

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.

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	15.59
QUANTITY		559
Advertising and posting of property for Salvatore Ciomochetta 63-58		15.59
1-1363 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.

5941-RX
 63-58
 BALTIMORE COUNTY
 976 Baltimore Ave. - 20707 Mt. Airy - Baltimore, Md.
 12th

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 12 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.

Robert C. Gray
 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 12th day of July, 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

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: RD Date of Posting: 8/12/63
 Posted to: 1063 Chestnut Ave. Sept 9, 63. At 10:00 AM
 Petitioner: Salvatore Ciomochetta
 Location of property: 516 EASTERN AVE. 25.07 NE. OF 48th St.
 Location of Sign: 711 1/2 N. 3rd St. from 711 to 715 on N. 3rd St. at 10:00 AM
 Remarks: 1700 sq. ft. in rear of property. 100 sq. ft. in front of 1063 Chestnut Ave. 100 sq. ft. in front of 1063 Chestnut Ave.
 Posted by: Robert C. Gray Date of return: 8/12/63

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 7, 1963 before the 20th day of September, 1963, the first publication appearing on the 21st day of August, 1963.

THE JEFFERSONIAN
Robert C. Gray
 Manager

Cost of Advertisement, \$ _____

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

No. 19209
 DATE 7/22/63

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

BL-122 Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	50.00
QUANTITY		5000
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.

Robert C. Morris, Reg. Surveyor
 Old Court Road, Baltimore 7, Md.
 July 6, 1963 #5941RX
 63-58
 MAP #12
 #12
 #12
 BL-X
 8/12/63
 Robert C. Morris, Reg. Surveyor, No. 759

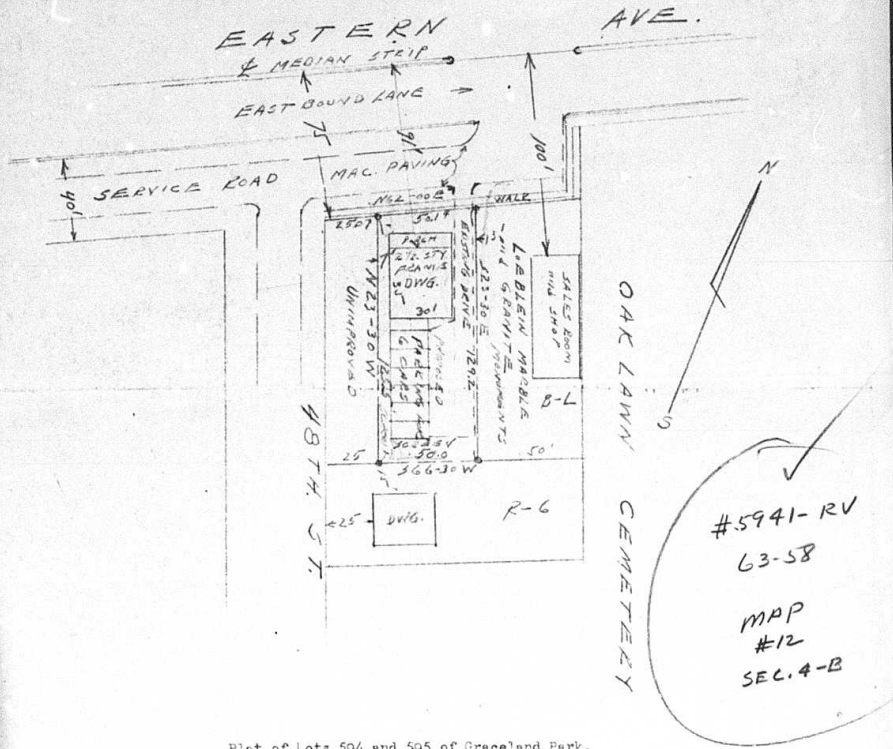
BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Ross, Zoning Commissioner Date: August 30, 1963
 FROM: Mr. George E. Carvill, Deputy Director
 #5941-RX
 SUBJECT: 63-58-RX, R-6 to BL and Special Exception for Living Quarters in a Commercial Building, South side of Eastern Avenue 25.07 feet West-east 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 petitioner to combine ingress and egress to off-street parking with the adjacent property owner.



#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.

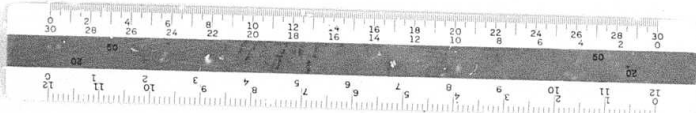
Owner, Salvatore G. Cianchetta, Add. 7203 Eastern Ave.

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

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. 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 R-6 zone to a 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: Cecil H. Keseling
Cecil H. Keseling, Legal Owner
President

Address: 3314 Crowdon Road
Baltimore 7, Maryland

Contract purchaser
Nolan P. Chipman
Nolan P. Chipman
Address 408 Jefferson Bldg., Towson 4, Md.

ORDERED By the Zoning Commissioner of Baltimore County, this 16th day of June, 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 19th day of September, 1963, at 11:00 o'clock A.M.



RE: PETITION FOR RECLASSIFICATION from R-6 to B-L zone to "B-L" 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: 8/11/63

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.

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

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	UNIT PRICE	TOTAL AMOUNT DUE
01.682	Petition for Reclassification for George H. Keseling & Sons, Inc.	50.00	460.53
01.682	Cost of advertising and posting property of Geo. Keseling & Sons	50.00	460.53

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

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.

BILLED BY: Zoning Department of Baltimore County

DEPARTMENT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	UNIT PRICE	TOTAL AMOUNT DUE
01.682	Petition for Reclassification for George H. Keseling & Sons, Inc.	50.00	500.00

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.

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 that it is to say 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