

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hess of Harford, Inc., 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 a B-1, B-2, and B-6 zone to an Animal Hospital zone; for the following reason: To use property for an Animal Hospital; and 237.2

A Variance to Section 233.2 to permit an animal hospital 6 1/2 instead of the required 100' from a residential zone zone

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and or 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.

Hess of Harford, Inc.
BY: Bernard J. Madary, Jr., Esq.
Contract purchaser
Legal Owner
Address: 204 Courtland Avenue, Towson, Md.
Petitioner's Attorney
Address: 204 Courtland Avenue, Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 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 104, County Office Building in Towson, Baltimore County, on the 17th day of November, 1963, at 11:00 o'clock.

Bernard J. Madary, Jr., Esq.
Zoning Commissioner of Baltimore County

(6017)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and changes in character of the neighborhood

the above Reclassification should be had, and such other appearing that by reason of Variance requested to Section 233.2 of the Zoning Regulations of Baltimore County to permit an animal hospital 6 1/2 feet from a residential zone instead of required 100 feet.

It is ORDERED by the Zoning Commissioner of Baltimore County this 17th day of November, 1963, that the herein described property or area should be and the same is hereby reclassified, from a B-1, B-2, and B-6 zone to a Animal Hospital zone.

and after the date of this order, the variance requested to permit an animal hospital 6 1/2 feet from a residential zone instead of the required 100' should also be granted subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

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 17th 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 B-1, B-2, and B-6 zone; and/or the Special Exception for Animal Hospital zone; and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Description of the property at Jacksonville, 10th District, Baltimore County, Md. for the purpose of rezoning from B-1 and B-6 to all 21165 square feet to B-1 to be used to conduct an Animal Hospital in the name of Hess of Harford, Inc., Beginning for the rear at a wooden hub now set on the easternmost side of Md. Hwy. No. 145 at a distance of 36 feet measured at right angle to the center line of said Hwy. and at a distance measured along said side of said Hwy. 191 feet southeasterly from the later-portion of the easternmost side of Md. Hwy. No. 145. Running thence along the land occupied by the ESSO filling station S 53° 59' E 103.4' to a concrete box, heretofore set as a corner of the land occupied by the Baltimore Gas and Electric Company thence along the said Co. S 56° 01' E 100 feet to a concrete box, heretofore set, thence thence with a line parallel to the first line in this description and a distance of 100 feet measured thence at right angle S 33° 39' minutes W 329.6' to the wooden hub now set on the eastern side of the aforesaid Md. Hwy. 145 thence running along said Hwy. S 26° 48' W 116.3' to the place of beginning, containing 21165 square feet.

Surveyed and marked by

A. Alexis Rapp, Jr., Reg. Land Surveyor No. 643
Aug. 7, 1963
820 Allegheny Ave. Towson 4, Md.

Bernard J. Madary, Jr., Esq.,
204 Courtland Avenue,
Towson 4, Maryland

August 11, 1963

Dear Mr. Madary:

Petition for Reclassification and Variance, 12/5 Sweet Air Road 191' from Jacksonville Road (St. 116) Hess of Harford, Inc., Petitioner - No. 63-1299

Please to advise that this petition submitted with the above petition, was approved at the Office of Planning and Zoning on August 14, 1963.

If you are desirous of obtaining an amended plat, kindly forward two copies of the plat to the Office of Planning.

Very truly yours

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. W. G. Boga, Zoning Commissioner Date: October 21, 1963
FROM: Mr. George E. Javrelis, Deputy Director

SUBJECT: 63-1299, B-1 and B-2 to B-1, and a Variance to permit an animal hospital 6 1/2 feet from a residential zone instead of the required 100 feet. Northeast side of Sweet Air Road 191 feet from the center line of Jacksonville Road (St. 116). Being property of Hess of Harford, Inc.

10th District
RECEIVED: Tuesday, November 12, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-1 and B-2 to B-1 zoning, together with a variance to the setback requirements. It has the following advisory comment: make with respect to pertinent planning factors:

1. Ordinarily, the Planning staff would question the validity of B-1 zoning here. B-1 zoning however, is the first commercial zone within which animal hospitals are allowed. From a Planning viewpoint, it would appear that extension of the presently zoned commercial area to provide within the context of B-1 zoning an animal hospital is logical and meets a need for services which cannot be provided elsewhere in this area.

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

No. 20241

DATE: 11/12/63

TO: Bernard J. Madary, Jr., Esq. Chief Zoning Department of
204 Courtland Ave. Baltimore County
Towson 4, Md.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01/22		Advertising and posting of property for Hess of Harford, Inc.	16.00
		63-1299-W	
		11263 9329 * * * TIL -	8.00

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.

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

No. 20117

DATE: 9/17/63

TO: Bernard J. Madary, Jr., Esq. Chief Zoning Department of
204 Courtland Ave. Baltimore County
Towson 4, Md.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01/22		petition for Reclassification & Variance for Hess of Harford, Inc.	50.00
		11263 3846 * * * TIL -	5.00

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 25, 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., on October 25, 1963, before the 12th day of November, 1963, the 5th publication appearing on the 25th day of October, 1963.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

[illegible]

SITE PLAN
SCALE - 1" = 20'

SURVEY & TOPO BY A. A. RAPHAEL, TOLSON, MD. 12/13/63

PARKING SPACES REQD. 5
PARKING SPACES PROVD. 9

DRIVING AND PARKING
AREAS FOR CHURCH
DISTRICT SURVEYS.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 1/11/10

EXACT LOCATION OF CURB
TO BE DETERMINED.

CURE & DRIVER BY IN-
STALLED IN ACCORDANCE
WITH S.R.C. REGS.

MAY 12, 1968

ANIMAL HOSPITAL.

HESS & HARFORD, INC.

TO BE RELEASED TO DONALD E. MILES, DVM.
10TH DIST. JACKSONVILLE MD.

J. MAUDUIT BERRY
ARCHITECT
DUNCAN BLDG. VA-S-8369 TOWSON, MD.

