. 46

SERVICE

DRUGS  
EL. 52

WALK

EL. 35

EL. 35

EL. 40

EL. 45

EL. 50

EL. 55

MERRITT

BOULEVARD

SCREEN

PLANTING

GERMAN  
HILL  
ROAD

1 IN. = 50 FT.

SHOPPING · CENTER · FOR · GRAY · MANOR · HOMES

NOV. 1952