

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Salvatore Ciomochetta, owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from Residential zone to an BL-X zone; for the following reasons: for use as a beauty shop & apartments.

See Attached Descriptions

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for LIVING QUARTERS, IN A COMMERCIAL BUILDING.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, 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.

Contract purchaser: Mary M. Ciomochetta, Legal Owner  
 Address: 1063 Chestnut Ave  
 Petitioner's Attorney: Robert C. Gray  
 Protestor's Attorney: Salvatore Ciomochetta

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 20th day of September, 1963, at 10:00 o'clock.

John J. Jones, Zoning Commissioner of Baltimore County.  
 OFFICE OF PLANNING & ZONING

5941-RX  
63-58  
BALTIMORE COUNTY  
976 Baltimore Ave., 20707, Mt. Airy, Md. 21216

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and general welfare of the of the locality involved not being detrimentally affected.

the above Reclassification should be had; and in favor opposing that by reason of

a Special Exception for Living Quarters should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13 day of September, 1963, that the herein described property or area should be and the same is hereby reclassified; from a Residential zone to a BL-X zone, and/or a Special Exception for Living Quarters should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and Office of Planning and Zoning.  
Edward R. Hardesty  
 Deputy 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, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13 day of September, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a Residential zone; and/or the Special Exception for Living Quarters be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Robert C. Morris, Reg. Surveyor  
Old Court Road, Baltimore 7, Md.

July 6, 1963 #5941RX  
63-58

Description for No. 7203 Eastern Ave. Harbor View.  
 Beginning for the same at a point on the South side of Eastern Avenue at a point distant 25.07 ft. measured along the Southside of Eastern Ave. in a Northeast direction from the East side of 48th St., thence running along the South side of Eastern Ave. North 62 degrees East 50.14 ft., thence running South 23 degrees 30 minutes East 129.42 ft., thence running South 66 degrees 30 minutes West 50 ft.; thence running North 23 degrees 30 minutes West 125.5 ft. to the point of beginning. Being all of Lots Nos. 594 and 595 of Greenland Park No. 4 and recorded in the Land Records of Baltimore in Plat Book W.P.C. No. 6 folio 122.  
Robert C. Morris, Reg. Surveyor, No. 729

MAP #12  
#12  
BL-X  
6/27/63

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Ross, Zoning Commissioner Date: August 30, 1963  
 FROM: Mr. George E. Carvill, Deputy Director  
 #5941-RX  
 SUBJECT: 661-20-001, R-6 to BL-X and Special Exception for Living Quarters in a Commercial Building, South side of Eastern Avenue 25.07 feet West-end of 48th Street, being property of Salvatore Ciomochetta, 12th District  
 HEARING: Monday, September 9, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to BL-X, and together with Special Exception for Living Quarters in a commercial building. It has the following advisory comment to make with respect to pertinent planning factors:

- In light of the commercial status of the adjoining property to the east, the Planning staff finds it difficult to agree against commercial zoning here. It notes, however, that access to the parking proposed at the rear of the subject property is not adequate and that steps should be taken by the petitioners to combine ingress and egress to off-street parking with the adjacent property owner.

00101ms

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

To: Mary M. Liston  
 200 W. Seminary Ave.  
 Lutherville P.O. Md.

BL-122 Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Salvatore Ciomochetta 63-58	15.59
		1363 3021 • • • TIL - 559

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.

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: RD Date of Posting: 8/1/63  
 Posted to: Housing & Living Sept 9, 63 At 1:00 P.M.  
 Petitioner: Salvatore Ciomochetta  
 Location of property: 516 EASTERN AVE. 25.07 FEET NE OF 48th ST.  
 Location of Sign: 711 P.O. 316 on W. Seminary Ave. RD. 122  
1700 P.O. 316 on W. Seminary Ave. RD. 122  
1700 P.O. 316 on W. Seminary Ave. RD. 122  
 Remarks: SEE SIGN IN ADJACENT PROPERTY AT 1700 P.O. 316 ON W. SEMINARY AVE. RD. 122  
 Posted by: Robert C. Morris Date of return: 8/1/63

DUPLICATE  
 CERTIFICATE OF PUBLICATION  
 TOWSON, MD. August 23, 1963

THIS IS TO CERTIFY that the annexed advertisement was published in the JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. commencing September 1, 1963 and continuing September 9, 1963 before the 23rd day of September, 1963, the first publication appearing on the 23rd day of August, 1963.

THE JEFFERSONIAN  
Clark Thurston  
 Manager

Cost of Advertisement, \$ \_\_\_\_\_

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

To: Mary M. Liston  
 200 W. Seminary Ave.  
 Lutherville, Md.

BL-122 Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00	COST
	Petition for Reclassification & Special Exception for Mary Ciomochetta	50.00	
		1-1963 1347 • • • TIL - 5000	

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.

EASTERN

AVE.

← MEDIAN STRIP →  
← EAST BOUND LANE →

40'

SERVICE ROAD

MAC. PAVING

100'



OAK LAWN CEMETERY

N  
S

#5941-RV  
63-58  
MAP #12  
SEC. 4-B

Plat of Lots 594 and 595 of Graceland Park,  
Harbor View, 12th. District, Balto. Co., Md.

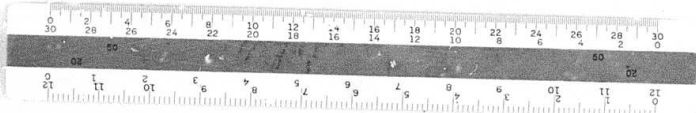
Owner, Salvatore G. Cianchetta, Add. 7203 Eastern Ave.

Zoned: R-6, proposed zoning, B-1, beauty shop and residence on second floor.

lot size: 0.14 acres  
Existing frame building 1050 Sq. ft.  
Parking spaces needed 5-  
6 parking spaces provided.

*Robert C. Morris*

Scale 1 in. to 50 ft. July 6, 1963  
Robert C. Morris, Reg. Surveyor, No. 759  
Old Court Road, Balto. # 7, Md.



State Regional  
Member ASCE  
NSPE  
M.S.A.

DAVID W. POHMER  
Consulting Engineering  
Lead Surveying - Site Planning  
114 W. 28th Street  
Baltimore 18, Md.

Office  
889-3422

65-57  
#5340  
63-57  
WESTERN AREA MAP SEC. 2-B  
BL

DESCRIPTION FOR RE-ZONING OF A PARCEL OF LAND AT THE SOUTHWEST CORNER OF LIBERTY ROAD AND FAIRVIEW AVENUE, "KELLSBROOK", SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the corner formed by the intersection of the southwest side of Fairview Avenue 50 feet wide and the northeast side of a 20-foot alley, both as shown on Plat No. 1 Kellsbrook, Second District, Baltimore County, Maryland, recorded among the Land Records of Baltimore County in Plat Book D.L.R. No. 17, folio 70, and running thence and binding on the Southeast side of Fairview Avenue, and referring the courses of this description to the Baltimore County Grid Meridian, North 27 Degrees 00 Minutes 20 Seconds East 116.10 feet, Easterly by a curve to the right with a radius of 20.00 feet the distance of 30.46 feet to the Southwest side of Liberty Road as proposed to be widened to a width of 100 feet, and running thence and binding on the Southwest side of Liberty Road South 65 Degrees 43 Minutes 10 Seconds East 342.68 feet, thence leaving the Southwest side of Liberty Road and running South 22 Degrees 29 Minutes 40 Seconds West 144.10 feet to the Northeast side of a 20-foot alley as shown on Plat No. 2 Kellsbrook, recorded among the aforesaid Land Records in Plat Book G.L.R. No. 16, folio 46, and running thence and binding on the Northeast side of said 20-foot alley and continuing along the Northeast side of the 20-foot

Page 2. June 10, 1963.

DESCRIPTION FOR RE-ZONING OF A PARCEL OF LAND AT THE SOUTHWEST CORNER OF LIBERTY ROAD AND FAIRVIEW AVENUE, "KELLSBROOK", SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND.

(Continued)

alley first herein referred to, North 64 Degrees 30 Minutes 10 Seconds West in all 372.77 feet to the place of beginning. Containing 1.1745 acres more or less.

Subject to a 15-foot easement for utilities along part of the third and all of the fourth lines of the land herein described.

#5340  
63-57  
WESTERN AREA MAP SEC. 2-B  
BL



NOLAN P. CHIPMAN  
ATTORNEY AT LAW  
JEFFERSON BUILDING  
TOWSON 4, MARYLAND

SEP-6 1963

ZONING DEPARTMENT

September 9, 1963

Mr. John G. Rose  
Zoning Commissioner  
Baltimore County Office of  
Planning and Zoning  
County Office Building  
TOWSON 4, Maryland

Dear Mr. Rose:

Re: Petition for Reclassification  
for George H. Keseling & Sons  
483-57-R

Please withdraw the application for reclassification in the above entitled matter.

Very truly yours,  
Nolan P. Chipman,  
Attorney for George H. Keseling & Sons, Inc.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Inc.

Know we, George H. Keseling & Sons, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an... zone to a... zone; for the following reason:

B-L zone; for the following reason:

The zoning of this pr. prty by Baltimore County, Maryland, was in error and the classification of this property as R-6 is tantamount to confiscation of the property, and B-L zoning is a reasonable zoning for this property, and for other reasons to be shown at the hearing hereof.

As Attached Descriptions

Property is to be posted and advertised as prescribed by Zoning Regulations.

Know we, agree to pay expenses of above reclassification and such 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.

By: George H. Keseling & Sons  
Cecil J. Keseling, Legal Owner  
President

Address: 3314 Crowdon Road  
Baltimore 7, Maryland

Contract purchaser  
Nolan P. Chipman  
Attorney

Address: 408 Jefferson Bldg., Towson 4, Md.

ORDERED By the Zoning Commissioner of Baltimore County, this... day of... 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of September, 1963, at 11:00 o'clock A.M.

11:00 AM  
9/11/63  
10:00 AM

RE: PETITION FOR RECLASSIFICATION from R-6 to Z-1 and to "B-1" Zone S. E. Cor. Liberty Road and Fairview Ave., 2nd District George H. Keseling & Sons, Inc. Petitioner - No. 5740

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his petition and the matter is dismissed without prejudice.

John G. Rose  
Zoning Commissioner of Baltimore County

Date: 9/11/63

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

No. 17864  
DATE: 8/19/63

TO: Nolan P. Chipman, Esq.  
Jefferson Building  
Towson 4, Md.

BY: Zoning Department of Baltimore County

DEPARTMENT OR ACCOUNT NO.	DETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	UNIT PRICE	TOTAL AMOUNT DUE
01682	Petition for Reclassification for George H. Keseling & Sons, Inc.		50.00	
				50.00

8-1963 287 \* \* \* TIL - 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

No. 19298  
DATE: 9/6/63

TO: Nolan P. Chipman, Esq.  
Jefferson Building  
Towson 4, Md.

BY: Office of Planning & Zoning  
113 County Office Bldg.  
Towson 4, Md.

DEPARTMENT OR ACCOUNT NO.	DETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	UNIT PRICE	TOTAL AMOUNT DUE
01682	Cost of advertising and posting property of Geo. Keseling & Son		46.53	
				46.53

8-283 3411 \* \* \* TIL - 46.53

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.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2ND Date of Posting: Aug 24, 1963

Posted for: Henry Men Sep 9, 1963 at 11:AM. Reclassification from R-6 to B-L

Petitioner: George H. Keseling & Sons, Inc.

Location of Property: 3/4 Cr. of Liberty Rd. + Fairview Ave.

Location of Signs: 1/2 Liberty Rd. 3/4 Cr. of Fairview Ave.

Remarks: J. Stone

Posted by: J. Stone Date of return: Aug 27, 1963

1 sign

DUPLICATE  
OFFICE OF THE BALTIMORE COUNTIAN  
THE COMMUNITY NEWS  
Baltimore, Md

THE HERALD-ARGUS  
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

August 26, 19 63.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in the BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week successive weeks before the 26th day of August, 19 63 the same was inserted in the issues of August 26, 19 63.

August 26, 19 63.  
THE BALTIMORE COUNTIAN  
By: Paul J. Morgan  
Editor and Manager