

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County... Lawrence H. Chenoweth and Dorothy M. Chenoweth

In the Eleventh Election District of Baltimore County, Maryland, on the northeast side of Bel Air Road north of Bradshaw Road at Kingsville, a Plat and description of the property which is the subject of the within Petition being attached hereto and made a part hereof.

All that parcel of land in the Eleventh District of Baltimore County, beginning for the same on the Southeast side of Bel Air Road near Kingsville at the beginning point of 2153 Feet Northeast of Sunshine Avenue and the parcel of land described in Zoning File No. 112 filed in the office of the Zoning Commissioner of Baltimore County, running thence and binding on the Southeast side of Bel Air Road, South 29 degrees 30 minutes East 204.37 feet; thence leaving the road at a right angle and binding on a part of the first line in said deed South 61 degrees 30 minutes East (parallel to and 1000.00 feet Southwesterly measured at a right angle from the Southeast of Bel Air Road) a distance of 204.37 feet; thence North 61 degrees 30 minutes West (binding for a part on the Southeast side line of the aforesaid parcel described in said zoning file) in all a distance of 1000.00 feet, to the place of beginning; property to be re-classified, pursuant to the Zoning Law of Baltimore County, from "R-6" to an "B-M" zone.

Reasons for Re-Classification: It is desired to use the said property for commercial purposes.

Width and height of building: front 60 feet, depth 90 feet, height 1 story. With Full basement per Plat attached.

Property to be posted as provided 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.

Lawrence H. Chenoweth, Dorothy M. Chenoweth, Legal Owner, Address: Kingsville, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of August 1958 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Newark Bldg. in Towson, Baltimore County, on the 8th day of October 1958 at 12 o'clock A. M.

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...

It is Ordered by the Zoning Commissioner of Baltimore County this 16th day of September 1958 that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a "R-6" zone to an "B-M" zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the granting of the reclassification from a "R-6" Zone to a "B-M" Zone would be detrimental to the safety, health and the general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County, this 16th day of October 1958 that the above petition be and the same is hereby denied.

However, in accordance with the power and authority vested in me as Zoning Commissioner, I hereby grant the reclassification from an "R-6" Zone to a "B-M" Zone, being an extension of an existing "B-M" Zone, subject, however, to the submission of plans for the development of said property by the Office of Planning and the Bureau of Land Development.

Approved: County Commissioners of Baltimore County

Date: By: President

\$13.00

RECEIVED of Nelson R. Kerr, attorney for petitioner, the sum of Forty-three Dollars (\$43.00) to cover cost of petition, advertising and posting property signs on the Southeast side of Bel Air Road and the Northeast side of Sunshine Avenue.

Zoning Commissioner of Baltimore County

RECEIVED

Wednesday, October 8, 1958 at 10:00 A. M. Room 105 County Office Building 111 W. Chesapeake Avenue Towson, Maryland

RECEIVED SEP 17 1958 COMPTROLLER'S OFFICE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Filed for Posting: 9-24-58 Date of Posting: 9-24-58 Location of property: S.W. of Bel Air Rd. near Kingsville at Bel Air point of 2153 ft. N.E. of Sunshine Ave. at Bel Air Rd. Location of Signs: Southwest corner of Bel Air Rd. 2153 ft. N.E. of Sunshine Ave. at Bel Air Rd. Posted by: George R. Huppert

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 28, 1958. THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on each of the 1st, 8th, 15th, 22nd, 29th, and 30th days of October 1958, the first publication appearing on the 10th day of September 1958. THE JEFFERSONIAN, Frank Strickland, Manager.

OFFICE OF PLANNING Inter-Office Correspondence

From: Office of Planning, October 5, 1958 To: Mr. Wilbur H. Adams, Zoning Commissioner Subject: Zoning Petition #1197. 3-6 to B-4 Southeast side of Bel Air Road, beginning 213 feet Northwest of Sunshine Ave. Approx. 2.17 acres. 11th District. Hearings: Oct. 8, 1958 (10:00 A.M.)

The proposed B-4 site is at the edge of a small cluster of commercially zoned properties, developed in uses which primarily serve motorists. Beginning adjacent south of the subject property and adjacent south of the commercial zoning district, well kept residences front Bel Air Road continuously, to Kingsville.

B-4 zoning for the subject property would, we believe, provide an acceptable a transition between the commercial and residential development as could be devised in the location. The B-4 zone, however, permits uses which, when developed over the full 2.17 acre tract, could bring a substantial change of character to surrounding properties, for a considerable distance. The subject tract is large enough to accommodate a roller skating rink or dance hall, for instance. Full operation of these uses could constitute a nuisance to residents and church interests nearer Kingsville.

We therefore recommend that B-4 be granted rather than B-4J, unless the Petitioner's plans call for a B-4J use which would be acceptable to the neighborhood. If B-4J is granted, we recommend as well that it be granted only to a small portion of the tract which will be used for building and side yard. On no account would we recommend B-4J on the land within 100 ft. of the southeast border of the property abutting a residential lot. The portion of the property not zoned B-4J might be zoned B-4.

If any commercial zoning is granted, we request, in addition, that the zoning be made subject to approval of site plans by this Office, including power to require screening on the southeast and rear borders.

GS/1h

11th Dist. 4897

4897

10/16/58

11

SUNSHINE AVENUE

BELAIR ROAD

JERUSALEM ROAD

VICINITY SKETCH
SCALE 1" = 1000 FT.

BELAIR ROAD

2153 TO SUNSHINE AVE. ZONING FILE NO 1112

← TO KINGSVILLE

S22°30'W 264.37'

BEG. FILE 1112

BEG. J.W.B. NO 1545-5

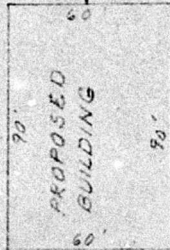
ZONING FILE
NO 1112
CHENOWETH'S
RESTAURANT

PART OF 1ST LINE J.W.B. NO 1545-5

400.00'

S67°30'E

102.18'



PROPOSED
BUILDING

60'

90'

90'

102.19'

N67°30'W 400.00'

PRESENT ZONING R-6

N22°30'E 264.37'

4497 ✓
MAP
#11-C
BM

PLAT FOR ZONING ONLY

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
CIVIL ENGINEER & LAND SURVEYOR
DUNCAN BLDG. TOWSON 4, MD.
SCALE 1" = 50 FT. AUGUST 14, 1958

