

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles W. Hestler, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-1 zone to an R-2 zone, for the following reasons:

1. Error in original map.
 2. Change in neighborhood.
- Petition for Variance to permit a side yard of 1' instead of 30 feet - this where the building is now located.

Section 238-2 - Side Yards 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 as a Parcel 2 of the attached description for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building.

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

Charles W. Hestler
313 Back River Neck Rd.
 Address Baltimore, Md.
 Contact person Legal Owner

Protestant's Attorney
Maurice W. Baldwin
 Address Masonic Building, Towson, Md. 21204
Valley 8-5674

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of October, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of November, 1964, at 10:00 o'clock A.M.

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WILLARD M. LEE
 REGISTERED CIVIL ENGINEER
 4014 HANCOCK AVENUE
 BALTIMORE 14, MARYLAND

Parcel 1
313 Back River Neck Road
Lot 64 of Hilltop Park 4/32
15th District, Baltimore County, Maryland

Beginning for the same on the northeast side of Back River Neck Road at the distance of 520 feet measured southeasterly from the southeast corner of Middleborough Road, said point of beginning being at the northeast corner of lot 64 as shown on the plat of Hilltop Park said plat being recorded among the land records of Baltimore County in Plat Book 2 folio 32 and thence running and blinding on the northeast side of Back River Neck Road south 70 degrees 43 minutes east 110.20 feet to the division line between lots 26 and 27 as shown on the plat of Back River Neck Road said plat being recorded among the land records of Baltimore County in Plat Book 2 folio 32 and thence running and blinding on the eastern outline of lot 64 north 2 degrees 11.20 feet thence blinding on the northern outline of lot 64 and thence running and blinding on said northern outline south 87 degrees 51 minutes west 303.20 feet to the place of beginning.

Containing 34,780 square feet of land.

Parcel 2 - 50
Lot 63 Hilltop Park
 Beginning for the same on the northeast side of Back River Neck Road at the distance of 630.30 feet measured southeasterly from the southwest side of Middleborough Road, said point of beginning being at the northeast corner of lot 63 as shown on the plat of Hilltop Park said plat being recorded among the land records of Baltimore County in Plat Book 2 folio 32 and thence running and blinding on the northeast side of Back River Neck Road south 69 degrees 43 minutes east 111.50 feet to the southern outline of lot 63 south 26 degrees 43 minutes east 111.50 feet to the southern outline of lot 63 south 77 degrees 39 minutes east 780.24 feet thence blinding on the eastern outline of lot 63 north 2 degrees 11.20 feet to the division line between lots 26 and 27 as shown on the plat of Back River Neck Road said plat being recorded among the land records of Baltimore County in Plat Book 2 folio 32 and thence running and blinding on said northern outline south 87 degrees 51 minutes west 313.20 feet to the place of beginning.

Containing 38,780 square feet of land.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose Date: December 16, 1964

FROM: Wilbert C. Richardson
 Andrew J. McCellan

SUBJECT: Petition No. 65-133-R-2A - Charles Hestler -
 N/S Back River Neck Road

Regarding your request for an inspection of the Charles Hestler property located on Back River Neck Road, in the Fifteenth District of Baltimore County, a joint inspection was made by the Back River Neck Safety Committee, consisting of Mrs. Adelfinda T. Ogonski, and Mr. Andrew Selmer.

Representatives from the Zoning Department were Wilbert Richardson and Andrew J. McCellan. Representatives of the above group concurred in the opinion that Mr. Charles Hestler has done a reasonable job in cleaning his property of junk and trash, and in their opinion if Mr. Hestler continues in this direction there will be no objection to the reclassification and special exception that Mr. Charles Hestler has applied for.

Wilbert C. Richardson
 Wilbert C. Richardson
Andrew J. McCellan
 Andrew J. McCellan

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65-133-R-2A
 MAP
 15-C
 B-2A

RE: PETITION FOR RECLASSIFICATION
 From B-1 Zone to B-2 Zone;
 Special Exception for Used Motor Vehicle Outdoor Sales Area, Separated from Sales Agency Building and Variance to Sec. 238-2 of Zoning Regulations - Middle Back River Neck Road 520' S/W Middleborough Road, Chas. W. Hestler, Petitioner

NOV 11 1964

The petitioner in the above matter seeks reclassification of property from a B-1 Zone to a B-2 Zone, on the northeast side of Back River Neck Road 520 feet southwest of Middleborough Road, in the Fifteenth District of Baltimore County; special exception for a Used Motor Vehicle Outdoor Sales Area, separate from the sales agency building and a Variance to Section 238-2 of the Baltimore County Zoning Regulations to permit a side yard of 1 foot instead of the required 30 feet.

Due to the location of the subject property and that the petitioner has met all the requirements of Section 502.1 of the Baltimore County Zoning Regulations, the reclassification and special exception should be granted.

The requested variance will grant relief to the petitioner without substantial injury to the public health, safety and general welfare of the locality involved, and should also be granted.

For the above reasons the reclassification, special exception and variance should be granted.

It is this 23rd day of November, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area, should be and the same is hereby reclassified from a B-1 Zone to a B-2 Zone and a special exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building, should be granted, from and after the date of this Order.

It is further ORDERED that the variance requested to permit a side yard of 1 foot instead of the required 30 feet should also be granted.

The approval of the site plan is subject to Bureau of Public Services and the Office of Planning and Zoning.

The Used Motor Vehicle Outdoor Sales Area, separated from the sales agency building, shall not be used for the storage of vehicles (damaged) or for the storage of any other material at any time.

John G. Rose
 Zoning Commissioner of Baltimore County

NOV 11 1964

65-133-R-2A
 MAP
 15-C
 B-2A

NOV 11 1964

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65-133-R-2A
 MAP
 15-C
 B-2A

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65-133-R-2A
 MAP
 15-C
 B-2A

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Mrs. Palmer Price

520' T.
MIDDLE BOROUGH ROAD

68
B-L

67
R-6

66
R-6

65
R-6

BACK

PAVING

RIVER

NECK

B.W. RD.

LOT 63
PRESENT USE - NONE
PROPOSED USE - SPECIAL EXCEPTION FOR USED CAR LOT
PRESENT ZONING - B-L
PROPOSED ZONING - B-R
AREA OF LOT - 30,780 SQ. FT.
NO. PARKING SPACES - 47

LOT 64
PRESENT USE - SERVICE GARAGE
PROPOSED USE - SERVICE GARAGE
PRESENT ZONING - B-L
PROPOSED ZONING - B-R
AREA OF LOT 34,100 SQ. FT.
AREA OF BUILDING 4,277.75 SQ. FT.
NO. PARKING SPACES - 11 - 9'x18'

LOTS 63-64
HILLTOP PARK
PLAT BOOK 8/32

15TH District Baltimore Co., Maryland
Scale: 1"=50'
Date: 9-2-64

SCREEN PLANTING 4' HIGH
N 81° 51' E 363.80

6" CRUSHED STONE
2" BLACK TOP SURFACING
CUSTOMER PARKING

1 2 3 4 5 6 7 8 9 10 11

N 81° 51' E 318.20

LOT 64

SLAG

LOT 63

DRIVE
6" CRUSHED STONE
2" BLACK TOP SURFACING
LIGHT 10' HIGH

(WOODED)
VACANT
R-6

200.12
SCREEN PLANTING 4' HIGH

LOT 62
(VACANT)
R-6

SCREEN PLANTING 4' HIGH



[Signature]

