

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Joseph & Helen Gussow legal owners of the property situate

All that parcel of land in the Ninth District of Baltimore County on the Southeast side of Providence Road, 2202.58 feet more or less Northeast from the centerline of Dumellen Drive to a point in the centerline of Providence Road, thence running Southeast South 12 degrees 25 minutes 52 seconds East 231.61 feet to a point, thence Southeast, South 73 degrees 25 minutes 52 seconds East 1100.00 feet, thence Northeast, North 29 degrees 53 minutes 13 seconds East 710.00 feet, thence Southwest, North 81 degrees 25 minutes 52 seconds East 790 feet to the place of beginning, as shown on plat plan filed with the zoning department, being property of Joseph and Helen Gussow.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-20 zone.

Reasons for Re-Classification:

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.

I, or we, agree to pay expenses of above reclassification, 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.

Contract Purchaser
Address 1813 Gattisford Rd.
Tel. No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of October, 1959, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Rockford Bldg., in Towson, Baltimore County, on the 16th day of November, 1959, at 2 o'clock P.M.

Attorneys
Zoning Commissioner of Baltimore County
Tel. No. (over)

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Joseph & Helen Gussow legal owners of the property situate

All that parcel of land in the Ninth District of Baltimore County on the Southeast side of Providence Road, 2202.58 feet more or less Northeast from the centerline of Dumellen Drive to a point in the centerline of Providence Road, thence running Southeast South 12 degrees 25 minutes 52 seconds East 231.61 feet to a point, thence Southeast, South 73 degrees 25 minutes 52 seconds East 1100.00 feet, thence Northeast, North 29 degrees 53 minutes 13 seconds East 710.00 feet, thence Southwest, North 81 degrees 25 minutes 52 seconds East 790 feet to the place of beginning, as shown on plat plan filed with the zoning department, being property of Joseph and Helen Gussow.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-20 zone.

Reasons for Re-Classification:

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.

I, or we, agree to pay expenses of above reclassification, 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.

Contract Purchaser
Address 1813 Gattisford Rd.
Tel. No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of October, 1959, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Rockford Bldg., in Towson, Baltimore County, on the 16th day of November, 1959, at 2 o'clock P.M.

Attorneys
Zoning Commissioner of Baltimore County
Tel. No. (over)

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-40" ZONE TO AN "R-20"
ZONING DISTRICT, Side Providence Road
2202.58' N.E. Dumellen Drive,
9th District - Joe & Helen Gussow,
Petitioners
OF
BALTIMORE COUNTY
No. 1756

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property on the southeast side of Providence Road 2202.58 feet northeast of Dumellen Drive, in the Ninth Dist. of Baltimore County, the petitioners desire to reclassify approximately one-third of their property as to which a sub-division plan was approved some months ago. The property already has "R-20" frontage on Providence Road and the effect of the petition would be to extend this existing "R-20" Zone. The petitioners plan to improve the property with substantial dwellings on one-half acre lots at the price range of \$20,000-\$35,000. The balance would be unimproved and remained as "R-40" land. In addition to the avarant changes, the property to the North is apparently on the market for sale and will undoubtedly be sub-divided in the near future. The petitioners have been negotiating for the immediate adjoining property to the north which is the only tract between subject property and the City-owned reservoir area.

All of the property lying to the west of subject tract is zoned and extensively improved with "R-20" with the exception of a business area.

The most important change is probably the reclassification granted on June 12, 1959 by the Zoning Commissioner on the Max Mueller property located a short distance to the south of the subject property. The

opinion in that case, #6658, reveals change in the character of this neighborhood since the original zoning plus the availability of water in the vicinity.

Mr. John Hocheder prepared the original subdivision layout and confirms the fact that this property is in the same position as the Mueller property; that is, the topography permits "R-20" development as petitioned for while the topography of the remaining land is not useable for any purpose greater than "R-40".

For the above reasons it is the opinion of the Deputy Zoning Commissioner that the reclassification requested should be granted.

It is this 17th day of November, 1959, by the Deputy Zoning Commissioner of Baltimore County, ORDERED 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 "R-40" Zone to an "R-20" Zone.

John Hocheder
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CONNERSDALE AVE.
TOWSON & HANOVER
MD. 21204

NOTICE OF HEARING

Re: Mr. & Mrs. Joseph Gussow
1813 Gattisford Rd.
#4

Re: Reclassification of Md. 2202.58' NE of
Dumellen Drive-9th Dist.
Joseph & Helen Gussow-Petitioners

DATE: Monday, November 16, 1959
PLACE: County Office Building, 111 W. Connorsdale Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

Date: 10/27/59

PAID - Baltimore County, Md. - Office of Finance

RECEIVED of: Smith & Harrison

LOCATION OF PROPERTY: 1813 Gattisford Rd.

AMOUNT: \$43.00

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 11-4-59

Posted for: Reclassification of R-40 Zone to R-20 Zone

Petitioner: Joseph & Helen Gussow

Location of property: 1813 Gattisford Rd. 2202.58' NE of Dumellen Drive, 9th Dist.

Location of Sign: On sign at 1813 Gattisford Rd. NE of Dumellen Drive, 9th Dist.

Remarks: See map of Baltimore County, Md. showing 1813 Gattisford Rd. and surrounding property

Posted by: George R. Harrison Date of return: 11-5-59

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 6, 1959.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on November 6, 1959, at 2 o'clock before the 16th day of November, 1959, the first publication appearing on the 20th day of October, 1959.

THE JEFFERSONIAN
Frank H. Adams
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 6, 1959.

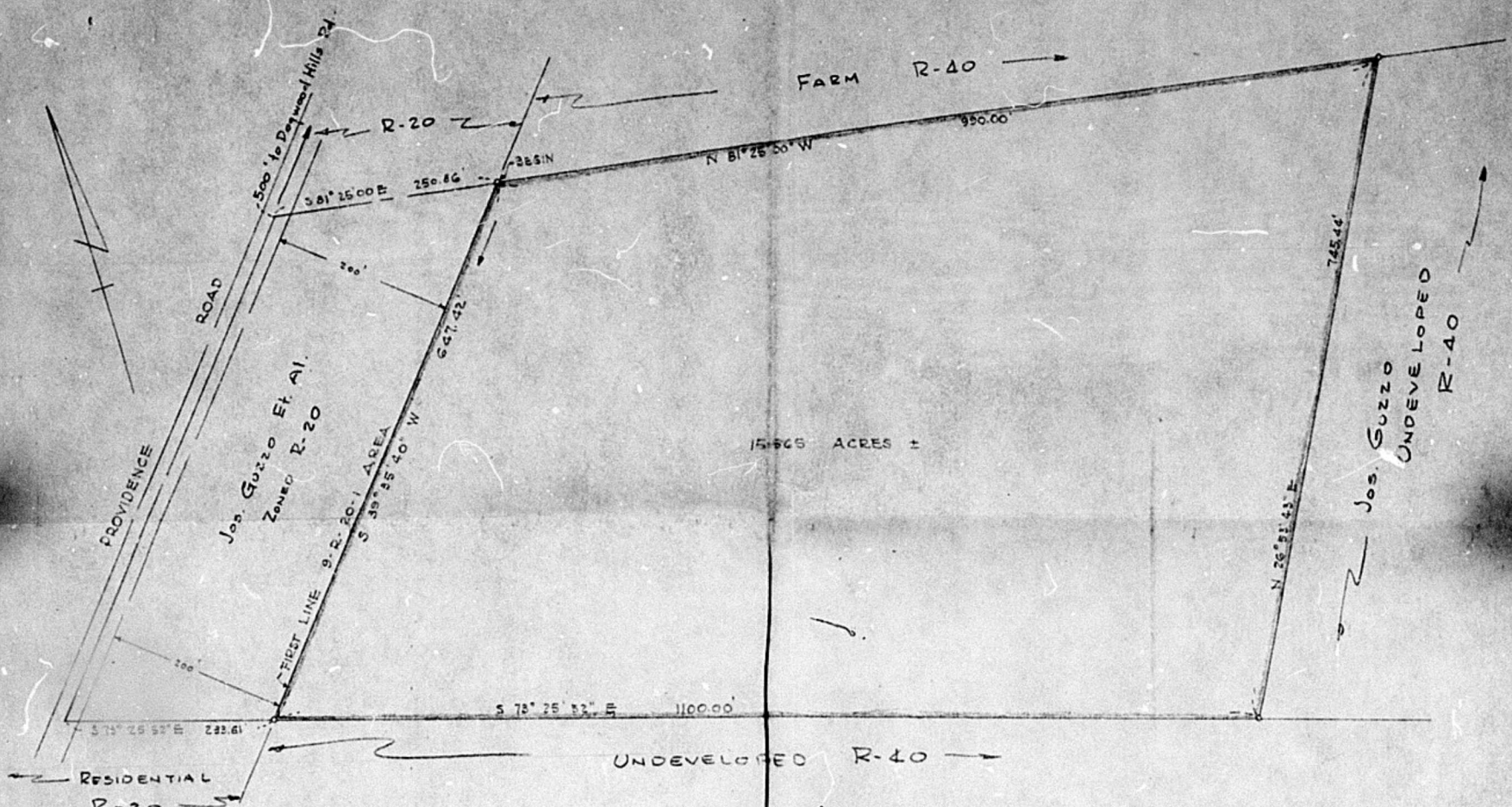
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on November 6, 1959, at 2 o'clock before the 16th day of November, 1959, the first publication appearing on the 20th day of October, 1959.

THE JEFFERSONIAN
Frank H. Adams
Manager

Cost of Advertisement, \$.....

"NOTICE OF POSTING PETITION FOR RECLASSIFICATION OF ZONING DISTRICT" Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property on the southeast side of Providence Road 2202.58 feet northeast of Dumellen Drive, in the Ninth Dist. of Baltimore County, the petitioners desire to reclassify approximately one-third of their property as to which a sub-division plan was approved some months ago. The property already has "R-20" frontage on Providence Road and the effect of the petition would be to extend this existing "R-20" Zone. The petitioners plan to improve the property with substantial dwellings on one-half acre lots at the price range of \$20,000-\$35,000. The balance would be unimproved and remained as "R-40" land. In addition to the avarant changes, the property to the North is apparently on the market for sale and will undoubtedly be sub-divided in the near future. The petitioners have been negotiating for the immediate adjoining property to the north which is the only tract between subject property and the City-owned reservoir area.

"NOTICE OF POSTING PETITION FOR RECLASSIFICATION OF ZONING DISTRICT" Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property on the southeast side of Providence Road 2202.58 feet northeast of Dumellen Drive, in the Ninth Dist. of Baltimore County, the petitioners desire to reclassify approximately one-third of their property as to which a sub-division plan was approved some months ago. The property already has "R-20" frontage on Providence Road and the effect of the petition would be to extend this existing "R-20" Zone. The petitioners plan to improve the property with substantial dwellings on one-half acre lots at the price range of \$20,000-\$35,000. The balance would be unimproved and remained as "R-40" land. In addition to the avarant changes, the property to the North is apparently on the market for sale and will undoubtedly be sub-divided in the near future. The petitioners have been negotiating for the immediate adjoining property to the north which is the only tract between subject property and the City-owned reservoir area.



George William Stephens, Jr.
and Associates, Inc.
Engineers
5 McCurdy Avenue,
Towson, 4, Maryland

NOTE: SUBJECT PROPERTY
RECORDED AS PINELEIGH GLB. 26-18.
RESUBDIVISION APPROVED BY PLANNING.

PART OF PROPERTY
OF
JOSEPH GUZZO ET AL
TO BE REZONED
FROM R-40 TO R-20
BALTIMORE COUNTY MD ELECTION DISTRICT NO 3
SCALE 1"=100 FT. SEPTEMBER 10, 1959

ok leo 10/7/59

