

12/10
IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
Re: *Charles L. & Celeste E. Hegenhardt* vs. *Ord. of Zoning Appeals*
Case No. 13441, Term 5/1952
Trial Date: *January 24, 1953*
Please be prepared to file on this day.
Robert J. Conrad Attorney
GEORGE L. HYERLY, Clerk

BALTIMORE, FRIDAY
ZONING SUIT
IS DISMISSED
New Rules in County Leave
No Point To Be Settled
Appearing May 3, 1952 - The
appeal court today dismissed a
suit filed by Charles L. & Celeste
E. Hegenhardt, who had sought
reclassification of their property
in the 9th District, from an "R-1"
residential zone to an "M-1"
commercial zone. The court
said the zoning regulations and the
appeal court's decision were
correct. The property is located
on the east side of the 9th
District, near the intersection
of the 9th and 10th streets.
The court's decision was based
on the fact that the property
was not a commercial zone at
the time it was zoned. The
court also said that the zoning
regulations were correct and
that the appeal court's decision
was correct. The court's decision
was based on the fact that the
property was not a commercial
zone at the time it was zoned.
No Question Left
But the Hegenhardts could not
be satisfied with the court's
decision. They said that the
court's decision was based on
the fact that the property was
not a commercial zone at the
time it was zoned. They said
that the court's decision was
based on the fact that the
property was not a commercial
zone at the time it was zoned.

Petition for Zoning Re-Classification
To The Zoning Commissioner of Baltimore County:

I, *Charles L. & Celeste E. Hegenhardt*, legal owner(s) of the property situate

Northwest corner of Loch Raven Boulevard and Musula Road, 9th
District of Baltimore County, located northwesterly on the west side of
Loch Raven Boulevard, 100 feet, thence north 61 degrees 32 minutes west
27.33 feet, thence north 29 degrees 28 minutes east 100 feet, thence north
63 degrees 12 minutes west 100 feet, thence 29 degrees 28 minutes east
200 feet to the north side of Musula Road, thence easterly, on the north
side of Musula Road, 300 feet to beginning. Lots 45 and 46 on plat of
Ridgely.

herby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an *M-1* zone to an *R-1* zone.

Reasons for Re-Classification:

Size and height of building: front _____ feet; depth _____ feet; height _____ feet.
Front and side area 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 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.

Charles L. & Celeste E. Hegenhardt
Legal Owner

ORDERED By The Zoning Commissioner of Baltimore County, this *25th* day of
June, 1953, 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 this public hearing be held in the office of the Zoning
Commissioner of Baltimore County, in the Rockford Bldg., in Towson, Baltimore County, on the

25th day of *July*, 1953, at *10:00* o'clock *P.M.*

Robert J. Conrad
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION FROM A
"R" RESIDENCE ZONE TO AN "M" COMMERCIAL
ZONE - R. W. C. P. Loch Raven Boulevard
and Musula Road, 9th Dist., Chas. L. and
Celeste E. Hegenhardt, Petitioners

The appeal in the above entitled matter coming on
for hearing before the Board of Zoning Appeals of Baltimore
County on December 10, 1953, from an Order of the Zoning
Commissioner of Baltimore County dated July 17, 1953, denying
the reclassification from a "R" Residence Zone to an "M"
Commercial Zone in regard to the property described therein;
and it appearing from the facts and evidence adduced at the
appeal that the reclassification would not be detrimental to
the health, safety, and general welfare of the community and
for reasons set forth in said opinion, therefore,

It is this *31st* day of *December*, 1953, Ordered
by the Board of Zoning Appeals of Baltimore County that the
reclassification from a "R" Residence Zone to an "M" Commercial
Zone in regard to the property described therein be granted.

H. B. Angell
Robert J. Conrad
Carl F. Hiden
Board of Zoning Appeals of
Baltimore County

**OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY**

This is an appeal by Charles L. Hegenhardt and
Celeste Hegenhardt from an Order of the Zoning Commissioner
of Baltimore County dated July 17, 1953, denying the reclassi-
fication from a "R" Residence Zone to an "M" Commercial Zone
in regard to the property described in the petition.

The case came on for hearing before the Board, testi-
mony was taken, and counsel heard.

The property which is the subject of this petition
is an irregular L-shaped tract of land lying on the east side
of the Loch Raven Boulevard at the north corner of Musula
Road in the 9th District of Baltimore County, having 100 ft.
frontage on Loch Raven Boulevard and 300 ft. on Musula Road.

This tract of land lies immediately across from a
shopping center which is bounded on the north by Amuska Road,
on the south by Jeon, on the east by Willow Oak Road, and the
west by the boulevard. Since 1915 there has been a phenomenal
growth in cottage, semi-detached, and group homes, as well as
commercial zones in this area. The Board is of the opinion
that the granting of this reclassification would not be
detrimental to the health, safety, and general welfare of the
community; and it will, therefore, pass its Order to this
effect.

H. B. Angell
Robert J. Conrad
Carl F. Hiden
Board of Zoning Appeals of
Baltimore County

MEMORANDUM FOR THE BOARD OF ZONING APPEALS
BALTIMORE COUNTY
Re: Petition for Reclassification
from an "R" Residence Zone to
an "M" Commercial Zone - R. W. C. P.
Loch Raven Boulevard and
Musula Road, 9th Dist., Chas.
L. and Celeste E. Hegenhardt,
Petitioners.

Dear Sirs:
Please enter an Appeal to the Board of Zoning Appeals of Bal-
timore County from the Order denying the Petition for Reclassification in the
above captioned case.

John J. Conlin
Attorney for Petitioners

Filed
7/24/53
mm

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

_____ the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of
_____, 19____, that the above described property or area should be and the same is
herby reclassified, from and after the date of this Order, from _____ zone
to _____ zone.

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

_____ the above reclassification 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 _____
Residence _____ zone.

Robert J. Conrad
Zoning Commissioner of Baltimore County

Approved _____
County Commissioner of Baltimore County

Date _____ By _____ President

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

District: *9th* Date of Posting: *6-24-53*
Posted for: *Charles L. & Celeste E. Hegenhardt*
Petitioner: *Charles L. & Celeste E. Hegenhardt*
Location of property: *9th Dist. Loch Raven Blvd. & Musula Rd. NW corner*
U.S. Post Office: *1000 1st Ave. NW, Wash. D.C. 20540*

Location of Sign: *Postman's Bureau of 9th Dist. NW corner of Loch Raven Blvd. & Musula Rd.*

Remarks: *By: H. B. Angell* Date of return: *6-25-53*

Posted by: *H. B. Angell*

June 22, 1953

RECEIVED OF John J. Conlin, Attorney for Charles L.
Hegenhardt, et al, petitioners, the sum of Twenty (\$20.00)
dollars, being cost of petition for reclassification, advertising
and posting property, Northwest Cor. Loch Raven Boulevard and Musula
Road, 9th District.

Hearings
Wednesday, July 8, 1953
at 1:00 p.m.
Held at: *Rockford Building*
Towson, Md.

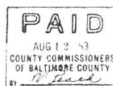
PAID
JUN 23 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
in Cash

August 12, 1953

\$27.00

RECEIVED of John J. Carlin Attorney for Charles L. and
Celeste E. Reunhardt, petitioners, the sum of Twenty Two (\$22.00)
Dollars, being cost of appeal to the Board of Zoning Appeals of
Baltimore County from decision of the Zoning Commissioner denying
reclassification of property at the north at corner of Loch Raven
Boulevard and Humula Road, 7th District.

Zoning Commissioner



Kolman C. Schoenberger, Esq.,
Campbell Building
Towson 1, Maryland

to

Feb. 15, 1954

County Commissioners of
Baltimore County
c/o Zoning Department,
303 Washington Avenue,
Towson 1, Maryland

Cost of certified copies of petition and other papers filed in
the matter of reclassification of property, northwest corner
of Loch Raven Boulevard and Humula Road, 7th District,
Chas. L. Reunhardt, and wife, Petitioners

\$5.20

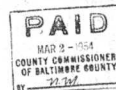
Ed

March 1, 1954

\$6.20

RECEIVED of Kolman C. Schoenberger, Attorney for Appellants,
the sum of \$6.20 being cost of certified copy of petition and other
papers filed in the matter of reclassification of property -
N. W. Corner Loch Raven Boulevard and Humula Road, 7th District,
Charles L. Reunhardt, and wife, petitioners/

Zoning Commissioner



NO PLAT
IN
THIS FOLDER