

Petition for Zoning Re-Classification #4960

To The Zoning Commissioner of Baltimore County—

I, or we, Loch Lomond, Inc., legal owner, of the property located in the Eleventh Election District of Baltimore County, Maryland and more particularly described on Exhibit "A" attached hereto and made part hereof,

briefly petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.

Reasons for Re-Classification: Because of construction of stores to service rapidly expanding population.

I, or we, agree to pay expenses of above reclassification, 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.

APR 11 1960
BY Loch Lomond, Inc.
James G. Chalmers Legal Owner
210 E. Lexington Street (2)
Address

ORDERED by the Zoning Commission of Baltimore County, this 11th day of April, 1960, 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 Backlot Bldg., in Towson, Baltimore County, on the 18th day of May, 1960, at 2:00 o'clock, P.M.

RE: PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO A "B-1" ZONE - N. W. Side Bel Air Road, and N. E. Side Glen Park Road, 11th Dist., Loch Lomond, Inc., Petitioner

BEFORE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 4960

Mr. Commissioner:

Please enter an Appeal in the above entitled case of the Order granting re-classification dated May 23, 1960 to the Appeal Board of Baltimore County, and forward all necessary papers to said Board.

Lawrence W. Heil
4106 Keshon Road
Baltimore 6, Maryland

Date: May 31, 1960

EXHIBIT A

BEGINNING for the same at the intersection of the north-west side of Belair Road 50 feet wide and the northeast side of Glen Park Road 50 feet wide, as shown on a plat entitled "Flat One, Section One, Trammell, dated July 1956, and recorded among the Plat Records of Baltimore County, in Liber G.L.B. 23, folio 63, and running thence binding on the northeast side of said Glen Park Road the five following courses and distances, viz: first, south 86° 57' 32" west 21.21 feet, second, north 48° 02' 28" west 237.29 feet, third, along a curve to the right with a radius of 400.00 feet for a distance of 206.06 feet, said curve being subtended by a chord bearing north 33° 59' 34" west 204.00 feet, fourth, north a chord bearing north 33° 59' 34" west 204.00 feet, fifth, north 25° 03' 20" east 21.21 feet to intersect the south side of Dundan Road 50 feet wide, thence binding on the south and east side of said Dundan Road the two following courses and distances, viz: first north 70° 03' 20" east 73.75 feet, second along a curve to the left with a radius of 220.00 feet for a distance of 212.93 feet, said curve being subtended by a chord bearing north 41° 50' 09" east 207.38 feet, thence for lines of division the two following courses and distances, viz: first south 76° 11' 01" east 126.27 feet, and second north 42° 45' 09" east 107.83 feet to intersect the third line or south 41° 44' 58" east 214.92 feet line of the land conveyed by M. P. April 16, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3335, folio 236 at a point distant 90.09 feet from the beginning of said third line, thence binding on the remainder of said third line and all of the fourth through the eighth line of said deed the six following courses and distances, viz: first, south 41° 44' 58" east 126.27 feet, second, south 18° 11' 20" west 47.44 feet, third, south 46° 25' 19" east 358.04 feet to intersect the northwest side of Belair Road 50 feet wide, fourth, binding on said northwest side of Belair Road south 41° 57' 31" east 50.15 feet, fifth, north 48° 02' 28" west 199.54 feet and sixth, south 41° 57' 32" west 115.69 feet, thence south 41° 57' 31" east 800.00 feet to intersect the said northwest side of Belair Road, thence binding on said northwest side of Belair Road south 41° 57' 32" west 370.03 feet to the place of beginning, containing 4.436 acres of land, more or less.

RE: PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO A "B-1" ZONE - N. W. Side Bel Air Road, and N. E. Side Glen Park Road, 11th Dist., Loch Lomond, Inc., Petitioner

BEFORE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 4960

The petitioners are requesting a reclassification of the subject property from "R-6" Zone to "B-1" Zone so that a small shopping center may be built.

Developing Perry Hall East as this particular portion of the development was set aside as a proposed shopping center and there was a petition in August of 1956 for zoning similar to that now requested. The Zoning Commissioner denied the petition because it was premature and because a study for adoption of a new zoning map was underway. The Planning Department at the present time indicates that a map is still on the way.

The Board of Zoning Appeals also denied the petition for the same reason and also added that the tract did not adjoin any existing commercially zoned land.

Approximately 100 feet northeasterly along Bel Air Road from the property in question, is a commercial zone which continues commercially for about 1100 feet except for one 50 foot lot 700 feet away.

Approximately 175 feet southwesterly on Bel Air Road a petition to reclassify from "R-6" Zone to a "B-1" Zone, with a special exception for a gasoline service station, was denied by the Zoning Commissioner on December 2, 1959. He did not desire to sever the residential zoning. The County Board of Appeals granted the petition, in part, on February 11, 1960 and that was affirmed by the Circuit Court for Baltimore

County on April 5, 1960. The Board created a 20 foot buffer of "R-6" zoning between the "B-1" zoning and the "R-6" zoning. This is no buffer at all. The petitioners' property now lies between commercial properties. The zoning changes are sufficient to warrant granting the petitioners' request.

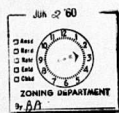
It is this 23rd day of May, 1960, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "R-6" Zone to a "B-1" Zone.

James G. Chalmers
Deputy Zoning Commissioner
of Baltimore County

4-51115

Mr. Commissioner,
Please withdraw the appeal for petition # 4960 dated May 31, 1960

Lawrence W. Heil
4106 Keshon Rd
Baltimore 6, Md.



COMMISSION MEMBERS
JOHN B. FORD, Chairman
PAUL A. BAKER, Vice Chairman
HAROLD A. BARNES, JR., Member
JAMES H. BERRY, Member
THOMAS H. RAY, Member
JOHN C. WILSON, Member
WILLIAM E. CHURCH, Member

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PEXTON STREET
BALTIMORE 1, MD.
(SPECIAL SESSIONS IN ROOM 200, WEST PEXTON STREET)
May 16, 1960

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

RE: Zoning Petition #4960
Bel Zone to a B-1 Zone
Northwest side of Belair Road
(Route 1) and Glen Park 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 the petition, it is requested that the plans for ingress and egress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John L. Turner
Asst. Development Engineer

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11
Posted for Loch Lomond, Inc.
Petitioner: Loch Lomond, Inc.
Location of property 4143 S. Belair Rd. 11th Dist. NW corner of Belair and Glen Park Roads
Location of Signage on NW corner of Belair and Glen Park Roads
Remarks see above
Posted by George A. Jones Date of return 5-17-60

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: Lois E. Carlinson, Esq.
210 E. Lexington St.
Baltimore 2, Md.

DATE 5/4/60

REPORT TO ACCOUNT NO. 0102

QUANTITY	UNIT PRICE	TOTAL
Advertising and signs	24.00	24.00
Subtotal		24.00
Tax		2.40
Total		26.40

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UNDEPOSITED CHECKS TO THE DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

TELEPHONE
ALEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 0947

DATE 4/11/60

TO: Louis K. Carliser
210 E. Lexington Street
Baltimore 2, Maryland

BILLED BY: Zoning

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
		\$10.00
	Petition for Reclassification located at Belair Road & Park Road	\$10.00
	PAID - Baltimore County, Md. - Office of Finance	
	4-11-60 2963 • • • TXL -	0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

NOTICE OF ZONING PETITION FOR RECLASSIFICATION—11TH DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from R-6 Zone to a B-1 Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland.

On Wednesday, May 18, 1960.

At 2:00 P. M.

to determine whether or not the following mentioned property should be changed or reclassified as aforesaid for Business Local to (w/1)

All that parcel of land in the Eleventh District of Baltimore County beginning for the same at the intersection of the north-west side of Belair Road 60 feet wide and the northeast side of Glen Park Road 50 feet wide, as shown on a plat entitled "Plat One, Section One, Bruesmar, dated City, 1954, and recorded among the Plat Records of Baltimore County in Liber G. L. R. 23, folio 61, and running thence binding on the northeast side of said Glen Park Road the five following courses and distances, viz: first, South 66 degrees 27 minutes 32 seconds West 21.21 feet, second, North 48 degrees 02 minutes 28 seconds West 237.29 feet, third, along a curve to the right with a radius of 430.20 feet for a distance of 204.06 feet, said curve being subtended by a chord bearing North 23 degrees 30 minutes 34 seconds West 204.00 feet, fourth, North 19 degrees 16 minutes 40 seconds West 185.36 feet and 60th, North 23 degrees 03 minutes 20 seconds East 21.21 feet to intersect the South side of Dundawan Road 50 feet wide, thence binding on the South and East side of said Dundawan Road the two following courses and distances, viz: First North 70 degrees 03 minutes 20 seconds East 72.75 feet, second along a curve to the left with a radius of 220.00 feet for a distance of 715.93 feet, said curve being subtended by a chord bearing North 41 degrees 54 minutes 29 seconds East 207.38 feet, thence for lines of division the two following courses and distances, viz: First South 76 degrees 11 minutes 01 seconds East 126.27 feet, and Second North 48 degrees 15 minutes 02 seconds East 107.20 feet to intersect the third line or South 41 degrees 44 minutes 28 seconds East 214.92 feet line of the land conveyed by M.P. and N. Inc. to Pacemaker Construction Company by deed dated April 16, 1954 and recorded among the Land Records of Baltimore County in Liber G. L. R. 2335, folio 224 at a point distant 90.00 feet from the beginning of said third line, thence binding on the remainder of said third line and all of the fourth through the eighth line of said deed the six following courses and distances viz: first, South 41 degrees 44 minutes 28 seconds East 124.63 feet, second, South 18 degrees 11 minutes 26 seconds West 47.44 feet, third, south 44 degrees 28 minutes 18 seconds East 358.04 feet to intersect the Northwest side of Belair Road 60 feet wide, south, binding on said Northwest side of Belair Road South 41 degrees 27 minutes 32 seconds West 30.15 feet, 60th, North 48 degrees 02 minutes 28 seconds West 193.24 feet and sixth, South 41 degrees 27 minutes 32 seconds West 115.69 feet, thence South 51 degrees 27 minutes 31 seconds East 200.00 feet to intersect the said northwest side of Belair Road, thence binding on said northwest side of Belair Road South 41 degrees 27 minutes 32 seconds West 370.93 feet to the place of beginning, containing 4.422 acres of land, more or less, as shown on plat plan filed with the Zoning Department being property of Loch Lomond, Inc.

By Order of

WILSIE H. ADAMS,
Zoning Commissioner of
Baltimore County.

Apr. 29—May 6.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 6, 19. 60.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~for 2 times~~ ~~successive weeks~~ before the 18th day of May, 19. 60, the first publication appearing on the 29th day of April 19. 60.

THE JEFFERSONIAN,

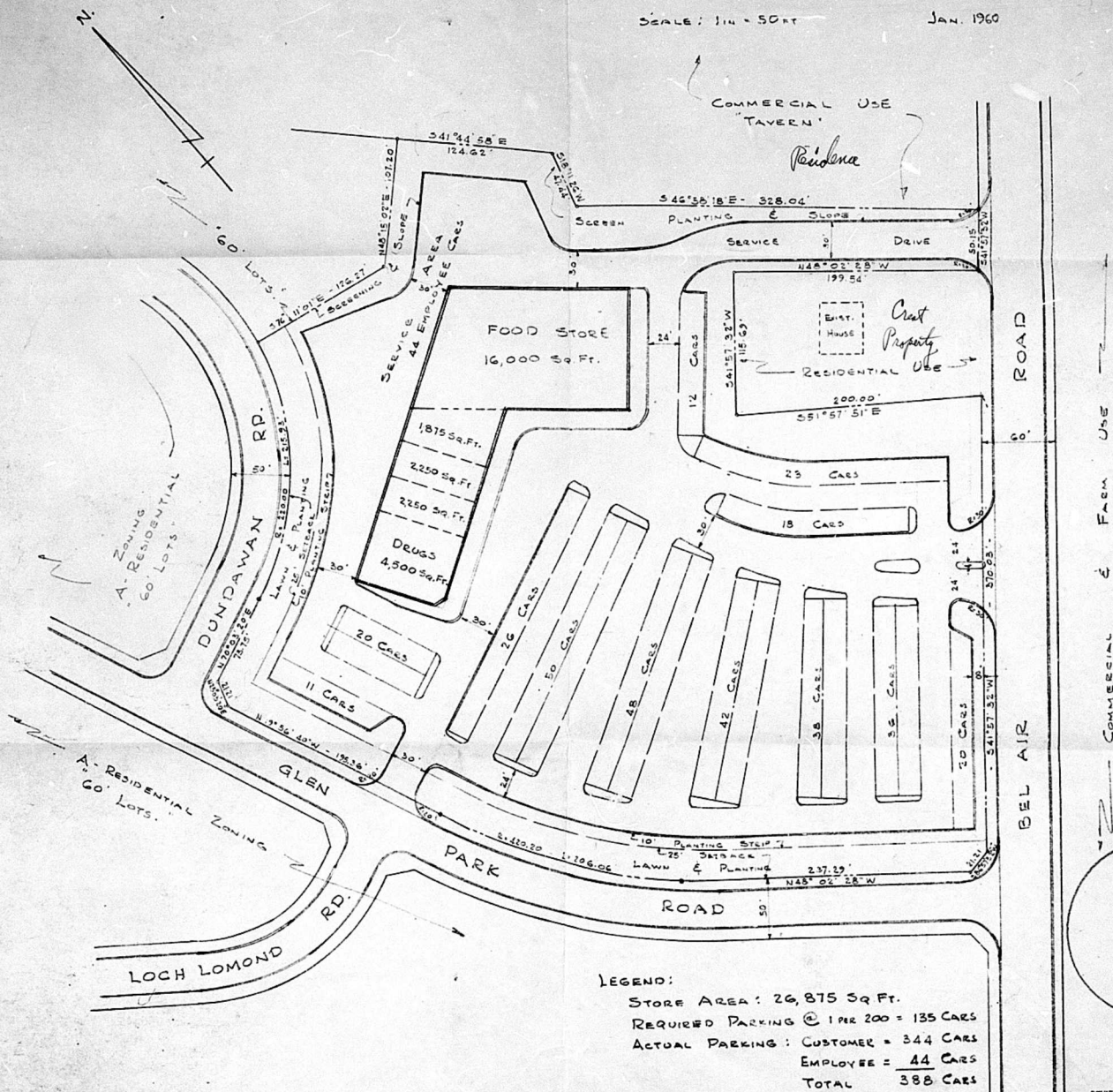
Franklin D. ...
Manager.

Cost of Advertisement, \$.....

PRELIMINARY PLAN
PERRY HALL ESTATES
SHOPPING CENTER

SCALE: 1" = 50 FT

JAN. 1960



George William Stephens, Jr.,
and Associates, Inc.
Engineers
5 McCurdy Avenue,
Towson, 4, Maryland

REVIEWED BY THE OFFICE
OF PLANNING - APPROVED
FOR FILING - 7/60
DATE 4/1/60

4960
MAP
#11+14A
BL