

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF JOHN H. HASKET ESTER R. HASKET For a Special Exception To the Zoning Commissioner of Baltimore County

John H. Hasket and Ester R. Hasket, his wife Legal Owner

Contract Purchaser

hereby 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 to be erected thereon) hereinafter described for a building (with additional rear porch for the operation of clothes cleaning and pressing (no dyeing), authorized under Section 230.13 (see also section 416) of the Baltimore County Zoning Regulations of 1925.

All that parcel of land is the Ninth District of Baltimore County on the West side of Loch Raven Boulevard, beginning 145 feet South of Yakona Road; thence Southwly and blasing in the West side of Loch Raven Boulevard 100.03 feet; thence North 74 degrees 34 minutes West 139.10 feet; thence North 15 degrees 35 minutes West 10 feet; thence South 74 degrees 24 minutes East 197.62 feet to the place of beginning.

Contract Purchaser

Legal Owner Ester R. Hasket 3844 Loch Raven Boulevard Towson 1, Maryland

JUN 24 1958

2:11 PM

4459-X

4459-X

NEW MAP #9 *X* 7/18/58

PETITION FOR SPECIAL EXCEPTION

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hereby 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:

All that unimproved lot of ground situate and lying in Baynesville in the Ninth Election District of Baltimore County, more particularly described as follows:

(See attached description)

Contract Purchaser

Legal Owner Ester R. Hasket 3844 Loch Raven Boulevard Towson 1, Maryland

JUN 24 1958

2:11 PM

4459-X

NEW MAP #9 *X* 7/18/58

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning July 23, 1958

To: Mr. Willie H. Adams, Zoning Commissioner

Subject: Zoning Petition #4459-X. Special Exception for Dry Cleaning Plant. West side of Loch Raven Blvd., beginning 145 Ft. South of Yakona Road. Approx. 1/2 acre. (See former Petition #4436). 9th District. Hearing: July 23, 1958 (2:00 P.M.)

Advisory Recommendation:

The Petitioner's effort to establish his dry cleaning plant through B-4 zoning, by Petition #4436 drew valid objections that B-4 zoning would threaten change of land character to the local commercial center and its surrounding residential neighborhood.

Following recent passage of amendment to the Baltimore County Zoning regulations which makes it possible request the type of dry cleaning use intended, as a Special Exception in the B-4 Zone, the Petitioner returns with the current petition as a substitute means for establishing his dry cleaning plant.

We believe that no change of character would be implied by designation of the Special Exception, and are therefore not opposed to the request. We do not directly recommend it, however, since there are no reasons of a general land-use nature which argue one way or the other in the matter.

Plan:

Inspection of the site plan indicates that the rear portion of the property is not suited for commercial use. If not already addressed, a use permit for parking in a residential zone will be required of the Petitioner, so that he may, as he plans to, meet the minimum parking requirements of the Zoning Regulations.

Further, we request that if approved by the Zoning Commissioner, the granting be subject to approval by the Office of Planning and the Bureau of Land Development. This, in addition, it has specifically requires screening on the West side of the parking lot, to assure adequate buffering for neighboring residences.

US/wh

ORDERED: That the Zoning Commissioner of Baltimore County this 24th day of July, 1958, at 2:58,

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, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 23rd day of July, 1958, at 2 o'clock P.M.

Zoning Commissioner of Baltimore County

Upon hearing on petition for a special exception to use the property described therein for the operation of a Dry Cleaning Establishment or its operation that, by reason of location, the health, safety and general welfare of the community and not being detrimentally affected and no traffic hazard being created, the said petition should be granted, the order is:

It is this 24th day of July, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception, be and the same is hereby granted.

Deputy Zoning Commissioner of Baltimore County

4459-X

NEW MAP #9

JOHN H. HASKET ESTER R. HASKET 3844 LOCH RAVEN BLVD. TOWSON 1, MD. 21286

4459-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1958

THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 21st day of July, 1958, the first publication appearing on the 21st day of July, 1958.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

SECOND DEPARTMENT OF BALTIMORE COUNTY PETITION FOR SPECIAL EXCEPTION FOR DRY CLEANING PLANT... Petitioner to publish and file with the Zoning Commission of Baltimore County...

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9th Date of Posting: 7-25-58 Petitioner: John H. and Ester R. Hasket Location of property: West side of Loch Raven Blvd., by 145th St. of Towson, Md. Location of signs: West side of Loch Raven Blvd. 145th St. of Towson Road. Remarks: Posted by: Lloyd A. Harman, Jr. Date of return: 7-25-58

July 1, 1958

\$60.00

RECEIVED OF John H. Hasket, petitioner, the sum of Forty Dollars (\$60.00), being cost of petition, advertising and posting property situate on the West side of Loch Raven Boulevard, beginning 145 feet South of Yakona Road. Thank you.

Zoning Commissioner of Baltimore County

REMARKS

Wednesday, July 23, 1958 at 2:00 P. M. Room 308 County Office Building 211 W. Chesapeake Avenue Towson, Maryland

RECEIVED JUL 1 - 1958

COMPTROLLER'S OFFICE

016-211-100

