

Petition for Zoning Re-Classification #4711

To The Zoning Commissioner of Baltimore County—

I, or we, legal owner, of the property situate on the Southwest corner of Philadelphia Road and Kahler Avenue, thence running Westerly and binding on the South side of Philadelphia Road 163.05 feet; thence South 18 degrees 14 minutes East 125 feet; thence Easterly 157 feet to the West side of Kahler Avenue; thence Northerly and binding on the West side of Kahler Avenue 150 feet to place of beginning as shown on plat plan filed with the Zoning Department, being property of Fairmount & Chapel Building Association, John Pelikan, President.

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

Reasons for Re-Classification: Building & Loan Association

Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side set backs 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 of this petition, and further agree to and are to be bound by the zoning regulations of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.



John Pelikan, President
Fairmount & Chapel Bldg Assn
Legal Owner
Address: 810 N. Chester St. Baltimore 5, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 24 day of June, 1959, 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 Booked Bldg. in Towson, Baltimore County, on the 17 day of August, 1959, at 2:00 o'clock, P. M.

John Pelikan, President
Fairmount & Chapel Bldg Assn
Zoning Commissioner of Baltimore County

4711
JOHN PELIKAN
810 N. CHESTER ST., BALTIMORE 5, MD.
15th Fl.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of 100% use, also an inspection of the subject property discloses that the changes which have taken place in the character of the neighborhood warrant the requested reclassification. However, there is an agreement recorded among the Land Records of Baltimore County between the petitioner and Mariano Grimaldi, pertaining to the reclassification of the property, which agreement is made a part of this Order, therefore,

the above reclassification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 24th day of September, 1959, 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-1" (residence) zone to a "B-1" (business local) zone.

John Pelikan
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 reclassification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 24 day of September, 1959, 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

Appointed _____ County Commissioner of Baltimore County
By Barbara J. Stirling President

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: George R. Lewis August 10, 1959
To: Milvie H. Adams
Subject: Zoning Petition #4711

This office has the following comment on the referenced Petition.

Kahler Avenue is proposed to be a 30' street on a 50' right of way. Any improvements for this site must recognize the widening at Kahler Avenue. The width of right of way on Philadelphia Road, as shown on the plat as submitted with the Petition, is apparently in error. The State Road right of way at this location must be checked with the State Roads Commission.

George R. Lewis
George R. Lewis
Chief - Permit Section
Division of Land Development

RE: Mr. Stirling

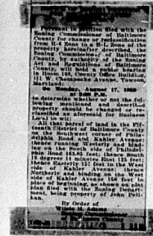
cc: Mr. Stirling

CERTIFICATE OF PUBLICATION

TOWSON, MD., AUGUST 10, 1959

THIS IS TO CERTIFY That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 17th day of AUGUST, 1959, the first publication appearing on the 10th day of July, 1959.

The COUNTY Paper, Inc.
John L. Anderson
Executive Office Manager



ZONING DEPARTMENT OF BALTIMORE COUNTY

COUNTY OFFICE BUILDING
111 W. CONNERSHAW AVENUE
TOWSON, MARYLAND
21204
WALTER H. ADAMS
ZONING COMMISSIONER
JOHN G. ROSE
SENIOR ZONING COMMISSIONER
WILLIAM L. BERRY
ZONING ENGINEER
JANETTA G. HARRIS
ADMINISTRATIVE ASSISTANT

John Pelikan
810 N. Chester St.
Baltimore 5, Md.

Re: 36' wide, Philadelphia Rd. & Kahler Ave.
15th District
John Pelikan-Petitioner

TIME: 2:00 P.M.
DATE: Monday, August 17, 1959
PLACE: Room 115, County Office Building, 111 W. Connershaw Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

PAID - July 28, 1959
RECEIVED OF: John Pelikan
LOCATION OF FR'S ENTRY: see above
AMOUNT: \$ 10.00

Zoning Commissioner
of Baltimore County

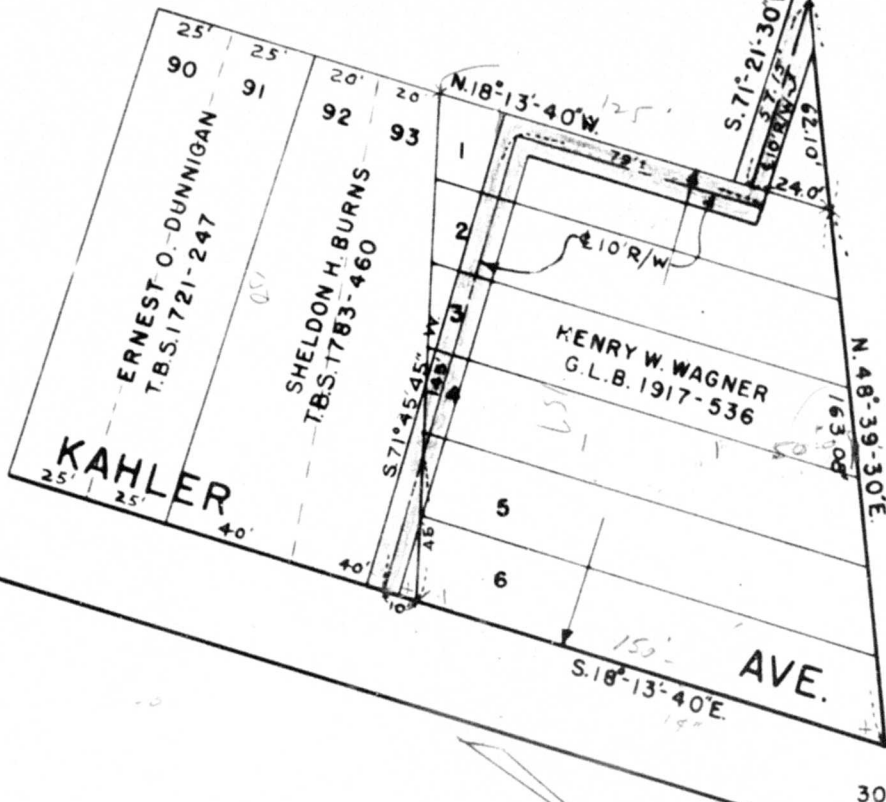
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 8-6-59
Posted for: George R. Lewis
Petitioner: John Pelikan
Location of property: 36' wide, Philadelphia Rd. & Kahler Ave.
Location of Signs: Southwest Corner of Philadelphia Rd. & Kahler Ave.
Remarks: George R. Lewis
Posted by: George R. Lewis Date of return: 8-2-59

PHILADELPHIA

ROAD

MARIANO GRIMALDI
MARIA D. GRIMALDI
C.H.K. 1174-91
1.98Ac±



PLAT 2
PHILADELPHIA HEIGHTS
PLAT BOOK 9 FOLIO 9

RECORDED IN BALTO. CO. PLAT BOOK G.L.B. 17, FOLIO 10

BALTIMORE COUNTY METROPOLITAN DISTRICT FORM 81	APPROVED: 7-30-57 DATE CHIEF ENGINEER	PLAN TO ACCOMPANY RIGHT-OF-WAY AGREEMENT MARIANO GRIMALDI, ET AL HENRY W. WAGNER, ET AL ROSEDALE DISTRICT NO. 15	J. O. 821-D RW 51-054 FILE: R/W 1" = 50'
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