

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

xxxx Fred C. Oest, and wife, _____ legal owner, of the property situate

All that parcel of land in the Elverdale District of Baltimore County on the Northwest side of Pulaski Highway, beginning 750 feet Northeast of Ebenezer Road; thence Northwesterly and striking on the Southwest side of Pulaski Highway 100 feet; thence North 20 degrees 03 minutes East 107.13 feet to the Southwest side of Red Lion Road; thence Southwesterly and striking on the Southwest side of Red Lion Road 57.57 feet; thence South 22 degrees 03 minutes East 193.20 feet to the place of beginning.

lawfully petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "B-6" zone to an "B-2" zone.

Reasons for Re-Classification: for automobile parking lot

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

John L. Duerr
John L. Duerr
Legal Owner

Address: White Marsh 7.02d.

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 29th day of _____ September, 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 U.S. Bank Bldg., in Towson, Baltimore County, on the _____ 21th day of November, 1958, at 11:00 A.M.

Zoning Commissioner of Baltimore County

(over)

SEP 29 1958

4518

THE ZONING COMMISSIONER OF BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
1111 N. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Pursuant to the advertisement, posting of property and public hearing on the above petition and of appearing that ~~homestead~~ the character of Pulaski Highway has changed completely since the original zoning, the granting of which would not be detrimental to the safety, health and the general welfare of the locality.

the above re-classification should be had

It is Ordered by the Zoning Commissioner of Baltimore County this _____ 18th day of November, 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 an "B-6" (Residence) zone to an "B-2" (Business Local) zone, subject, however, to approval by the State Roads Commission of ingress and egress to and from said property.

John L. Duerr
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

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 _____ zone.

Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ September 11, 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., once in each of _____ successive weeks before the _____ day of _____ November, 1958, the first publication appearing on the _____ 26th day of _____ October, 1958.

THE JEFFERSONIAN

Frank Shuttles
Manager

Cost of Advertisement, \$ _____

October 21, 1958

\$40.00

RECEIVED of Fred C. Oest, the sum of Forty (\$40.00) dollars, being cost of petition, advertising and posting property situate - Northwest side of Pulaski Highway, beginning 750 feet northeast of Ebenezer Road - 11th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

HEARING:

Wednesday, November 12, 1958
at 11:00 A.M.
Room 128, County Office Building
111 N. Chesapeake Avenue
Towson, Md., Maryland

RECEIVED
OCT 22 1958
COMMUNITY & ZONE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 10-25-58
Posted for: 1111 N. Chesapeake Ave. & S. side of Red Lion Rd.
Petitioner: Fred C. Oest
Location of property: 1111 N. Chesapeake Ave. & S. side of Red Lion Rd.
Location of Signs: 1111 N. Chesapeake Ave. & S. side of Red Lion Rd.
Remarks: 1111 N. Chesapeake Ave. & S. side of Red Lion Rd.
Posted by: George R. Jones Date of return: 10-25-58

STATE OF MARYLAND
STATE ROADS COMMISSION
108 EAST LEXINGTON STREET
BALTIMORE 3, MD.
March 4, 1959

Mr. John Rose
Deputy Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Bus Storage and Repair
Development N/W Side
Pulaski Highway (Rte. 40)
750' N/S of Ebenezer Rd.

Dear Mr. Rose:
Zoning Petition #4518 was heard and granted on November 13, 1958. Operation of the business was subject to the approval of ingress and egress by the State Roads Commission.

The writer contacted the owner of the property on the site and explained the channelization requirements. The owner was reluctant about constructing the channelization as he wasn't conducting the business personally.

It would be appreciated if your office would take the necessary steps to enforce the order.

Thank you for your cooperation.

Very truly yours,

Edward D. Kelly

Development Engineer

John L. Duerr

By: John L. Duerr

Asst. Development Engineer

JLD/ldd

STATE OF MARYLAND
STATE ROADS COMMISSION
108 EAST LEXINGTON STREET
BALTIMORE 3, MD.
November 4, 1958

Mr. Wilbur H. Adams
Zoning Commissioner
County Office Building
Towson 4, Maryland

DEVELOPMENT ENGINEERING
EBENEZER BLVD.-20 HOPKINS PLACE
BALTIMORE 1, MARYLAND

RE: Zoning Petition #4518
R-6 to R-2 1/2 side Pulaski Hwy. (Rte. 40)
750' northeast of Ebenezer Road

Dear Mr. Adams:

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant this petition, it is requested that the plans for ingress and egress be made subject to the approval of the State Roads Commission.

Very truly yours,

C. Stuart Linville

Development Engineer

John L. Duerr

By: John L. Duerr

Asst. Development Engineer

JLD/ldd

Department Of Public Works BUREAU OF LAND DEVELOPMENT Inter-Office Correspondence

From: George R. Jones
To: Miss M. Adams
Subject: Zoning Petition #4518
R-6 to R-2
N/S side Pulaski Highway
750' N/S of Ebenezer Road and S/S side Red Lion Road
Property of Fred C. Oest
Dist. 11

This office has the following comment on the referenced petition:

Red Lion Road shall be widened to a 60' right of way. Any scaling of the property is requested to be subject to the above comment and the approval of development plans by the State Roads Commission, Office of Planning, and Division of Land Development.

George R. Jones
George R. Jones
Chief - Forest Section
Division of Land Development

GRS/ls

cc: Planning (Mr. Stirling)

OFFICE OF PLANNING Inter-Office Correspondence

From: Office of Planning
To: Miss M. Adams, Zoning Commissioner
Subject: Zoning Petition #4518
R-6 to R-2
Northwest side of Pulaski Highway,
beginning 750 ft. Northeast of
Ebenezer Road. .239 acres
11th District.
Hearings: Nov. 12, 1958 (11:00 A.M.)

Advisory Recommendation

If the Zoning Commissioner sees fit to grant the reclassification to R-2, this Office recommends that the zoning be conditional to a plan for site development with effective screening of parking on the Red Lion Road and on the residentially zoned side of the property. The site plan should be subject to approval by State Roads, the Bureau of Engineering, and the Office of Planning.

GRS/ls

RED LION ROAD

N 43° 11' 45" E 99.57'

Fred C. Guest et ux
R.J.S. 1459/164

Fred C. Guest et ux
R.J.S. 1459/164
0.239 Acres ±

N 52° 02' 47" W 103.20'

S 52° 02' 47" E 107.13'

760' ± to Ebenezer Road

S 45° 26' 13" W 100'

PULASKI

HIGHWAY

#4518
MAP
#11-C
BL ✓

Scale 1" = 20' September 25, 1950

