

RE: PETITION FOR RECLASSIFICATION
FROM AN R-6 ZONE TO A B-L ZONE,
SPECIAL EXCEPTION FOR A
GASOLINE SERVICE STATION,
AND
SPECIAL HEARING TO PERMIT
PARKING IN A RESIDENTIAL ZONE,
N/4 CORNER KENWOOD AVENUE AND
HAZELWOOD AVENUE
14th District
Minna B. Dreher, et al
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 64-155-RX-SPH

MAP
H11414A
BL-X

OPINION

This matter comes before the Board of Appeals on the appeal of Minna B. Dreher, et al, who seek reclassification from R-6 to B-L of approximately 8.9 acres on the southwest corner of Kenwood and Hazelwood Avenues in the Fourteenth Election District of Baltimore County. The petitioners are also seeking a special exception for a gasoline service station for a small portion of the subject tract consisting approximately eight-tenths of an acre, being that portion on the extreme southwest corner as indicated on petitioners' exhibit #1, and a special hearing to permit parking in a residential zone.

The petitioners have not requested reclassification from R-6 to B-L of that strip bordering on Hazelwood Avenue from the extreme western boundary line of the subject property, running approximately 388 feet in an easterly direction and having a depth of approximately 100 feet. The petitioners propose to use this area solely for parking in conjunction with the over-all commercial use of the property and have, therefore, asked for the special hearing to permit parking in this area which is to remain residential.

The subject property is presently a large open field on which exist about three old wood frame structures, dating back as far as seventy-five years (see petitioners' exhibits 4-D, 4-E and 4-F). The property is bounded on the north by a six acre tract owned by the brother of Mrs. Dreher on which there exists a cottage with a printing operation in the basement; to the west there is a vacant field consisting eight or nine acres; to the south exists a gasoline service station with a beauty parlor behind it, and running in a southerly direction along Kenwood Avenue from the aforesaid gasoline service station is a strip containing several service stations and other commercial operations; the property to the east of the subject tract is presently zoned R-6 and there is a house just across the street and to the south of the subject property.

The petitioners presented testimony showing a proposal to improve only about one half of the subject tract for commercial use at this time (see petitioners' exhibit #1). The plans provide for the construction of a gasoline service station, a super-market, and four other retail stores, the architecture of all the aforesaid buildings to be of a colonial design.

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The Board finds, from testimony and exhibits presented, that numerous reclassifications from residential to commercial have been granted within a two block radius of the subject property since the adoption of the land use map on January 2, 1945, and that these reclassifications have substantially changed the character of the neighborhood so as to justify the reclassification from R-6 to B-L of the subject property.

Certain residents of the area who appeared to testify before the Board expressed the fear that an increase in traffic would result from the proposed shopping center so as to endanger the safety of the residents along Hazelwood Avenue and Kenwood Avenue. One of the witnesses indicated that there were no sidewalks along Kenwood Avenue to the north of Hazelwood Avenue and that a child had been killed as a result of a traffic accident in this area of Kenwood Avenue approximately two years ago. It is the finding of the Board that traffic has decreased greatly along Kenwood Avenue since the opening of the Baltimore County Beltway, which has served to reduce the use of Kenwood Avenue as a highway for commuters, and that the required widening of the road and installation of curb and gutter along the perimeter of the shopping area, together with the proposed grading of the subject property for the establishment of the shopping center, would serve to alleviate any possibility of traffic hazards. There was also adequate testimony by a qualified traffic engineer that the establishment of the shopping center would not overload Kenwood and Hazelwood Avenues beyond their capacities, and that adequate sight distances exist at the point of the proposed entrances to the shopping area along Kenwood and Hazelwood Avenues so as not to create traffic safety problems as a result of entering or leaving the shopping center.

As far as the granting of the special exception for the gasoline service station is concerned, it is the feeling of the Board that, in addition to the testimony as to traffic discussed in the preceding paragraph, the petitioners have satisfied by affirmative testimony all of the requirements of Section 302.1 for the granting of a special exception.

In addition to the finding of substantial changes in the character of the neighborhood sufficient to justify reclassification, it is also the feeling of the Board that the general character of the area in question, because of the existence of other retail services and because of other large tracts available for residential development, makes the subject property an appropriate site for the location of just such a shopping center complex as the petitioners propose. The Board also feels that the area to be retained in the R-6 classification should be used for parking as proposed by the petitioners and imposes, as one of its conditions for the granting of the special exception, that the screening, indicated on petitioners' exhibit #1 along the Hazelwood Avenue perimeter of the residential parking area, be established and maintained at a minimum height of four (4) feet. In addition to the foregoing, the following conditions and restrictions are imposed upon the special exception for the use of the area designated on petitioners' exhibit #1 as a gasoline service station:

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N/4 CORNER KENWOOD AVENUE AND
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BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
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1. That the buildings' architecture and construction be of a colonial design as indicated by the petitioners' testimony
2. That entrances and exits to and from the service station be in compliance with County and State regulations
3. That no light poles be erected on the Hazelwood Avenue side of the proposed gasoline filling station at any point further than fifty (50) feet west of the eastern most boundary line of the subject property as indicated on petitioners' exhibit #1

For the above stated reasons the reclassification from an R-6 zone to a B-L zone, the special exception for a gasoline service station, and the special permit for parking in a residential zone are hereby granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29 day of June, 1965 by the County Board of Appeals, ORDERED that the reclassification, the special exception, and the special permit petitioned for, be and the same are hereby granted, subject to the aforementioned restrictions.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

R. Bruce Alderman
R. Bruce Alderman, Acting Chairman
W. Glen Ficker
W. Glen Ficker
John A. Slawit
John A. Slawit

RE: PETITION FOR RECLASSIFICATION
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No. 64-155-RX-SPH

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HONORABLE JOHN G. ROSE
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

Re: Petition for Reclassification, Special Exception for gasoline service station and Special Hearing to permit parking in a residential zone - NW corner Kenwood and Hazelwood Avenues - 14th District; Minna B. Dreher, et al., Petitioners No. 64-155-RXSPH

Mr. Commissioner:

Please enter an Appeal to the Baltimore County Board of Appeals from the decision of the Deputy Zoning Commissioner of June 5, 1964, denying the above captioned Petition.

Enclosed herewith is check in the amount of \$70.00 to cover costs of filing said Appeal.

Very truly yours,

Charles D. Grace
Charles D. Grace, Jr.
Attorney for Petitioners

ACHU rmd
Encl.

RE: PETITION FOR RECLASSIFICATION
FROM AN R-6 ZONE TO A B-L ZONE,
SPECIAL EXCEPTION FOR A
GASOLINE SERVICE STATION AND SPECIAL
HEARING TO PERMIT PARKING IN A
RESIDENTIAL ZONE, NW CORNER KENWOOD
AND HAZELWOOD AVENUES - MINNA B.
DREHER et al - Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 64-155-RX-SPH

MAP
H11414A
BL-X

The petitioner's property consists of some 10 acres of land situated on the southwest corner of Kenwood and Hazelwood Avenues. The petitioner has requested B.L. zoning with a Special Exception for a gasoline service station and also a Special Hearing to permit parking in an R-6 zone. The plans provide for the construction of a gasoline service station, super market, and four retail stores. Homes in the immediate neighborhood range from \$45,000.00 to \$125,000.00 in price. There was fear expressed by the protestants in attendance at the hearing that commercial development in this location would greatly depreciate the surrounding property values and aggravate and intensify an already serious traffic hazard on Kenwood Avenue. The Deputy Zoning Commissioner was impressed with the sincerity of all the protestants who testified.

The petitioner did not contend the subject tract was not suitable for development in its present R-6 zone. Instead, he relied on changes in the neighborhood to justify its reclassification. Testimony revealed that on the eastern side of the subject tract across Kenwood Avenue is a vacant lot consisting of eight acres, on the north side is a small house, on the west is vacant land and southerly across Hazelwood Avenue are a service station and beauty shop. There was testimony presented to show there have been numerous changes from residential to commercial within a two block radius on the east side of Kenwood Avenue as well as the west side of Kenwood Avenue. However, it is significant to note that most of these commercial reclassifications occurred before the intensification of residential developments in the immediate neighborhood.

There was substantial testimony from the protestants describing the traffic conditions on Kenwood Avenue and Hazelwood Avenue. Kenwood Avenue has 20 feet of paved roadway and Hazelwood Avenue has 36 feet of paved roadway. There was testimony that there are no sidewalks on Kenwood Avenue north of Hazelwood Avenue. It was also pointed out that Kenwood Avenue is curved at the location of the proposed shopping center. Mr. John Duerr, Engineer for the State Roads Commission, questioned traffic access is only 35 feet from the intersection of Kenwood Avenue and Hazelwood Avenue and the entrance to the proposed shopping center is only 100 feet of traffic to gain entrance to the center. At least one child has been killed on Kenwood Avenue in the last ten or so months. The portion of Kenwood Avenue is traversed by numerous school children traveling to and from school.

There was additional testimony that the shopping facilities in the immediate area satisfactorily meet the needs of the residents, and they could see no need for construction of another shopping center.

Before rezoning can be granted, the burden is on the petitioner to show either an error in the original zoning map or a substantial change in the character of the neighborhood to justify the rezoning sought. A change in conditions may justify a reclassification of a particular property but it does not necessarily compel it. Even as in the original zoning, rezoning must be in the general public interest for the health, safety and general welfare of the community as well as the individual interest of the land owner. (See Haff vs. Board of Zoning Appeals, 131 Maryland 18 and Farnace French Land Company vs. County Commissioners of Anne Arundel County, Court of Appeals of Maryland, September term 1963; filed November 5, 1963.)

In view of the existing traffic hazard in the general neighborhood, it is the opinion of the Deputy Zoning Commissioner that to grant the zoning hereby requested would not be in the general public interest for the promotion of the health, safety and general welfare of the community.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5 day of June, 1964, that the above Reclassification and request for a Special Exception and Special Parking Permit are hereby DENIED. The above described property or area be and the same is hereby continued as to remain an R-6 Zone.

Edward D. Hardy
Edward D. Hardy
Deputy Zoning Commissioner
of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Minna B. Dreher and Lutheran Social Service, Inc., legal owner, of the property situate in Baltimore County and which is described in the descriptions 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 an B-L zone; for the following reasons:
1. Change in character of neighborhood.
2. Error in original map.

✓ And for Special Hearing to permit parking in a residential (R-6) 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 a gasoline service station.

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.

Longview, Incorporated
Rev. William A. Biermann, Contract Purchaser
Pres. 508 Surrey Road
Address 111 Hazelwood & Kenwood Avenues, (6)
507 Park Avenue (1)
A. Owen Hennegan, Jr., Petitioner's Attorney
Address 406 Jefferson Building (4)
Valley 5-7900
Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 30th day of April, 1964, 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 10th day of June, 1964, at 1:00 o'clock P.M.

John A. Slawit
John A. Slawit
Zoning Commissioner of Baltimore County

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGANY AVENUE
TOWSON, MD. 21204
VALLEY 8-0000

DESCRIPTION FOR ZONING

BEGINNING FOR THE SAME at or near the center line intersection of Kenwood Avenue (40 feet wide) and Hazelwood Avenue at the end of the fourth line of that tract of land which by deed dated February 23, 1950 and recorded among the Land Records of Baltimore County in Liber C.L.B. #2169 folio 313 etc. was conveyed by August M. Roth to Minna B. Dreher thence binding in or near the bed of Hazelwood Avenue and running with and binding on part of the fifth line of said conveyance North 79 degrees 15 minutes West 238 feet more or less thence leaving Hazelwood Avenue and running for lines of division the two following courses and distances:
1. North 10 degrees 45 minutes East 130 feet more or less and
2. North 79 degrees 15 minutes West 388 feet more or less to intersect the sixth line of said conveyance thence running with and binding on part of the sixth and last lines of said conveyance the two following courses and distances:
1. North 3 degrees 30 minutes East 660 feet more or less and
2. South 65 degrees 45 minutes East crossing over Kenwood Avenue 803.55 feet more or less thence running with and binding on the first through the said fourth lines inclusive of said conveyance and running to or binding in or near the right of way of Kenwood Avenue the four following courses and distances:
1. South 20 degrees West 41.25 feet more or less,
2. North 20 degrees West 107.25 feet more or less,
3. South 23 degrees West 231 feet more or less and
4. South 12 degrees 31 minutes West 198 feet more or less to the place of

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHANY AVENUE
TOWSON, MD. 21204
VALLEY 8-8080
-2-

beginning.

CONTAINING 8.9 Acres of land more or less.

This description is compiled from deeds and not an actual survey.

BEING part of that tract of land which by deed dated February 23, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2169 folio 313 etc. was conveyed by August M. Roth to Minna B. Dreher.

SUBJECT to Kenwood Avenue 40 feet in width as conveyed by Robert L. Roth et al to State Roads Commission of Maryland in two deeds recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. #955 folio 503, 504, 505 and 506 and shown on State Roads Commission of Maryland's Plat Nos. 1540 and 1541.

SUBJECT, also, to that part of Hazelwood Ave. as traveled and maintained for public use.

4/13/64

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHANY AVENUE
TOWSON, MD. 21204
VALLEY 8-8080

SPECIAL EXCEPTION

BEGINNING for the same at or near the center line intersection of Kenwood Avenue and Hazelwood Avenue at the end of the fourth line of that tract of land which by deed dated February 23, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2169 folio 313 etc. was conveyed by August M. Roth to Minna B. Dreher thence binding in or near the bed of Hazelwood Avenue and running with and binding on part of the fifth line of said conveyance North 79 degrees 15 minutes West 182 feet more or less, thence for lines of division North 10 degrees 45 minutes East 195 feet more or less to a point that will be 150 feet measured at right angles to the future right of way line of Hazelwood Avenue and 150 feet measured at right angles to the right of way line of Kenwood Avenue, thence Southeasterly 188 feet more or less to the bed of Kenwood Avenue and to the last line of said conveyance thence binding in or near the bed of Kenwood Avenue and running with and binding on part of said last line South 12 degrees 31 minutes West 176 feet more or less to the place of beginning.

CONTAINING 0.8 Acres of land more or less.

This description compiled from plats and deeds and not an actual survey.

BEING part of that tract of land which by deed dated February 23, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2169 folio 313 etc. was conveyed by August M. Roth to Minna B. Dreher.

4/13/64

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHANY AVENUE
TOWSON, MD. 21204
VALLEY 8-8080
-2-

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4/13/64

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHANY AVENUE
TOWSON, MD. 21204
VALLEY 8-8080
R-6 ZONED

BEGINNING for the same at a point in or near the bed of Hazelwood Avenue distant 238 feet more or less measured Northwestwardly from the center line intersection of Hazelwood Avenue and Kenwood Avenue and along the fifth line of that tract of land which by deed dated February 23, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2169 folio 313 etc. was conveyed by August M. Roth to Minna B. Dreher, thence binding in or near the bed of Hazelwood Avenue and running with and binding on part of said fifth line North 79 degrees 15 minutes West 367.55 feet more or less thence leaving Hazelwood Avenue and running with and binding on part of the sixth line of said conveyance North 3 degrees 30 minutes East 132 feet more or less thence leaving said line and running for lines of division the two following courses and distances: South 79 degrees 15 minutes East 388 feet more or less and South 10 degrees 45 minutes West 130 feet more or less to the place of beginning.

CONTAINING 1.1 Acres of land more or less.

This description compiled from deeds and not an actual survey.

BEING part of that tract of land which by deed dated February 23, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2169 folio 313 etc. was conveyed by August M. Roth to Minna B. Dreher.

4/15/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 14, MARYLAND

May 5, 1964

Petition for Reclassification
A Special Exception for
SUBJECT: Minna B. Dreher, et al

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

No comments from the following Departments: Office of Planning & Zoning, Traffic Department, Bureau of Engineering Redevelopment Commission, Industrial Development, Buildings Department, Board of Education.

Health Department Comments: This property must be tied into Public Utilities.

State Roads Commission Subject to review and approval by this Office.

Fire Department: See attached comment.

Yours very truly,

James E. Byers
Chief of Permit and Petition
Processing

BALTIMORE COUNTY, MARYLAND

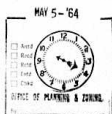
INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Byers, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinecke
Fire Bureau
SUBJECT: Minna B. Dreher, et al
NW corner of Kenwood & Hazelwood Ave.
District 14 - 5/1/64

Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual, 1961 edition. Spacing of hydrants in a B.L. zone is 300 feet apart as measured along an improved road and the National Board of Fire Underwriters for the structures involved.

Contact Capt. Paul H. Reinecke at Valley 5-7310 for further information.

PMR/bhr



BALTIMORE COUNTY, MARYLAND

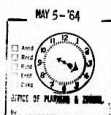
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Contact Capt. Paul H. Reinecke at Valley 5-7310 for further information.

PMR/bhr



- Case of Burman - 64-155RX SPH
BIERMAN - ZONING VIEW, INC. Jan 1, 1945
P27. 843
- 2463 - Pat Vecchio petitioner
West side of Kenwood Ave. 150' south of Hazelwood Ave.
From R-6 to BL (A to E)
196.35' frontage, depth of 200'
Granted February 4, 1953 by Zoning Commissioner No Appeal
 - 2803-5 Pat Vecchio petitioner
Permit for service station granted on 7 of December 1953 by Zoning Commissioner No Appeal
 - 1349 Frederick Hellwig, Jr. petitioner
West side of Kenwood Ave. from Golden Ring Road to Wayburn Ave.
From R-6 to BL (A to E)
662.8 frontage, depth of 215'
Granted on Jan. 5, 1949 by Zoning Commissioner No Appeal
 - 1043 Melvin Windisch petitioner
Southwest corner of Kenwood Ave. & Corkley Road
From R-6 to BL (A to E)
Granted Oct. 10, 1947 by Zoning Commissioner No Appeal
 - 4569 RX John Ogler petitioner
East side of Kenwood Ave. South side of Golden Ring Road
From R-6 to BL Zone plus a S.E. for service station
Granted February 10, 1959 by Zoning Commissioner No Appeal
 - 749-5 Frederick Hellwig petitioner
East side of Kenwood Ave. South side of
From R-6 to BL (A to E)
Granted by Board of Appeals on 14 December, 1946 No Appeal
Entire Block as shown on map
 - 6438-R Carl N. Burroughs petitioner
East side of Kenwood Ave. South of Hellwig Ave.
From R-6 to BL (50' x 142.8')
Granted August 5, 1964 by Zoning Commissioner No Appeal
(Planning says in accord with land use studies)

No Appeal

No Appeal

TO: Mr. John G. Reed, Zoning Commissioner Date: May 22, 1964

FROM: Mr. George E. Gavrelli, Acting Director

SUBJECT: 461-155-100-SPR. Special Exception for Gas Station and Special Hearing to permit parking in a residential zone. Northeast corner of Kempsford Avenue and Hazelwood Avenue. Being property of Minna B. Dreher and Lutheran Social Services of Maryland Inc.

14th District

HEARING: Monday, June 1, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning and has the following ~~xxxxxx~~ advisory comment to make with respect to pertinent planning factors:

1. The proposal for commercial zoning here is not in accordance with planning studies for comprehensive rezoning of this area

Residential changes not noted as to zoning
for higher density F.P.R.

GFG:bm


JOHN G. ROSE
Commissioner

District 14th Date of Posting 6/17/64
 Posted for Mrs. B. Strakey et al
 Petitioner: Mrs. B. Strakey + Hazelwood One
 Location of property Mrs. GOR. Kennwood
 Location of Sp. 2000 on Hazelwood Ave. approx. 600 ft. from
Kennwood Ave. and approx. 100 ft. on property
between on Kennwood Ave. approx. 600 ft. from
Sp. 2000 Date of return 6/5/64
 Posted by Robert C. Baile
agent
relayed Ave. and approx. 100 ft. on property

[illegible]

64-155
R45PH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Date of Posting: 5/16/64

District: 14

Posted to: Thomas M. Jones at 1:00 P.M.

Position: Municipal Commissioner

Location of property: 410 E. Kennedy - Hagerstown Ave.

To: Don Kennedy 30' from
Location of Sign: Don Kennedy 30' from
Haywood Ave. and approx. 20' back on Haywood Ave.
Remarks: Each sign on approx. 25' apart (3)
Posted by: Richard D. Phillips Date of return: 5/16/64
Signature: (3) on Haywood at
Jones on Francis Howard Ave.
on approx 60' from Kennedy Ave. and approx. 20' from
on Haywood Ave. and approx. 35' apart and
on Francis Howard Ave.

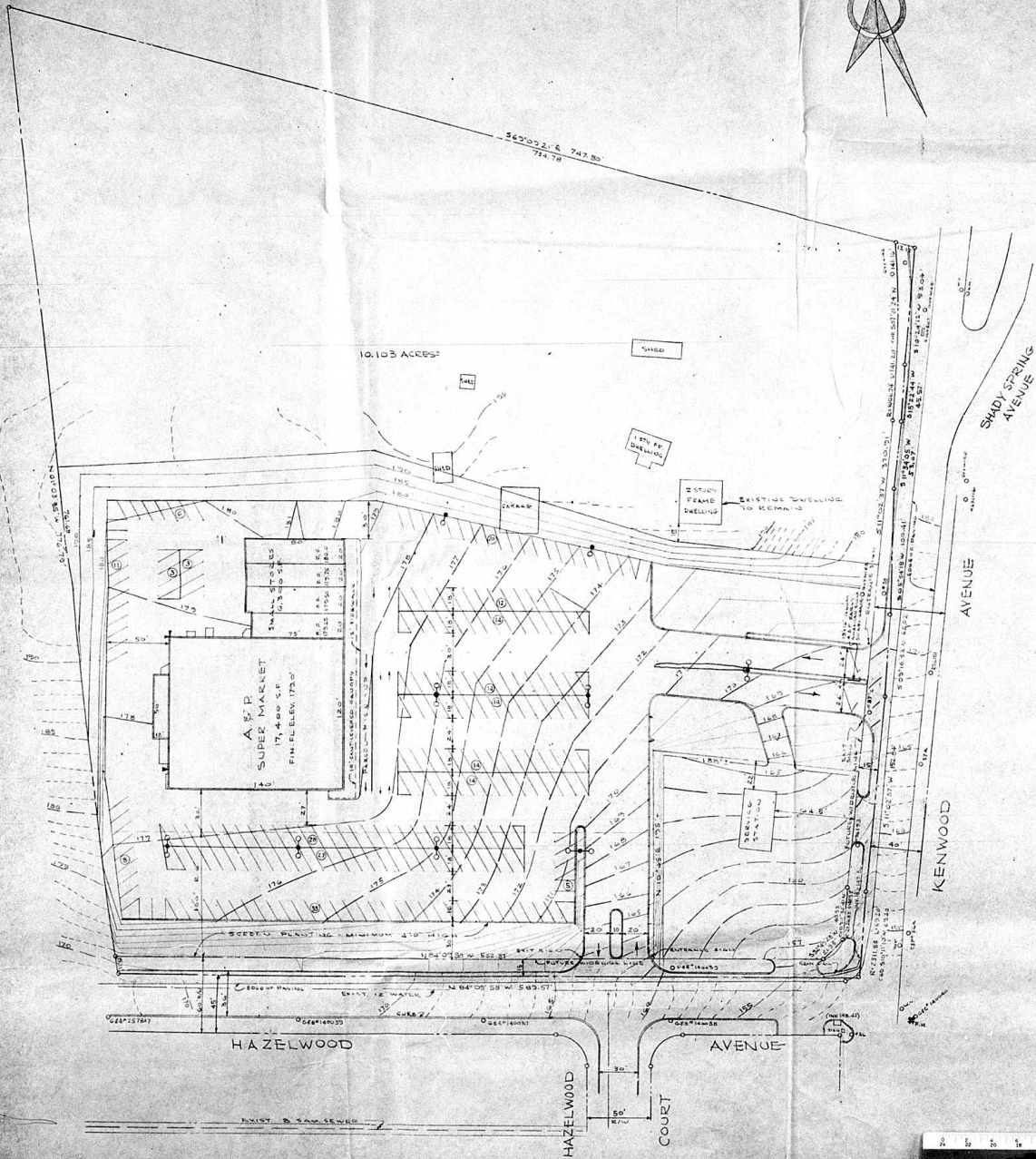
TELEPHONE RIS-3000	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON 4, MARYLAND	No. 29912	DATE 4/9/68
TO: Stephen W. Kambathuk 6823 Homestead Avenue Beltsville, Md. 21036	BILLED BY	County Board of Appeals (Closing)	
REPORT TO ACCOUNT NO. 01.712	DELIVER UPON RECEIPT AND RETURN WITH YOUR REMITTANCE		FORM 1000 6-1-68
QUANTITY	COST		UNIT
Cost of Veritas Copies - Zoning File No. 64-188-XX-SPN			\$ 1.00
2	PAID - To Veritas Copies, MD. - Office of Finance		
	b-845 6869 • 29912 TIP-		1.00

TELEPHONE 433-3000		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON 4, MARYLAND		No. 23336
TO: Waters, Kenneth, Orleans & Mount 100-468 Jefferson Building Atlanta, Ga.		BILL TO: Seating Department of Baltimore County		DATE: 7/1/54
ORDER NO. 06482		TOTAL AMOUNT DOLLARS 50.00 CENTS		
PAY TO THE ORDER OF MD		EXACTLY UPPER SECTION AND PAYEE WITH YOUR REMITTANCE		
QUANTITY		Description for Inclusion, Exclusion, Special Remission and Special Hearing		
1		For Hans R. Becker, et al MD - Baltimore County vs. City of Pikesville		
4-1764 2533		23336* TTP-		50.00
4-1764 2533		23336* TTP-		50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND FOR RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND				

[illegible]

TELEPHONE EX-3030	BALTIMORE COUNTY, MARYLAND INVOICE OFFICE OF FINANCE Date of Collection and Month TOWSON, MARYLAND	No. 23278 DATE <i>Feb 14 1934</i>
TO A. C. Smith, Esq., Mayor 1000 Lexington Building Towson, Md.	Office of Treasurer & Comptroller 100 County Office Building Towson, Md.	
PAYEE COUNTY	PAID BY CHECK NO. 04-482 CASH TOTAL DOLLARS, DIMITS AND CENTS WITH YOUR RECEIPTANCE	TOTAL DOLLARS CENTS
Cash of deposit - <i>Transfer of Money by Bank</i> No. 44-555-2326	<i>1000 -</i> 4-1064 5523 = 23278 1/10- 4-1064 2523 = 23278 1/10- 7000	7000
BOTH DEBIT AND CREDIT PAYABLE TO BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR RECEIPTANCE.	88	

[illegible]



SUMMARY

TOTAL AREA TO BE DEVELOPED AT THIS TIME	220,550	S.F.
AREA OF SERVICE STATION SITE (GRADING ONLY AT THIS TIME)	24,870	S.F.
AREA OF SHOPPING CENTER SITE	20,100	S.F.
BUILDING AREA	25,790	S.F.
PAVED AREA	21,878	S.F.
PLANTING & FLORE AREA	47,544	S.F.
PAVED AREA TO BUILDING AREA	127,740	S.F.
TOTAL NO. OF PARKING SPACES	226	

NOTE:
The location of the vending machine will be as shown on this plan only.

J. L. Larkin
J. L. Larkin

Plan 2 of 2
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. B. Burt*
DATE: 8/26/66
Subject to extension of median
as shown in red on plan

DATE	REVISION	BY
8/26/66	1	W. B. Burt

A & P SMALL STORES
KENWOOD & HAZELWOOD AVES.
BALTIMORE CO. - MARYLAND

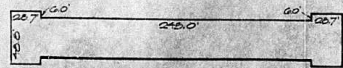
CHARLES R. SCHVETTER CO., INC.
CONTRACTORS & BUILDERS
300 S. MOUNTAIN STREET BALTIMORE, MARYLAND

SCALE: 1" = 40'-0"
DRAWN BY: J. L. Larkin

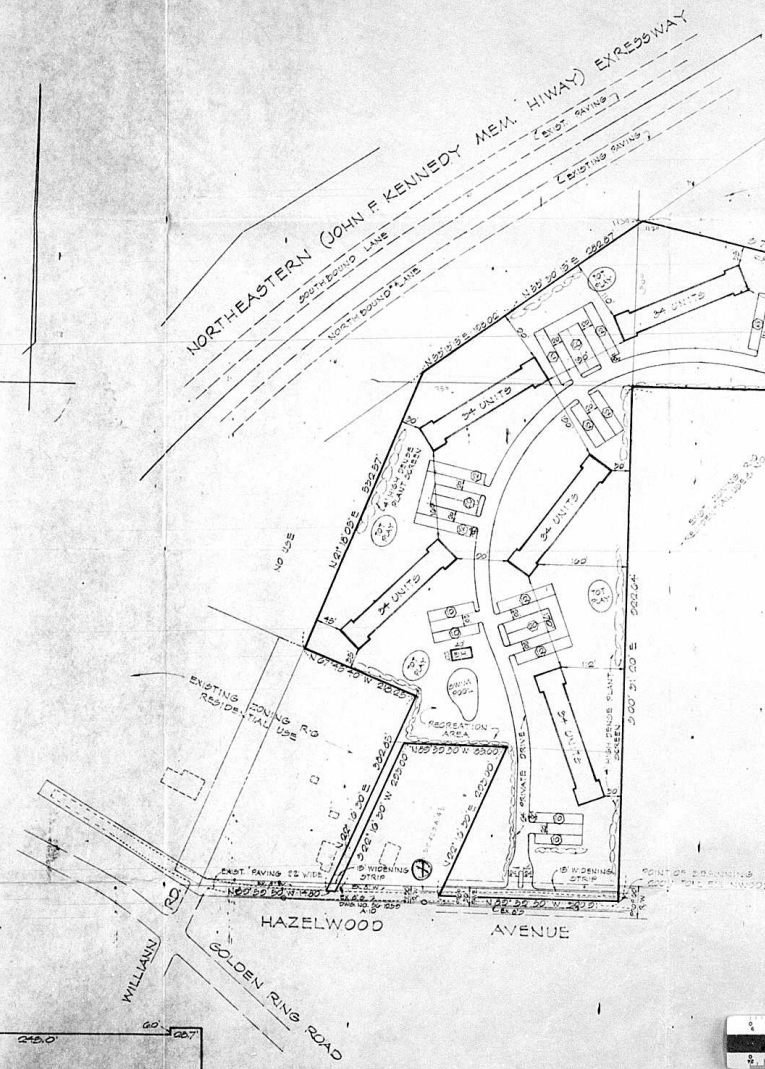


PLOT PLAN

DESIGN: GSA
DRAWN: T.P.
CHECK: R.L.B.

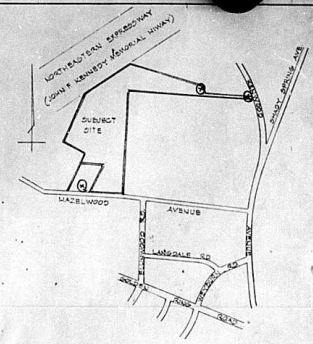


TYPICAL 34 UNIT BUILDING
SCALE 1"=50'



GENERAL NOTES & DENSITY CALCULATIONS

TOTAL ACRES OF TRACT	10.004 AC ±
PRESENT ZONING OF TRACT	R-6
PRESENT USE OF TRACT	NO USE
PROPOSED ZONING OF TRACT	R-4
PROPOSED USE OF TRACT	GARDEN APTS.
GROSS RESIDENTIAL ACRES	1.004 AC ±
NET RESIDENTIAL ACRES	0.874 AC ±
GROSS RESIDENTIAL DENSITY	4.79
NET RESIDENTIAL DENSITY	10.12
TOTAL NO. RES. UNITS PERMITTED	601
TOTAL NO. RES. UNITS PROPOSED	604
TOTAL NO. PARKING SPACES REQUIRED	604
TOTAL NO. PARKING SPACES PROPOSED	200



LOCATION PLAN
SCALE 1"=200'

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY
VICINITY OF
HAZELWOOD AVENUE & KENWOOD AVENUE

14TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=100' DECEMBER 2, 1984



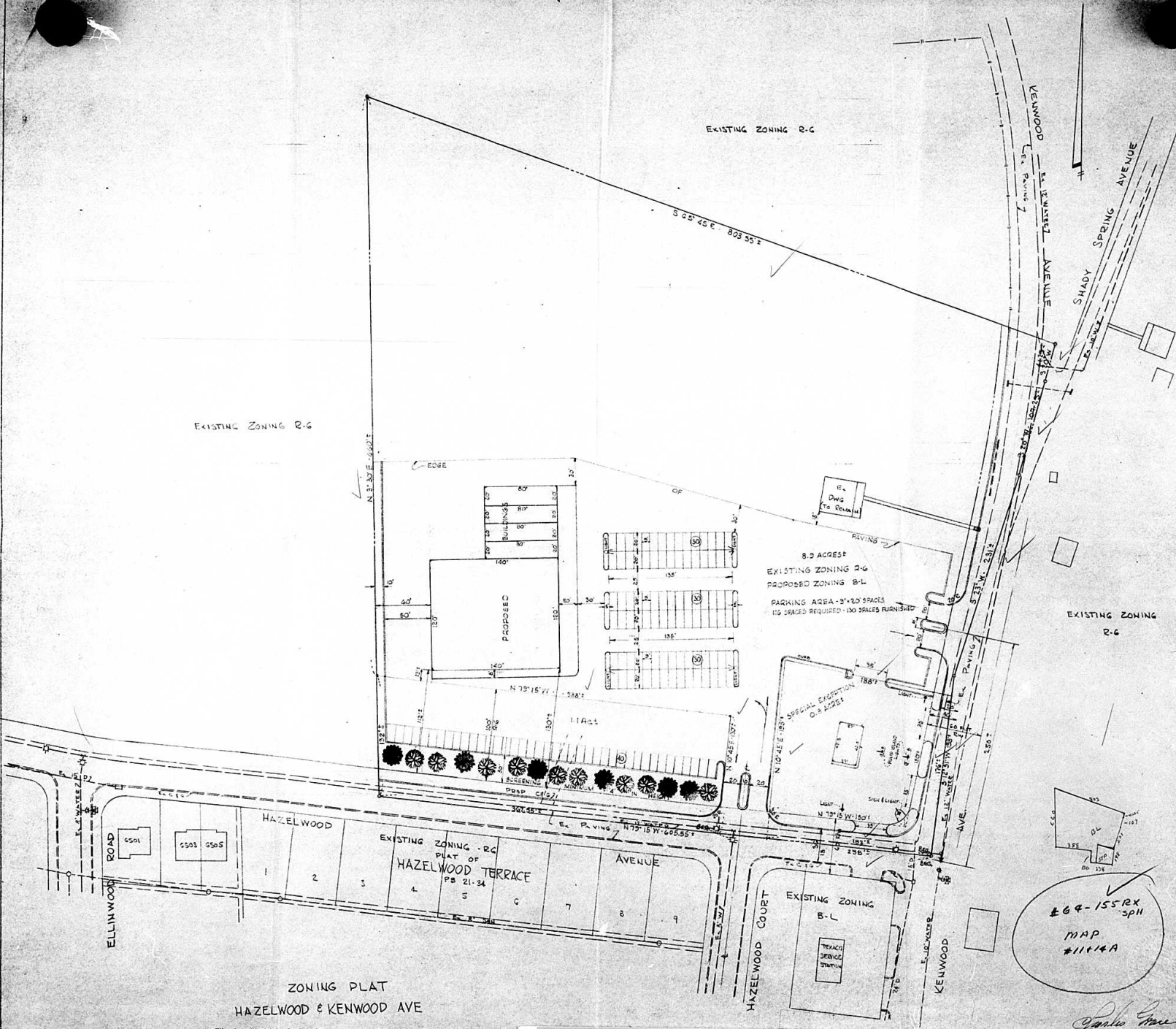
MATZ, CHILDS & ASSOCIATES
2120 N. CHARLES STREET
BALTIMORE, MARYLAND 21206



EXISTING ZONING R-6

EXISTING ZONING R-6

EXISTING ZONING R-6



ZONING PLAT

HAZELWOOD & KENWOOD AVE

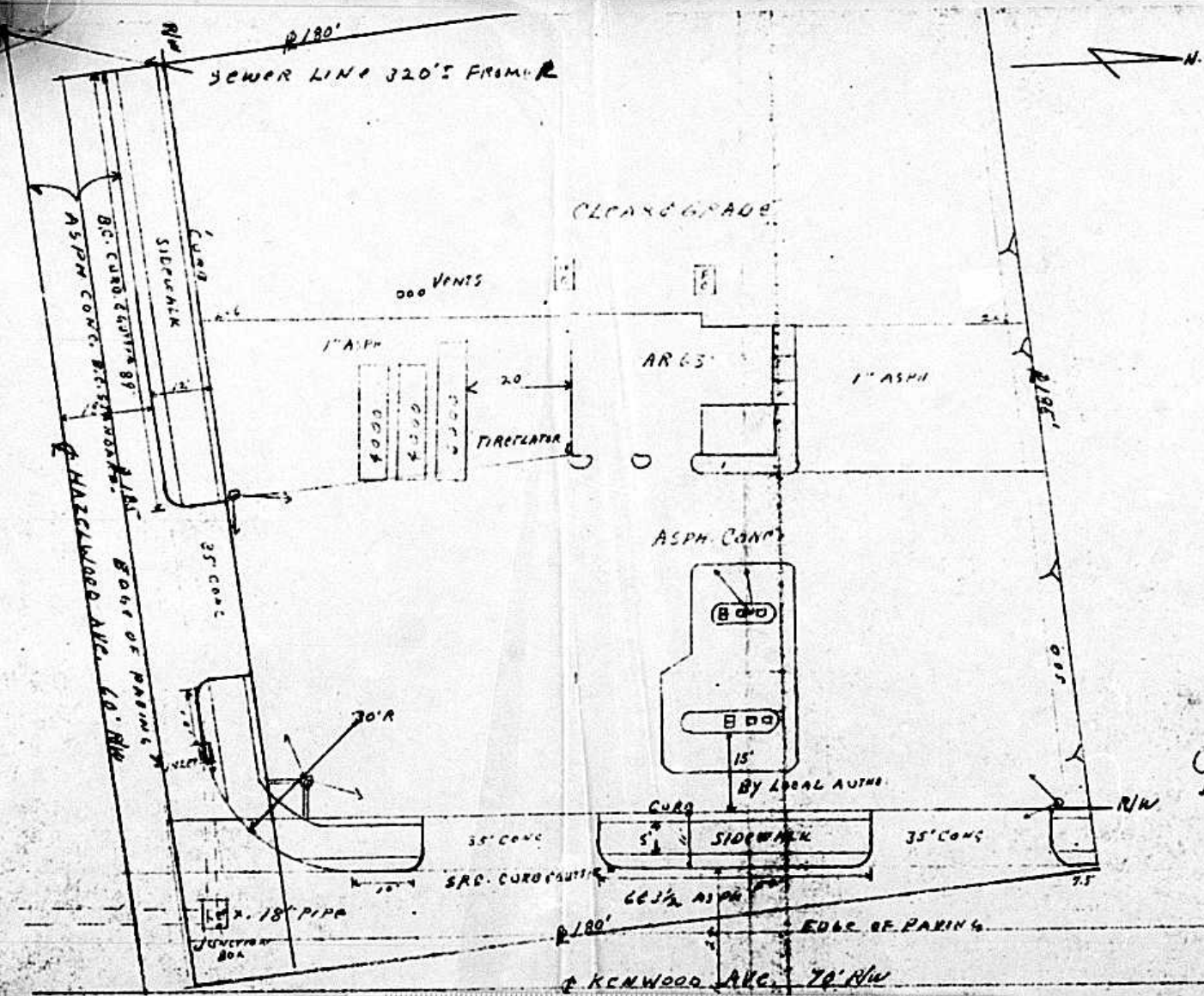
14TH ELECTION DISTRICT
SCALE 1" = 50'

BALTO COUNTY, MD
FEBRUARY 20, 1964
REV. APRIL 15, 1964



#64-155RX
SPH
MAP
#1114A

CHARLES D. GRACE
ENGINEER & SURVEYOR
111 BALTIMORE AVE.
TOWSON 4, MD.



Sam 4/16
D.C. 4/16
J.M. 4/16

✓
#64-155-RX
SP11
MAP
#11+14A