

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Henry Kahler legal owner, of the property situated
Wilamina Kahler Otto
William Kahler
Robert Kahler
Charles Kahler

on the southwest corner of Kenwood Ave. and Philadelphia lying in the 14th Election District of Baltimore County and containing 2.42 acres more or less with a frontage of 478.22 feet on Philadelphia Road and 622.34 feet on Kenwood Avenue.

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

Reasons for Re-Classification: to use said corner for its most practical use, to allow commercial enterprises to be established there as are conducive to the neighborhood and location.

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, 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.

Charles A. Kahler
Wilamina Kahler Otto
William Kahler
Robert Kahler
Charles Kahler
 Legal Owner
 Address 3411 Philadelphia Rd.
Baltimore 6, Maryland

By Zoning Commissioner of Baltimore County, this 5th day of August, 1961.

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 Towson, Baltimore County, on the 20th day of August, 1961, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County
 (over)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 14th Date of Posting 2-9-61
 Posted for Charles A. Kahler, et al.
 Petitioner Charles A. Kahler, et al.
 Location of property 615 of Kenwood Ave. & S/S of Old Philadelphia Rd. and N/S of Chapel Hill Rd.
 Location of Sign West Side 100 ft. North of Old Philadelphia Rd. on the East side of Kenwood Avenue, between the intersection of Kenwood Avenue and the S/S of Chapel Hill Road
 Posted by George A. Caldwell Date of return 2-10-60

PETITION FOR (1) SPECIAL EXCEPTION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

Milamina Kahler Otto, William Kahler, Henry Kahler
 I, or we, Charles Kahler and Charles Kahler Legal Owner

of the property situated on the southwest corner of Kenwood Ave. and Philadelphia Road, lying in the 14th Election District of Baltimore County being triangular and containing approximately 1/3 Acre running northerly from a point at the intersection of Kenwood Ave. and Philadelphia Road along the property line on Kenwood Ave. 200 feet and running northeasterly from same intersection along Philadelphia and the property line 200 feet with a distance across the rear of approximately 150 feet

herby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B-6 Zone to an B-6 Zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Gasoline Station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.

Charles A. Kahler
Milamina Kahler Otto
William Kahler
Henry Kahler
 Legal Owner
 Address 3411 Philadelphia Rd
Baltimore 6, Md.

By Zoning Commissioner of Baltimore County, this 5th day of August, 1961.

of the property situated on the east side of Kenwood Avenue and the south side of Old Philadelphia Road, and the north side of Chapel Hill Road to be constructed, beginning at a point 218 feet north from the intersection of Kenwood Avenue and Philadelphia Road, thence running westerly 175 feet along the northeast side of Chapel Hill Road to intersect Kenwood Avenue, thence running north and binding on the northeast side of Kenwood Avenue 140 feet more or less, thence having a line of division south 63 degrees east 125 feet, thence south 35 degrees east 125 feet and thence south 57 degrees west 145 feet along the west side of Old Philadelphia Road to the place of beginning. As per enclosed plat dated 12-7-60, made by the Cities Service Oil Company.

INVOICE

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

To: Mr. Gerald V. Caldwell
6903 Belair Road
Baltimore 6, Md.

DEPOSIT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$31.00

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Charles Kahler

31.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF PLANNING

Inter-Office Correspondence

From George F. Gavrelis, Deputy Director

February 2, 1961

To John G. Rose, Zoning Commissioner

Subject #5214 R-6 to B-6 Special Exception for Gasoline Station East side of Kenwood Avenue South side of Old Philadelphia Road and North side of Chapel Hill Road to be constructed. Charles A. Kahler et al

14th District February 20, 1961 11:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and special exception. It has the following advisory comment to make with respect to pertinent planning factors:

1. Examination of land use data in the vicinity area indicates that the subject tract is not adjacent to any presently zoned commercial property or any non-conforming, non-residential use. Reclassification of the property at this time would establish land use potentials that would not be in harmony with those of adjacent residential properties.
2. The petitioner has collaborated with the County in showing on his plans, the necessary widenings for Kenwood Avenue and extension of Chapel Hill Road. If the petition is granted, it is requested that the Special Exception be conditioned as follows:
 - a. Approval of a development plan for the overall tract by the office of planning - the Bureau of Engineering, and State Roads.
 - b. Provision of the necessary rights of ways for Kenwood Avenue and Chapel Hill Road.
3. It is to be noted that a discrepancy exists between the written description and the petitioner's site plan which may have a bearing on the validity of the hearing.



STATE OF MARYLAND
 STATE ROADS COMMISSION
 200 WEST PATTERSON STREET
 BALTIMORE 1, MD.

May 2, 1961

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

Re: Zoning Petition No. 5214
 From B-6 Zone to B-6 Zone
 South side Philadelphia Road
 (Route 7) North side of
 proposed Chapel Hill Road

Dear Mr. Rose:

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 egress and ingress 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
 BY: John J. Duerr
 Asst. Development Engineer

JLD/rs

INVOICE

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

To: Mr. Gerald V. Caldwell
6903 Belair Road
Baltimore 6, Md.

DEPOSIT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$50.00

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Exception for Charles Kahler

50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE

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

To: Mr. Gerald V. Caldwell
6903 Belair Road
Baltimore 6, Md.

DEPOSIT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$36.50

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Charles Kahler

36.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF PLANNING

Inter-Office Correspondence

From George F. Gavrelis, Deputy Director

April 21, 1961

To John G. Rose, Zoning Commissioner

Subject #5214 R-6 to B-6 E/S Kenwood Ave. & S/S of Old Philadelphia Rd. and N/S Chapel Hill Road to be constructed Charles A. Kahler

14th District

5/3/61

10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the above subject for reclassification from B-6 to B-6 and has the following advisory comment to make with respect to pertinent planning factors:

1. The planning staff is in accord with the extension of B-6 zoning northerly from the proposed extension of Chapel Hill Road. That portion of the property south from the proposed extension should not be classified for commercial purposes at this time. Until such time as the road relocation is effected, and a portion of Kenwood Avenue is 21 feet, the resulting triangular parcel will have no real commercial potential. Decisions as to most appropriate land use and zoning for the southerly portion of this property must be made within the context of its relationship to properties and land usage, west of extending Kenwood Avenue.

GB2/bc

PETITION FOR ZONING

RECLASSIFICATION

FROM: B-6 Zone To B-6 Zone

LOCATION: East side of Kenwood Avenue, South side of Old Philadelphia Road, North side of Chapel Hill Road to be constructed.

DATE: 4/21/61

BY: George F. Gavrelis

DEPUTY DIRECTOR

OFFICE OF PLANNING

200 WEST PATTERSON STREET

BALTIMORE 1, MD.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. April 13, 1961

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 one successive weeks before the 3rd day of April, 1961.

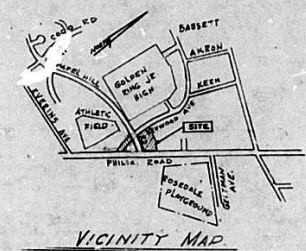
Publication appearing on the 13th day of April, 1961.

The COUNTY Paper, Inc.

Manager

No. 5214

Zoning Commissioner
of Baltimore County



VICINITY MAP

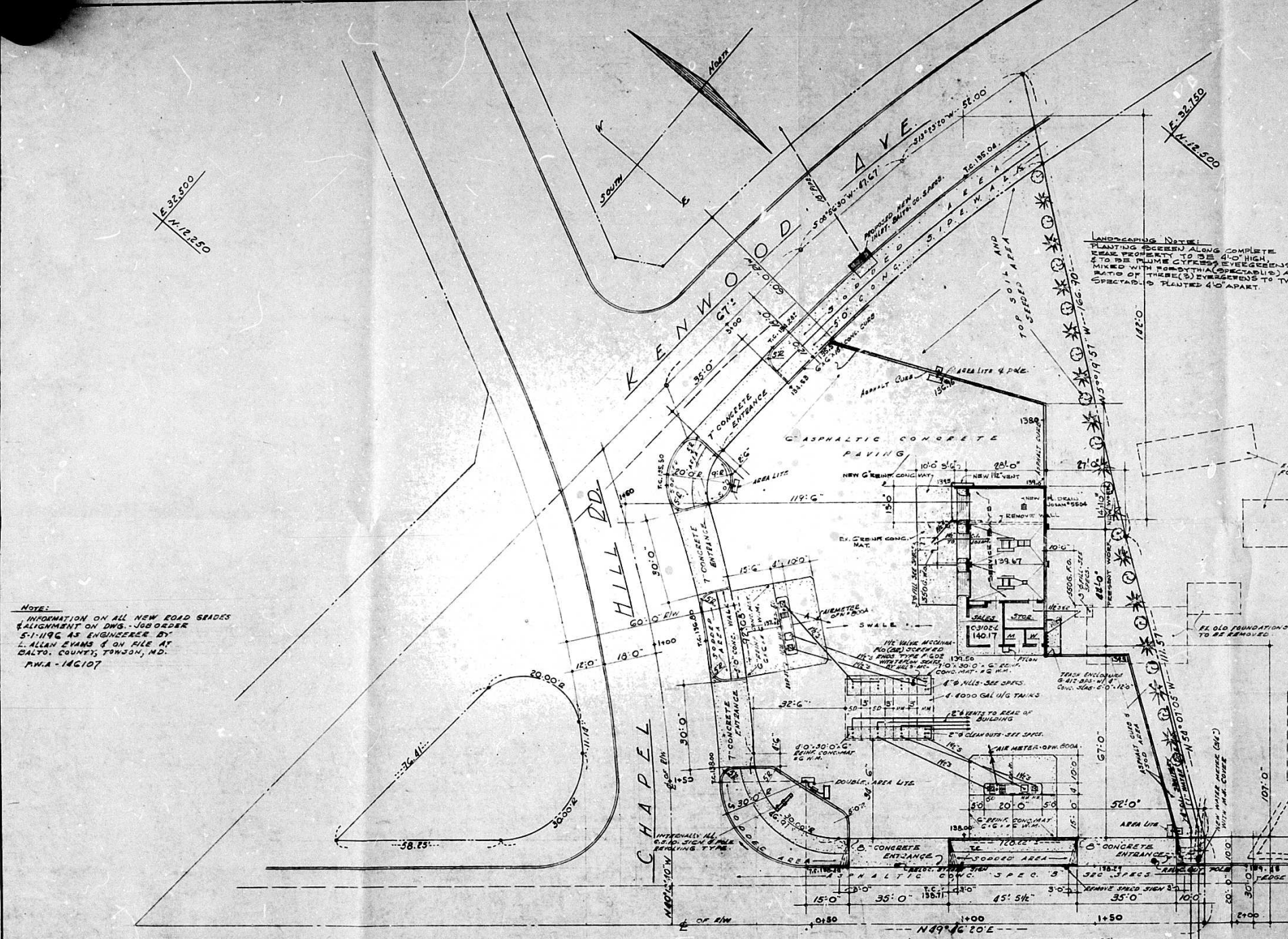
GENERAL NOTE:
ADDITIONAL DRAIN TO SERVICE AREA.
RELOC. ALL ELEC. OUTLET, AIR OUTLET, SWITCHES,
VENT PIPES, WATER VALVES.
REMOVE EX. MASONRY WALLS, ADD CONC.
MAT & REPAIR DRIVEWAY.

Im. Prasad
3/14/66

CITIES SERVICE OIL COMPANY
BALTIMORE DIVISION
TWO(2) BAY SERVICE STATION
PHILA RD. & CHAPEL HILL RD.
BALTIMORE COUNTY, MD.

2	3-5-66	J.L.A. JPM	APPROVED THIRD BAY & PLANTING SCREENS ALONG REAR LINE IN ACCORDANCE WITH ZONING.
1	1/16/63	J.L.A.	REMOVED 100' X 100' FROM W. CHANGED BUILDING TO 100' X 50'.
NO.	DATE	BY	RECORD OF REVISIONS
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR ORDERING OF MATERIAL UNLESS IT IS APPROVED.			
DATE	BY	DESIGN	APPROVED
SCALE 1" = 20'-0"	STRUCT.		
DATE	BY	CHECK	
PREP. NO.			

NOTE:
INFORMATION ON ALL NEW ROAD GRADES
& ALIGNMENT ON DMS. JOB ORDER
5-1-1966 AS ENGINEERED BY
L. ALLAN EVANS & ON FILE AT
BALTO. COUNTY, TOWSON, MD.
RWA-146107



PHILADELPHIA ROAD

