

RE: PETITION FOR RECLASSIFICATION
of property of The Ca-Jo Land
Company, NE/C J.F. Kennedy Memorial
Highway and Chesaco Ave., 15th Dist.
Petition No. 65-118-RX

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his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

[Signature]
Zoning Commissioner of
Baltimore County

Date: May 6, 1964

THE LOYOLA BLIDS
TOWSON, MD. 21204

LAW OFFICES
W. LEE HARRISON

December 22, 1964

John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification for The Ca-Jo Land Company
#65-118-RX

Dear Mr. Rose:

Please withdraw the above captioned Petition without prejudice.

Very truly yours,

[Signature]
W. Lee Harrison



PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Ca-Jo Land Company, 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,
herby 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 R-4 zone; and (2) for the following reasons:

Error in the original zoning and genuine change in conditions

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.

THE CA-JO LAND COMPANY

Contract purchaser By *[Signature]* President Legal Owner
Address Address Weyburn & Burnfield Rd. #6

Petitioner's Attorney Protester's Attorney
Address 825-13-2004 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day
of September, 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 20th day of October, 1964, at 10:00 o'clock
A.M.



MATZ, CHILDS & ASSOCIATES, INC.
2829 N. Charles St., Baltimore 18, Maryland
Page Two

N. 84° 35' 50" W., 200.00 feet to said southeast right of way line and
to the beginning point of said fifth line thence binding on a part of said line
and on said southeast right of way line N. 36° 26' 30" E., 235.00 feet to
the place of beginning.

Containing 0.7019 of an acre of land.

GAV:abr J. O. #59174 5/25/64

Senior Staff
John C. Childs
Assistant
George W. Hinkle
Robert W. Collier
Edward M. Wilson
Thomas F. Harrison
Paul Lee
Paul S. Smith

MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

2829 N. Charles St., Baltimore, Maryland 21218

Telephone 555-1111

DESCRIPTION

Parcel "B"

5.7538 ACRES OF LAND PART OF THE CA-JO LAND
COMPANY, FOURTEENTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Present Zoning: R-6
Proposed Zoning: R-4

Beginning for the same at a point on the southeast right of way of
the Service Road, as shown on the State Roads Commission Plats Nos.
14665 and 14656 of the Northeastern Expressway, Baltimore City line to
Kenwood Avenue, said point of beginning being at the intersection of said
southeast right of way line with the center line of Chesaco Avenue, extended
southeasterly, said point of beginning being in the fifth or N. 36° 26' 30" E.,
574.09 foot line of the land described in the deed from Joseph L. Worline and wife
to The Ca-Jo Land Company, dated August 18, 1960 and recorded among the
Land Records of Baltimore County in Liber W.J.R. No. 3741, Folio 621
running thence binding on a part of said line and also binding on said
right of way line the three following courses and distances, (1) N. 36° 26' 30" E.,
522.44 feet, (2) N. 77° 50' 40" E., 44.86 feet and (3) N. 26° 43' 52" E., 30.00
feet to a point in the fifth or S. 60° 30' E., 89.09 foot line of the land described
in the deed from Louis Horst, Jr. and wife to James A. Morales and wife,
dated October 2, 1950 and recorded among said Land Records in Liber T.B.S.
No. 1883, Folio 584 thence binding on a part of said fifth line and also on the

Water Supply
Sewage
Drainage
Highways
Zoning
Sanitation
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thence binding on a part of said fifth line and also on the sixth line of
said deed S. 64° 54' 40" E., 116.65 feet, thence running for new lines
of division the four following courses and distances, (1) S. 55° 08' 18" E.,
336.66 feet, (2) S. 24° 33' 29" W., 469.36 feet to said center line of
Chesaco Avenue Extended (3) along said center line N. 78° 04' 38" W.,
157.80 feet, and (4) continuing along said center line northwesterly, by a
curve to the right with a radius of 1032.78 feet the distance of 441.96 feet
said arc being subtended by a chord bearing N. 65° 49' 04" W., 438.60
feet) to the place of beginning.

Containing 6.7538 acres of land.

GAV:abr J. O. #59174 5/25/64

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Engineers - Surveyors - Site Planners

2829 N. Charles St., Baltimore 18, Maryland

Telephone 555-1111

DESCRIPTION

62.6670 ACRE PARCEL, PART OF PROPERTY OF THE
CA-JO LAND COMPANY, FOURTEENTH ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning: R-6
Proposed Zoning: R-4

Beginning for the same at a point on the northwest side of Weyburn
Road, as proposed 50 feet wide and shown on Plat to Accompany Right of Way
Agreement prepared by Baltimore County, Department of Public Works,
Bureau of Land Acquisition, filed under RW 62-079-1, where said Weyburn
Road is intersected by the northeast side of Chesaco Avenue, 80 feet wide,
as shown on said plat, thence running and binding on the easternmost outline
of said plat southeasterly, by a curve to the right with a radius of 540.00
feet the distance of 154.41 feet to the ninth or N. 58° 57' E., 1566.49 foot
line of the land described in the deed from Vincent D. Eastwood to The Ca-Jo
Land Company dated March 9, 1960 and recorded among the Land Records of
Baltimore County in Liber W.J.R. 3677, Page 19, thence binding on a part
of said ninth line N. 58° 56' 44" E., 1442.35 feet to the end thereof, thence
binding on the tenth and eleventh lines of said deed the two following
courses and distances: (1) N. 58° 15' 00" E., 373.49 feet and (2)
N. 17° 24' 00" W., 82.59 feet, thence leaving the outlines of said land and

Water Supply
Sewage
Drainage
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running for lines of division the seven following courses and distances:
(1) N. 82° 17' 40" W., 60.00 feet, (2) N. 14° 32' 00" W., 228.55 feet,
(3) N. 24° 35' 00" W., 112.05 feet, (4) N. 38° 48' 00" W., 109.07 feet,
(5) N. 31° 40' 00" E., 147.50 feet, (6) N. 58° 20' 00" W., 41.80 feet,
and (7) N. 31° 49' 00" E., 47.35 feet to a point in the first or
N. 15° 30' 10" W., 1004.85 foot line of the third parcel of the land described
in the lease and agreement between The Delwood Company and Stuart Homes,
Inc., dated December 21, 1961 and recorded among the aforesaid Land
Records in Liber W.J.R. 3978, Page 483, thence binding on a part of said
line, N. 15° 41' 00" W., 312.28 feet to a point on the south side of a fifty
foot Drainage and Utility Reservation shown on the plat of Section Five,
Highpoint Addition, recorded among said Land Records in Plat Book
R.R.G. 29, Page 82, thence binding on the south side of said reservation,
S. 83° 40' 00" W., 323.39 feet to the southwesternmost corner of said
plat and to a point on the southeast side of a 50 foot Drainage and Utility
Reservation shown on the plat of Section Six, Highpoint Addition, which
plat is intended to be recorded among said Land Records, thence binding
on said southeast side of said Reservation the three following courses and
distances, (1) S. 83° 40' 00" W., 12.83 feet, (2) southwesterly, by a curve
to the left with a radius of 200.00 feet the distance of 80.87 feet (said arc
being subtended by a chord bearing S. 72° 05' 00" W., 80.32 feet) and (3)
S. 60° 30' 30" W., 80.43 feet, thence leaving said southeast side and

binding on the southernmost outline of said last mentioned plat the
four following courses and distances, (1) N. 29° 30' 00" W., 90.00 feet,
(2) N. 44° 55' 50" W., 125.86 feet, (3) southwesterly, by a curve to the
left with a radius of 370.00 feet the distance of 56.39 feet (said arc being
subtended by a chord bearing S. 43° 12' 45" W., 56.38 feet) and (4)
N. 48° 38' 40" W., 358.75 feet to the east side of a 50 foot Reservation
shown on said plat, thence running through said reservation
N. 58° 49' 56" W., 50.03 feet to the southeast side of the Northeastern
Expressway as shown on the State Roads Commission of Maryland Plat
No. 14657, thence binding on said southeast side of said Northeastern
Expressway as shown on Plat Nos. 14657 and 14656 the two following
courses and distances, (1) S. 33° 14' 02" W., 872.91 feet and (2)
S. 43° 47' 56" W., 383.73 feet to a point on the sixth line of the land
described in the deed from Louis Horst, Jr. and wife to James A. Morales
and wife, dated October 2, 1950 and recorded among said Land Records
in Liber T.D.S. 1883, page 584, thence binding reversely on a part of said
line S. 13° 20' 40" W., 384.91 feet, thence running for new lines of division
the five following courses and distances, (1) S. 55° 08' 18" E., 336.66 feet,
(2) S. 24° 33' 29" W., 469.36 feet to the center line of said mentioned
Chesaco Avenue extended northwesterly, (3) binding on said center line
N. 78° 04' 38" W., 197.80 feet, (4) continuing along said center line
northwesterly by a curve to the right with a radius of 1032.78 feet the

distance of 293.02 feet (said arc being subtended by a chord bearing
N. 69° 56' 58" W., 292.03 feet) and (5) leaving said center line
S. 27° 18' 16" W., 144.43 feet to the end of the third or
N. 05° 24' 10" E., 140.00 foot line of the land described in the deed
from Joseph L. Worline and wife to The Ca-Jo Land Company, dated
August 18, 1960 and recorded among said Land Records in Liber W.J.R.,
3741, page 621, thence binding reversely on said third line and second line
of said deed the two following courses and distances, (1) S. 05° 24' 10" W.,
140.00 feet, and (2) S. 84° 35' 50" E., 588.49 feet to the end of the eighth
or S. 78° 01' 20" E., 230.50 foot line of the deed first herein referred to,
thence binding on a part of said eighth line S. 78° 00' 10" E., 141.11 feet
to the northwest side of said Weyburn Road as shown on said first mentioned
plat, thence binding on said northwest side of Weyburn Road the two following
courses and distances, (1) northeasterly, by a curve to the left with a radius
of 360.00 feet the distance of 40.68 feet (said arc being subtended by a
chord bearing S. 30° 12' 15" W., 40.65 feet) and (2) N. 26° 50' 09" E.,
137.03 feet to the place of beginning.

Containing 62.6670 acres of land.

GAV:abr
J. O. #59174
7/21/64



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 1, MARYLAND

W. Lee Harrison, Esq.,
Loyola Building
Baltimore, Md. 21204

The Ca-Jo Land Co., 15th Dist.
NE/4 of J.P. Kennedy Hts.
Highway 5 Chesaco Ave. from
Road to S.E. and E.L., Special
Exception for Gas Station

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

OFFICE OF PLANNING AND ZONING: The plan in general appears to be satisfactory, however,
this office will reserve comments with regard to access until a more thorough review
of the roads in the area can be made.

BUREAU OF ENGINEERING: SANITARY: An engineering report/study is required to determine
the adequacy of the existing 10" diameter public sanitary sewerage to serve this site
if reclassified.

Public sanitary sewerage is required to be constructed through the property to serve
off site property to the West. A utilities easement is required for this sewerage.

The following members had no comment to make:

R. S. Connelton
State Roads Commission
Bureau of Traffic Engineering
Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Building Department

Yours very truly,

James E. Byer
Chief of Permit and
Petition Processing

Zoning Advisory Committee Meeting
August 10, 1964

BUREAU OF ENGINEERING COMMENTS

The Ca-Jo Land Company
Sanitary Sewerage
Chesaco Avenue

SANITARY

An engineering report/study is required to determine the adequacy of the
existing 10" diameter public sanitary sewerage to serve this site if reclassified.

Public sanitary sewerage is required to be constructed through the property
to serve off site property to the West.

A utilities easement is required for this sewerage.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: October 8, 1964
FROM: George R. Gavrilis, Director
SUBJECT: #65-118-RX

14th District

HEARING: Tuesday, October 20, 1964 (10:00 A.M.)

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development. The plan, therefore, does recommend that portions of
the subject property be zoned for apartment purposes. The areas
recommended are absolutely all of the petitioner's property west
of Chesaco Avenue and an area east of Chesaco Avenue surrounding the
shopping facility. Perhaps, apartment zoning would be appropriate
for all of that portion of the subject tract north of Weyburn Road.
In an event, the plan does not recommend the establishment of
apartment zoning at the scale requested by the petitioner.

GEG:ems

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: October 8, 1964
FROM: George R. Gavrilis, Director
SUBJECT: #65-118-RX R-6 to R-A and R-L and Special Exception for
Gasoline Service Station. Northeast side of the John F.
Kennedy Memorial Highway and Chesaco Avenue. Being property of
the Ca-Jo Land Company.

14th District

HEARING: Tuesday, October 20, 1964 (10:00 A.M.)

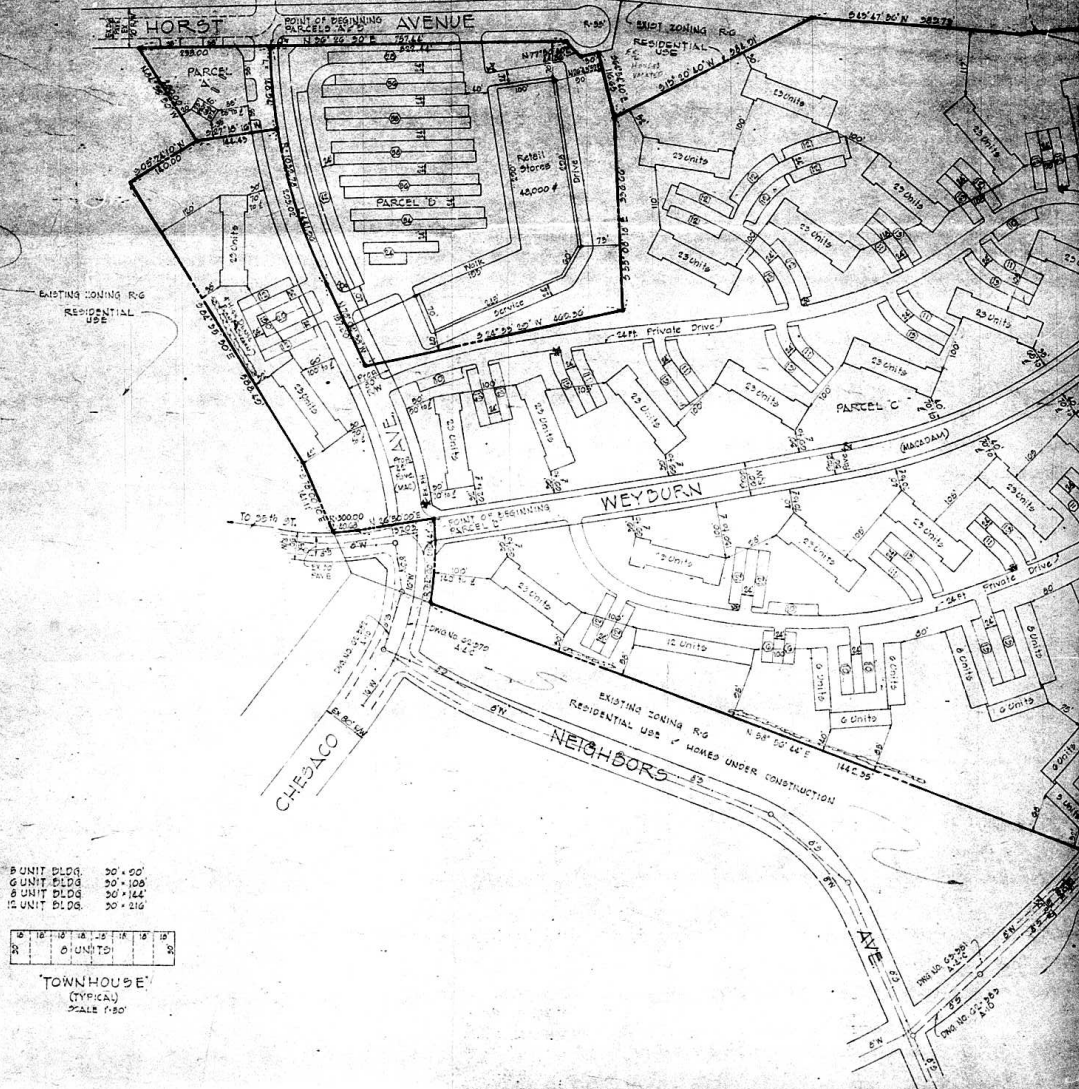
The staff of the Office of Planning and Zoning has reviewed the subject
petition for reclassification from R-6 to R-A and R-L zoning together
with a Special Exception for a gasoline service station on portions
thereof. It has the following advisory comments to make with respect
to pertinent planning factors:

- Studies by the planning staff aimed at making recommendations for
comprehensive land use and, in turn, comprehensive zoning maps for
the 14th District indicate the appropriateness of a neighborhood
shopping facility here. This recommendation is based on the fact
that Chesaco Avenue as extended will form a basic spine for neighbor-
hood circulation here. Chesaco Avenue is one of but a few roads
which cross the Kennedy Highway and leads (in time) directly to
Pulaski Highway with good connections to Baltimore City. The Kennedy
Highway itself forms an absolute neighborhood boundary. The larger
parcel requested for commercial zoning in this petition would meet
basic requirements of the planning staff for the location of neighbor-
hood shopping facilities - a location at the edge of a neighborhood,
on a major highway, with an absence of yet other shopping centers
to meet neighborhood convenience shopping needs.
- Although the basic concept of commercial zoning here has been
affirmed by the planning studies, the exact boundaries requested
in this petition are not as yet accepted in the plan. Current staff
proposals indicate a somewhat smaller commercial area here with no
commercial zoning on the westerly side of Chesaco Avenue immediately
south of Horst Avenue. Similarly, some hopes remain for the creation
of an eventual diamond interchange between Chesaco Avenue and the
Kennedy Highway. This proposal, if realized, could affect the desir-
able boundaries of commercial zoning here.
- In accepting the concept of a neighborhood shopping facility on a
major highway, the planning staff recognized also the need to establish
apartment zoning around it. Apartments, in the minds of the planning
staff would be appropriate here because of eventual superior access
offered by Chesaco Avenue, because of the transition offered between
the commercial and nearby single family residential areas, and because
of the desirable relationship existing between apartment and commercial

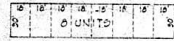
TELEPHONE 822-2007		INVOICE		No. 25274	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE 8/17/64	
Division of Collection and Receipts		TOWSON 4, MARYLAND			
TO: W. Lee Harrison, Esq., Loyola Building Towson 1, Md.		FROM: Zoning Department of Baltimore County			
REPORT TO ACCOUNT NO.	01-22	AMOUNT	\$50.00	COUNT	
QUANTITY	1	COST	50.00		
Petition for Reclassification & Special Exception for The Ca-Jo Land Co.					
8-1604 2455 25274 TR-1					
8-1604 2455 25274 TR-1					
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.					

16 W 8th Ave

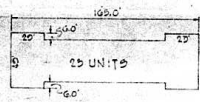
NORTHEASTERN (JOHN F. KENNEDY MEMORIAL) HWY
EXISTING SOUTH BOUND LANES
EXISTING NORTH BOUND LANES



8 UNIT BLDG. 20' x 50'
6 UNIT BLDG. 20' x 100'
6 UNIT BLDG. 20' x 144'
12 UNIT BLDG. 20' x 216'



"TOWNHOUSE"
(TYPICAL)
SCALE 1/8" = 1'-0"

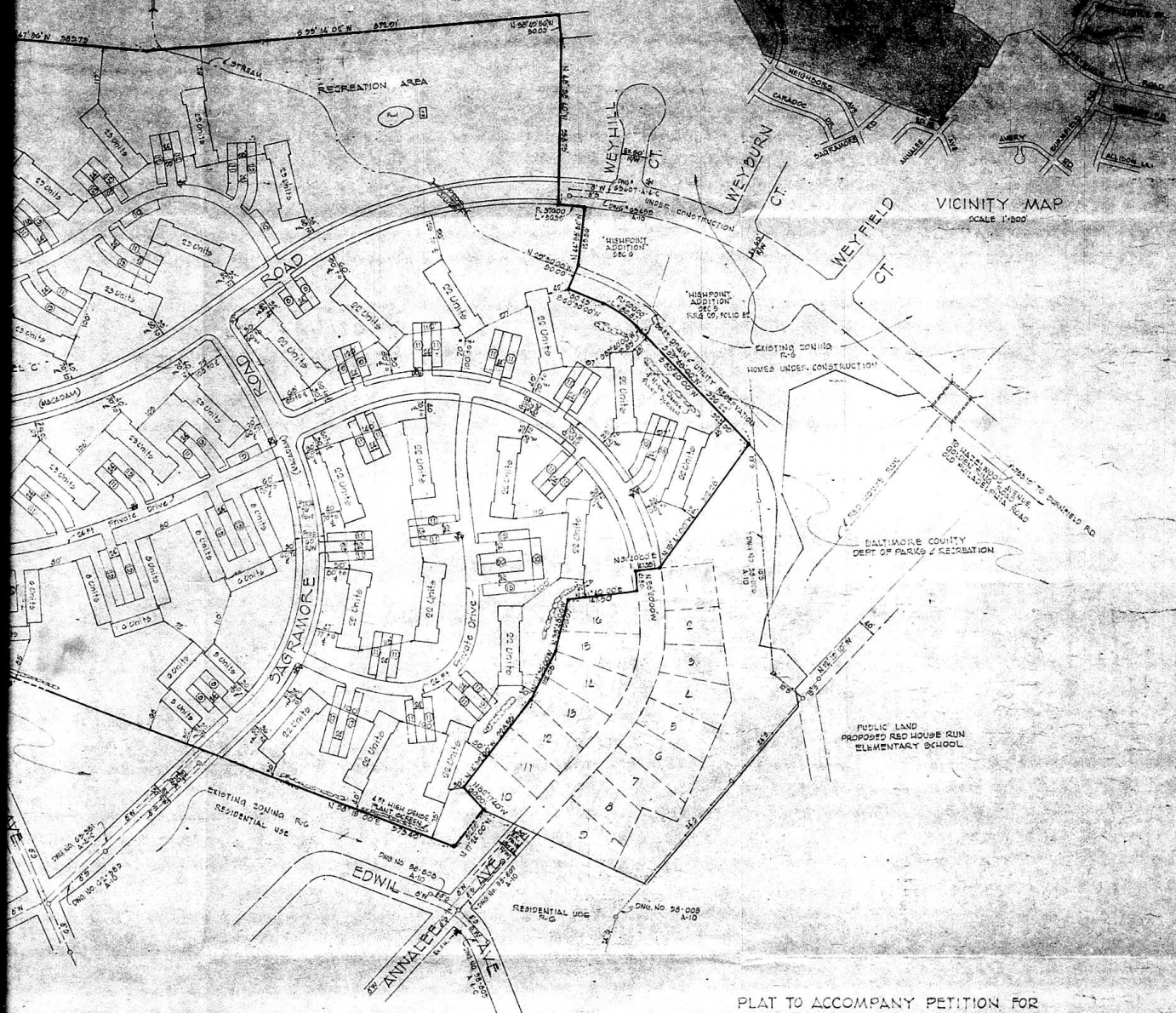


25 UNIT APT. BLDG.
(TYPICAL)
SCALE 1/8" = 1'-0"

DENSITY CALCULATIONS

	PARCEL X	PARCEL Y	PARCEL Z
PRESENT ZONING OF TRACT	R-6	R-6	R-6
PRESENT USE OF TRACT	NO USE	NO USE	NO USE
PROPOSED ZONING OF TRACT	DL, SPECIAL EXCLUSION	DL	DL
PROPOSED USE OF TRACT	SHL STATION	SHOPPING CENTER	SHL STATION
GROSS ACRES OF TRACT	0.00 AC.	0.00 AC.	0.00 AC.
GROSS RESIDENTIAL ACRES			
NET RESIDENTIAL ACRES			
TOTAL NO. OF APARTMENT UNITS ALLOWED (64,000/11)			
TOTAL NO. OF APARTMENT UNITS PROPOSED			
GROSS RESIDENTIAL DENSITY			
NET RESIDENTIAL DENSITY			
TOTAL NO. OF PARKING SPACES REQUIRED (64,000/10)		210	
TOTAL NO. OF PARKING SPACES PROPOSED (64,000/10)		250	
FLOOR AREA OF BUILDING	1000 SQ. FT.	40,000 SQ. FT.	

JOHN F. KENNEDY MEMORIAL HIWAY EXPRESSWAY

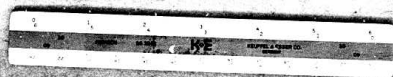


PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY
VICINITY OF

NORTHEASTERN EXPRESSWAY (JOHN F. KENNEDY MEMORIAL HIWAY) AND CHESACO AVENUE

12TH ELECTION DISTRICT BALTIMORE CO. MD.
Scale 1" = 100' JULY 28, 1961

PARCEL 'A'	PARCEL 'B'	PARCEL 'C'
R.G. NO USE SECTION STATION 019 AC. 1	R.G. NO USE S.L. SHOPPING CENTER 6.755 AC. 1	R.G. NO USE R.A. GARDEN APTS. & TOWN HOUSE APTS 22.567 AC. 1 22.711 AC. 1 57.064 AC. 1 1019 971 15.57 16.26 971 1027
220 350 1000 SQ. FT.	220 350 1000 SQ. FT.	220 350 1000 SQ. FT.



MATZ, CHILDS & ASSOCIATES
2120 N. CHARLES STREET
BALTIMORE 12, MARYLAND
J. S. M. CHAS. E. J. S. M. CHAS. E.
3014 CEC. N. 12 AC. 2