

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Mathias Gross, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 and B-R zone to an B-1 zone; for the following reasons:

1. Because of the taking of part of the front of this property by the State Roads Commission in connection with the widening of York Road; and
2. Because of substantial changes in the immediate vicinity of this property.

See Attached Description

Special Exception for Living Quarters in commercial buildings.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

Mathias Gross

Mathias Gross, Legal Owner

Contract purchaser  
Address: 8113 Bon Air Road  
Towson 4, Maryland

Petitioner's Attorney  
Kenneth C. Proctor  
Address: Campbell Building  
Towson 4, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this 18th day of July, 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 27th day of September, 1961, at 10:00 o'clock

at 10:00 a.m.



John G. Bode  
Zoning Commissioner of Baltimore County

(over)

5355-RX  
MATHIAS GROSS  
1313 N. OF BALTIMORE  
RD. TOWSON  
MD.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the changes which taken place in the character of the area, warrant the change, therefore:

the above Reclassification should be had; and it further appearing that by reason of location:

a Special Exception for a living quarters in a commercial building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September, 1961, that the herein described property or area should be and the same is hereby reclassified; from an R-6 and B-R zone to a B-1 zone, and a Special Exception for a living quarters in a commercial building should be and the same is granted, from and after the date of this order.

John G. Bode  
Zoning Commissioner 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, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th 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 Living Quarters in Commercial Buildings be and the same is hereby DENIED.

John G. Bode  
Zoning Commissioner of Baltimore County

**OFFICE OF PLANNING**

Inter - Office Correspondence

Date September 15, 1961

To: Mr. John G. Bode, Zoning Commissioner

From: Mr. George E. Carvels, Deputy Director

Subject: #5355-RX From R-6 and B-R Zone to B-1 Zone.  
Special Exception for Living Quarters in commercial building, West side of York Rd. 173' North of Melancton Avenue.

8th District Hearing: Sept. 27, 1961 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Zoning Reclassification and Special Exception. It has the following advisory comments to make:

1. We voice no objection to the substitution of B-1 zoning for that portion of the property now zoned B-1. We voice also no objection to the Special Exception for living quarters.
2. The 8th District zoning map established a depth of commercial zoning for the properties immediately to the north of Melancton Ave. which provided within those ownerships transition to adjoining residential properties. The Planning Staff recommends against reclassification of that portion of the property zoned B-1. Development of the frontage for subsequent commercial uses would not be hindered by retention of R-6 zoning here inasmuch as parking is allowed with a use permit.

GES:bms



INVOICE  
BALTIMORE COUNTY, MARYLAND  
**OFFICE OF FINANCE**  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 8100  
DATE 9/20/61

To: Messrs. Proctor, Boyston and Mueller  
Campbell Building  
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT (\$50.00)
	Advertising and posting of property for Mathias Gross	45.50
		550

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.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
**OFFICE OF FINANCE**  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 7414  
DATE 7/18/61

To: Messrs. Proctor, Boyston and Mueller  
Campbell Building  
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT (\$50.00)
	Petition for Reclassification for Mr. Gross	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.

PETITION FOR ZONING RECLASSIFICATION AND A SPECIAL EXCEPTION  
8TH DISTRICT

ZONING: From R-6 and B-R Zone to B-1 Zone. Special Exception for Living Quarters in commercial building.

LOCATION: West side of York Road 173' North of Melancton Avenue.

DATE AND TIME: Wednesday, September 27, 1961 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 1313 N. of Baltimore Ave., Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing: Concerning all that parcel of land in the 8th District of Baltimore County, (Legal Description of Mathias Gross Property)

R-6 to B-1.

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit: Beginning for the southeast corner of York Road at the distance of 173 feet westerly, thence along the west side of York Road and Melancton Avenue (formerly East Avenue) and running thence and thence on the west side of York Road North 15 degrees 45 minutes West 79 feet, thence leaving said road and running on three following courses, and distance: viz South 74 degrees 29 minutes West 122 feet, South 15 degrees 45 minutes East 122 feet and North 75 degrees 15 minutes East 122 feet to the "tree of life" station.

Containing 0.24 of an acre of land more or less.

Being a part of the land which by a deed dated February 4, 1920 and recorded among the Land Records of Baltimore County in Liber L.M. No. 842 folio 424 was conveyed by Albert H. Linn and wife to Mathias Gross.

R-6 to B-1.

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit: Beginning for the southeast corner of York Road at the distance of 173 feet westerly, thence along the west side of York Road and Melancton Avenue (formerly East Avenue) and running thence and thence on the west side of York Road North 15 degrees 45 minutes West 79 feet from a point on the west side of the York Road located 212 feet measured northerly along the west corner of York Road and Melancton Avenue (formerly East Avenue) and running thence and thence on the west side of York Road North 15 degrees 45 minutes West 122 feet, South 15 degrees 45 minutes East 122 feet and North 75 degrees 15 minutes East 122 feet to the "tree of life" station.

Containing 0.24 of an acre of land more or less.

Being all and the same land which by a deed dated February 4, 1920 and recorded among the Land Records of Baltimore County in Liber L.M. No. 842 folio 424 was conveyed by Albert H. Linn and wife to Mathias Gross.

By order of:

JOHN G. BODE,  
Zoning Commissioner of Baltimore County,  
Seal.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., September 15, 1961

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., between September 11, 1961 time between 10:00 AM and 11:00 AM before the 27th day of September, 1961, the next publication appearing on the 27th day of September, 1961.

THE JEFFERSONIAN  
Frank Mueller  
Manager.

Cost of Advertisement, \$.....

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

District: 8th Date of Posting: 9-6-61

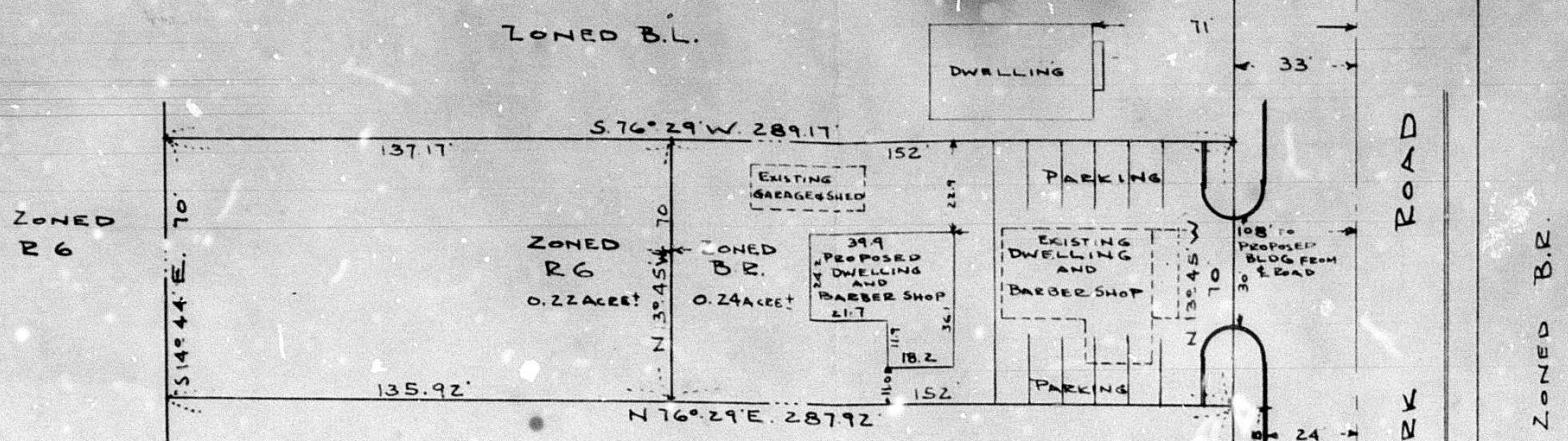
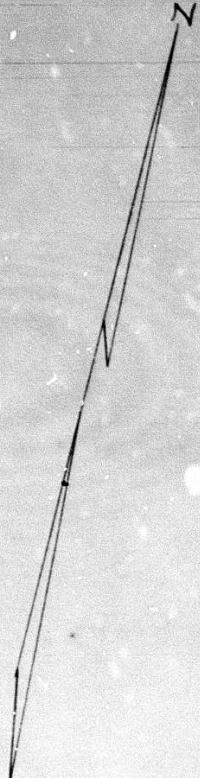
Posted to: Ann R. G. B. Proctor, Boyston and Mueller, Campbell Building, Towson 4, Md.

Petitioner: Mathias Gross

Location of property: 173' of York Road, 173' North of Melancton Ave., Towson 4, Md.

Location of Signs: 20' North of Melancton Ave., on the west side of York Road.

Remarks: George B. Hummel Date of return: 9-7-61



ZONED B.R.  
 DRIVE IN HAMBURGER  
 RESTAURANT



ZONING PLAT  
 OF  
 PROPERTY LOCATED  
 AT  
 LUTHERVILLE  
 8<sup>TH</sup> DISTRICT BALTO. COMD  
 0.46 ACRE ±  
 PROPOSED ZONING B.L.



SCALE ± 1" = 40' JUNE 21, 1961  
 DOLLENBERG BROTHERS  
 SURVEYORS & CIVIL ENGINEERS  
 709 WASHINGTON AVE TOWSON MD.

OK JEO 7/18/61

