

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HERMAN L. & ANNA L. MENDEL, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone; for the following reasons:

"Error in original zoning. Change in the character of the neighborhood."

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 Herman L. Mendel Address 8021 Eastern Boulevard
Anna L. Mendel Legal Owner Baltimore 27, Md.

Address 21 W. Penna. Ave.
W. H. Primrose Agent Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1961, 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 be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of July, 1961 at 1:00 o'clock

John E. Gavrilis
Zoning Commissioner of Baltimore County.



INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Mr. W. H. Primrose
21 W. Penna. Ave.
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$27.00

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE COST

Advertising and posting of property for Herman L. Mendel 27.00

PAID - Baltimore County, Md. - Office of Finance

6-22-61 1:13 : : 111 = 27.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of July, 1961, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a B-1 zone, and that the Special Exception should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of July, 1961, that the above re-classification 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 R-6 zone; and/or the Special Exception for the same be and the same is hereby DENIED.

John E. Gavrilis
Zoning Commissioner of Baltimore County

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Mr. W. H. Primrose & Associates
21 W. Penna. Ave.
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$50.00

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE COST

Petition for reclassification for Herman L. Mendel 50.00

PAID - Baltimore County, Md. - Office of Finance

6-22-61 1:13 : : 111 = 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF PLANNING AND ZONING

Inter - Office Correspondence

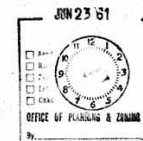
Date June 23, 1961

To: John G. Rose, Zoning Commissioner
From: George E. Gavrilis
Subject: #5310 R-6 to B-1, S. E. Corner of Eastern Boulevard and Moffet Avenue.

15 District Hearing 7/5/61 1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comment to make concerning pertinent planning factors:

1. The Planning Board has held a public hearing on the Petateco Neck Planning Area the subject matter of which included proposals for comprehensive rezoning in this portion of the 15th District. R-6 or apartment zoning is proposed for the subject property in lieu of its present R-6 zoning. The planning staff felt that such R-6 zoning would enable the subject property to be developed economically - assuming office uses, in manner consistent with a sound pattern of land useages for the vicinity area. It is anticipated that the Planning Board will transmit the Petateco Neck Planning Area Maps to the County Council in July for subsequent legislative action by the Council.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15 Date of Posting 6-15-61
Posted for George E. Gavrilis
Petitioner: Herman L. Mendel
Location of property: S. E. Corner of Eastern Blvd. & Moffet Avenue
Location of Sign: at the intersection of Eastern Blvd. & Moffet Ave. on the S. E. corner of the intersection
Remarks: George E. Gavrilis
Posted by: George E. Gavrilis Date of return: 6-16-61

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 15th 1961

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 5 successive weeks before the 5th day of July, 1961, the first publication appearing on the 25th day of June, 1961.

The COUNTY Paper, Inc.

W. H. Primrose
Manager

Circuit Court for Baltimore County

LAW - CRIMINAL

To the Sheriff of Baltimore County - CHX
APRIL TERM 1961

SUMMONS
GEORGE GAVRILIS
County Office Building
Towson 4, Maryland

to testify for Petitioner
W. H. Primrose, Agent Herman Mendel VS. Zoning Board of Baltimore County

Returnable 5th day of July, 1961 at 1:00 P.M.
Issued 5th day of June, 1961
Walter J. Haussman Clerk

Circuit Court

-IN THE-

CIRCUIT COURT

FOR

BALTIMORE COUNTY

Mr. George Gavrilis Clerk:
Please issue for the following witness to testify for the petitioner in the above entitled cause, and make the writ returnable on the 5th day of July, 1961, at 1:00 P.M.
Name: George Gavrilis County Office Building

W. H. Primrose
Agent

Walter J. Haussman
6/30/61

EASTERN

BLVD.

CHARLIE IRISH-ZONE ML
CHEVROLET INC.
3015 EASTERN BLVD.

MOFFET AVE.

S 78°06'W 78.0'
EXIST. HEDGE

APPROX. 3,400' FRONTAGE

22'
EXIST. BLDG.
48'

S 12°15'E - 150'
HERMAN MEUSEL
8021 E EASTERN BLVD.
BALTIMORE 24, MD.

BALTIMORE CITY
SEWAGE
DISPOSAL PLANT

NOTES:
PRESENT ZONING - R6

PROPOSED ZONING - BL
EXISTING USE OF
PROPERTY - RESIDENCE
PROPOSED USE OF
PROPERTY - BUSINESS
AREA OF PROPERTY - 0.285 AC.

EXIST. WIRE FENCE
N 77°45' - 88.0'

CHAS. ZIMMERMAN
503 MOFFET AVE.

ZONED-R6
USE - R6

ZONED-R6
USE - R6

ZONED-R6
USE - R6

W. H. PRIMROSE & ASSOC.
21 W. PENNA. AVE
TOWSON 4, MD.

APPROVED FOR FILING
Reviewed By *[Signature]*
Date 6-27-61

PLAT TO ACCOMPANY
APPLICATION FOR REZONING
PROPERTY OF
HERMAN MEUSEL
15TH ELECT. DIST.
BALTO. CO., MD.
SCALE 1" = 30'
JUNE 1, 1961

#5310
MAP
#15-A
BL

