

4040-X-V
#4440 X
#9
X-V
1/24/57

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

IN THE MATTER OF
THE PETITION OF
CHARLES W. HEISTERMAN, JR. and
GERTRUDE M. HEISTERMAN, his wife

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception and Variance
To the Zoning Commissioner of Baltimore County

Charles W. Heisterman, Jr. and Gertrude M. Heisterman Legal Owners
and W. LeRoy Conklin and Alberts Lina Conklin, his wife, Contract
Purchasers

herby petition for a Special Exception, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General
Assembly of Maryland of 1943, for a certain permit and use, as
provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now
or be erected thereon) hereinafter described for a trucking terminal, and a
variance to sections 238.1 and 238.2 of the Baltimore County zoning regulations
to permit a front yard of zero feet instead of the required twenty-five feet,
as provided in section 238.1 of said zoning regulation, and a side set back of
zero feet instead of the required thirty feet as provided in section 238.2 of

All that parcel of land in the Ninth District of Baltimore County on the
West side of York Road, beginning 19 feet North of Linden Avenue if extended
Westwardly; thence Northwesterly and ending on the West side of York Road 12 feet
thence North 71 degrees 00 minutes West 100 feet; thence North 18 degrees 52
minutes East 46.65 feet; thence South 89 degrees 21 minutes West 271.50 feet;
thence South 3 degrees 00 minutes East 215.7 feet; thence South 77 degrees 00
minutes East 350 feet to the place of beginning.

Alberts Lina Conklin
Contract Purchaser

Charles W. Heisterman, Jr.
Legal Owner

1001 Dillard Ave.
Address

John N. Heisterman
Attorney for Contract
Purchasers
1311 Dillard Building
Baltimore, Md.

1/24/57

4040-X-V

STATE OF MARYLAND
STATE ROADS COMMISSION
100 EAST LEXINGTON STREET
BALTIMORE 3, MD.

January 14, 1957

OFFICE OF DISTRICT ENGINEER
POST OFFICE BUILDING
BALTIMORE, MD.

Mr. Charles Fitzpatrick, Chairman
Zoning Advisory Committee
Baltimore County Office Building
Towson 4, Maryland

Re: Zoning Petition #4030X
R-20 to BL and Special Exception

Dear Mr. Fitzpatrick:

Liberty Road is to be improved on 100' feet of right of way.
An additional 17' feet will be required from the subject property.
This office, therefore, requests retention of the present R-20
zoning for the required widening strip.

Thank you for your cooperation.

Very truly yours,
Edward D. Kelly
Edward D. Kelly
Assistant Engineer

EDH:jw
cc: Mr. O. M. Stirling

DEPARTMENT OF PUBLIC WORKS
OF BALTIMORE COUNTY
Inter-Office Correspondence

From: GEORGE S. LEVINS
To: CHARLES W. FITZPATRICK
Subject: Zoning Petition #4030X
Trucking Terminal
York Road North of Linden Avenue

January 31, 1957

The entrance to this property is subject to the
State Roads approval. It is understood that Mr. Kelly is
submitting comments for this entrance. However, this
office would like to emphasize that a 12' frontage on the
York Road is not sufficient to allow access of trucks.

It is suggested that consideration be given to
this entrance in any decision on rezoning of this property.

George S. Levins
George S. Levins
Chief - Permit Section

GRS:ls

cc: Mr. Stirling (Planning)

ORDERED BY the Zoning Commissioner of Baltimore
County this 11th day of December, 1956,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 30th
day of January, 1957, at 11 o'clock
A. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition (1) for a special exception to use
the property described in the within petition for a Trucking Terminal
and (2) for a variance to the Zoning Regulations to permit a front yard
of 0 feet instead of the required 25 feet, as provided in Section 238.1
of the Zoning Regulations and a side setback of 0 feet instead of the
required 30' as provided in Section 238.2 of said Regulations.

From the facts presented at the hearing it is the opinion
of the Zoning Commissioner that the granting of the special exception
and the variances will not be detrimental to the safety, health and
the general welfare of the community, therefore, the special exception
should be granted.

It is this 31st day of January, 1957, by the County
Commissioner of Baltimore County, ORDERED that the aforesaid petition,
the first, for a special exception to use said property for a trucking
terminal and the second, for a variance to the Zoning Regulations to
permit a front yard setback of 0 feet instead of the required 25 feet
and a side setback of 0 feet instead of the required 30 feet, be and
the same is hereby granted.

John N. Heisterman
Zoning Commissioner
of Baltimore County

STATE OF MARYLAND
STATE ROADS COMMISSION
100 EAST LEXINGTON STREET
BALTIMORE 3, MD.

January 14, 1957

OFFICE OF DISTRICT ENGINEER
POST OFFICE BUILDING
BALTIMORE, MD.

Mr. Charles Fitzpatrick, Chairman
Zoning Advisory Committee
Baltimore County Office Building
Towson 4, Maryland

Re: Zoning Petition #4030X
Special Exception for a
Trucking Terminal

Dear Mr. Fitzpatrick:

As you are well aware of the crowded traffic conditions on
this section of York Road, U. S. 111, I will not elaborate
on that point.

Due to the limited access to the subject property any truck
would be required to execute an erratic approach, thereby
adding confusion to an already hazardous situation.

This office therefore requests denial of this prayer.

Thank you for your cooperation.

Very truly yours,
Edward D. Kelly
Edward D. Kelly
Assistant Engineer

EDH:jw
cc: Mr. O. M. Stirling

\$38.00

RECEIVED of John N. Heisterman, attorney for petitioner,
Charles W. Heisterman, the sum of Thirty-eight (\$38.00) dollars,
being cost of petition for Special Exception and Variance of the
property located on the West side of York Road, beginning 19 feet
North of Linden Avenue, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Wednesday, January 30, 1957
at 11:00 A. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
JAN 31 1957
COMPTROLLER'S OFFICE

01655-110.00
01655-126.00

\$6.50

RECEIVED of John Heisterman, attorney for petitioner,
Charles W. Heisterman, the sum of Six dollars and fifty cents
(\$6.50) to cover cost of advertising the property on the West
side of York Road, beginning 19 feet North of Linden Avenue,
Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

January 22, 1957

RECEIVED
JAN 22 1957
COMPTROLLER'S OFFICE

01655-110.50

