

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, C. E. Kimmel & Co., 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 _____ zone to an _____ zone; for the following reasons:

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 Garage, Service

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, 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 of Baltimore County.

Contract purchaser
Address 2700 Remington Ave.
Baltimore, Maryland 21211
Hephum 7-3600
Petitioner's Attorney
Address 1000 N. T. Bldg.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of February, 1965, 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 106, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1965, at 10:00 o'clock

John G. Rose
Zoning Commissioner of Baltimore County.
(over)
710 AP 11/7/67

Re: PETITION FOR SPECIAL EXCEPTION
For A Garage, Service
W/S Reisterstown Road 194.59'
N. Milford Mill Road, 3rd Dist.,
C. E. Kimmel & Company,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-253-X

The Petitioner seeks a Special Exception to use the subject property for a service garage.

The requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the safety, health, and general welfare of the locality involved not being detrimentally affected, the Special Exception should be granted, subject, to the following restrictions:

(1) All ingress to and egress from the subject property shall be by way of Reisterstown Road and there shall be no access thereto or egress therefrom by way of the alley in the rear or any other roadway.

(2) All lights and signs shall be so arranged as to reflect away from neighborhood residential properties; and, in that connection, a six-foot stockade fence (the same or similar to "King's-Stock" as shown on Page 285 in the Baltimore Yellow Pages, May 1964) shall be erected in the rear of said property along the entire rear boundary and, if appropriate consent be obtained from Irving Katz and Wife, adjoining property owners, said fence shall extend to a point eight feet west of the said rear boundary.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of April, 1965, that a Special Exception for a Service Garage, subject to the aforementioned restrictions, should be and the same is granted, from and after the date of this Order, and further subject to approval of the site plan by the State Roads Commission, Bureau of Public Services, and the Office of Planning and Zoning.

John G. Rose
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 12, 1965

FROM: George E. Gavrielis, Director

SUBJECT: 65-253-X Special Exception for a Garage, Service. West side of Reisterstown Road 194.59 feet North of Milford Mill Road. Being the property of C. E. Kimmel and Company.

3rd District

HEARING: Monday, March 22, 1965 (10:00 A. M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

If the subject petition should be granted, it would be appropriate to require effective screen planting on the northwest property line to offer some protection to adjacent residences. We further recommend that a prohibition of fire changing, vehicle servicing, and similar activities in the front yard be made a condition of the Special Exception, and that granting of the request be made subject to the submission of an approvable detailed site plan to the State and County agencies concerned.

DESCRIPTION

PROPERTY OF
C. E. KIMMEL & COMPANY
No. 208 REISTERSTOWN ROAD
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point in the center line of Reisterstown Road, as laid out and now existing, distant 194.59 feet northwesterly from the intersection formed by the center line of Reisterstown Road and the center line of Milford Mill Road, as laid out and now existing, said point being on the East Line of that parcel of land which by deed dated February 15, 1962 recorded among the Land Records of Baltimore County, Maryland in Liber W.J.R. 3958 at Folio 70 was conveyed by Daniel L. Holden, III and Sarah Wilso Holden, his Wife, to Leonard J. Attman, et al, and distant 60 feet from the beginning thereof, and running thence binding along the center line of Reisterstown Road and along part of the East Line of the above mentioned deed and reversely along part of the East Line of that parcel of land which by deed dated February 15, 1962, recorded among the aforesaid Land Records in Liber W.J.R. 3958 at Folio 72 was conveyed by Irene J. Heretick, Unmarried, and Otillia M. Heretick, Unmarried to Leonard J. Attman et al North 31° 05' 30" West 70 feet to a point thereon, thence leaving the aforesaid center line of Reisterstown Road South 58° 54' 30" West 33 feet to an iron pipe set on the southwesternmost line of Reisterstown Road, thence South 58° 54' 30" West 135 feet to an iron pipe set on the Third Line of the above last mentioned deed, thence binding reversely along part of said Third Line and along part of the Third Line of the above first mentioned deed South 31° 05' 30" East 70 feet to an iron pipe set, thence North 58° 54' 30" East 135 feet to a point on the aforesaid southwesternmost line of Reisterstown Road, thence North 58° 54' 30" East 33 feet to the place of beginning, containing 11,760 square feet of land more or less (including that portion lying within the outlines of Reisterstown Road).

PURDUM AND JESCHKE, ENGINEERS

2418 MARYLAND AVENUE, BALTIMORE, MARYLAND 21218

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: March 6, 1965
Posted for: Special Exception for Garage, Service
Petitioner: C. E. Kimmel & Co.
Location of property: West side of Reisterstown Rd. 194.59' N. of Milford Mill Rd.
Location of Signs: on S. corner of 308 Reisterstown Rd.
Remarks: See above
Posted by: J. G. Rose Date of return: March 11, 1965

DESCRIPTION

Property of C. E. KIMMEL & COMPANY

Page 2

BEING that parcel of land which by deed dated October 9, 1964 recorded among the aforesaid Land Records in Liber R.R.G. 4373 at Folio 364 was conveyed by Leonard J. Attman, et al, to Charles E. Kimmel, et al.



m5

January 26, 1965

PURDUM AND JESCHKE, ENGINEERS

2418 MARYLAND AVENUE, BALTIMORE, MARYLAND 21218

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

No. 28573

DATE 3/1/65

To: C. E. Kimmel & Co.
2700 Remington Ave.
Baltimore, Md. 21211

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	03-422	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Special Exception 65-253-X	50.00
	PAID - Baltimore County, Md. - Office of Finance	
	3-165 852 • 28573 TIP-	50.00

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.

PETITION FOR A SPECIAL EXCEPTION

3rd DISTRICT

ZONING:

LOCATION:

DATE & TIME:

PUBLIC HEARING:

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Position for Special Exception for a Garage, Service.

All that parcel of land in the Third District of Baltimore County.

Being the property of C. E. Kimmel & Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, March 22, 1965 at 10:00 A.M.
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

C. E. Kimmel & Co.
2700 Remington Ave.
Baltimore, Md. 21211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
9th day of February, 1965

Owners Name: C. E. Kimmel & Co.

Reviewed by: John G. Rose

JOHN G. ROSE
Zoning Commissioner

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

No. 28632

DATE 3/22/65

To: C. E. Kimmel & Co.
2700 Remington Ave.
Baltimore, Md. 21211

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	03-422	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property 65-253-X	67.50
	PAID - Baltimore County, Md. - Office of Finance	
	3-2265 2192 • 28632 TUV-	67.50

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.

PETITION FOR A SPECIAL EXCEPTION

3rd DISTRICT

ZONING: Petition for Special
Exception for a Garage, Ser-
vice.

LOCATION: West side of
Reisterstown Road 194.59
feet North of Milford Mill
Road.

DATE & TIME: MONDAY,
MARCH 22, 1965 at 10:00
A.M.

PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by author-
ity of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing.

Petition for Special Excep-
tion for a Garage, Service.
All that parcel of land in the
Third District of Baltimore
County

Beginning for the same at a
point in the center line of
Reisterstown Road, as laid
out and now existing, distant
194.59 feet northwesterly from
the intersection formed by the
center line of Reistersta-
town Road and the center line
of Milford Mill Road, as laid
out and now existing, said
point being on the last line of
that parcel of land which by
deed dated February 15, 1962
recorded among the Land Rec-
ords of Baltimore County,
Maryland in Liber W.J.R.
3955 at Folio 70 was con-
veyed by Daniel L. Holden,
III and Sarah Wilson Holden,
his wife, to Leonard J. Att-
man, et al, and distant 90
feet from the beginning there-
of, and running thence bind-
ing along the center line of
Reisterstown Road and along

above mentioned deed and re-
versely along part of the last
line of that parcel of land
which by deed dated February
15, 1962, recorded among the
aforesaid Land Records in
Liber W.J.R. 3955 at Folio
72 was conveyed by Irene J.
Horietick, unmarried, and
Otilia M. Horietick, unmarried,
to Leonard J. Attman et al
North 31 degrees 05 minutes
30 seconds West 70 feet to a
point thereon, thence leaving
the aforesaid center line of
Reisterstown Road South 58
degrees 54 minutes 30 seconds
West 33 feet to an iron pipe
set on the southwesternmost
line of Reisterstown Road,
thence South 58 degrees 54
minutes 30 seconds West 135
feet to an iron pipe set on the
third line of the above last
mentioned deed, thence bind-
ing reversely along part of
said third line and along part
of the third line of the above
first mentioned deed South 31
degrees 05 minutes 30 sec-
onds East 70 feet to an iron
pipe set, thence North 58 de-
grees 54 minutes 30 seconds
East 135 feet to a point on
the aforesaid southwestern-
most line of Reisterstown
Road, thence North 58 degrees
54 minutes 30 seconds East
33 feet to the place of begin-
ning, containing 11,760 square
feet of land more or less (in-
cluding that portion lying
within the outlines of Reis-
terstown Road).

Being that parcel of land
which by deed dated October
9, 1964 recorded among the
aforesaid Land Records in
Liber R.R.G. 4373 at Folio
364 was conveyed by Leonard
J. Attman, et al, to Charles E.
Kimmel, et al.

Being the property of C.E.
Kimmel & Company, as shown
on plat plan filed with the
Zoning Department.

Hearing Date: Monday, March
22, 1965 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. March 4, 19 65.

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md. once in each of one
successive weeks before the 22nd
day of March, 19 65, the first publication
appearing on the 4th day of March

19 65

THE TIMES,

Manager.
John M. Martin

Cost of Advertisement, \$ 31.00

Purchase Order A7437
Requisition No. F2643

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 5, 1965

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once in each~~
of one successive weeks before the 22nd
day of March, 19 65, the first publication
appearing on the 5th day of March
19 65.

THE JEFFERSONIAN,

Manager.
L. Frank Strickland

Cost of Advertisement, \$

PETITION FOR A SPECIAL EXCEPTION--AND HEARING

REASON: Petition for Special Ex-
ception for a Garage, Service.

LOCATION: West side of Reister-
stown Road 194.59 feet North of
Milford Mill Road.

DATE & TIME: Monday, March 22,
1965 at 10:00 A.M.

PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Md.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Special Exception for
a Garage.

All that parcel of land in the
Third District of Baltimore County,
Maryland for the same at a point

in the center line of Reisterstown
Road, as laid out and now existing,
distant 194.59 feet northwesterly
from the intersection formed by the
center line of Reisterstown Road
and the center line of Milford Mill
Road, as laid out and now existing,

said point being on the last line of
that parcel of land which by deed
dated February 15, 1962 recorded
among the Land Records of Bal-
timore County, Maryland in Liber
W.J.R. 3955 at Folio 70 was con-
veyed by Daniel L. Holden, III and
Sarah Wilson Holden, his wife, to
Leonard J. Attman, et al, and distant
90 feet from the beginning there-
of, and running thence binding
along the center line of Reistersta-
town Road and along part of the
last line of the above mentioned
deed and reversely along part of
the last line of that parcel of land
which by deed dated February 15,
1962, recorded among the aforesaid
Land Records in Liber W.J.R. 3955
at Folio 72 was conveyed by Irene
J. Horietick, Unmarried, and Otilia
M. Horietick, Unmarried to Leonard
J. Attman et al North 31° 05' 30"

West 70 feet to a point thereon,
thence leaving the aforesaid center
line of Reisterstown Road South
58° 54' 30" West 33 feet to an iron
pipe set on the southwesternmost
line of Reisterstown Road, thence
South 58° 54' 30" West 135 feet to
an iron pipe set on the third line
of the above last mentioned deed,
thence binding reversely, along part
of said Third Line and along part
of the Third Line of the above first
mentioned deed South 31° 05' 30"

East 70 feet to an iron pipe set,
thence North 58° 54' 30" East 135
feet to a point on the aforesaid
southwesternmost line of Reister-
stown Road, thence North 58° 54' 30"
East 33 feet to the place of begin-
ning, containing 11,760 square feet
of land more or less (including that
portion lying within the outlines
of Reisterstown Road).

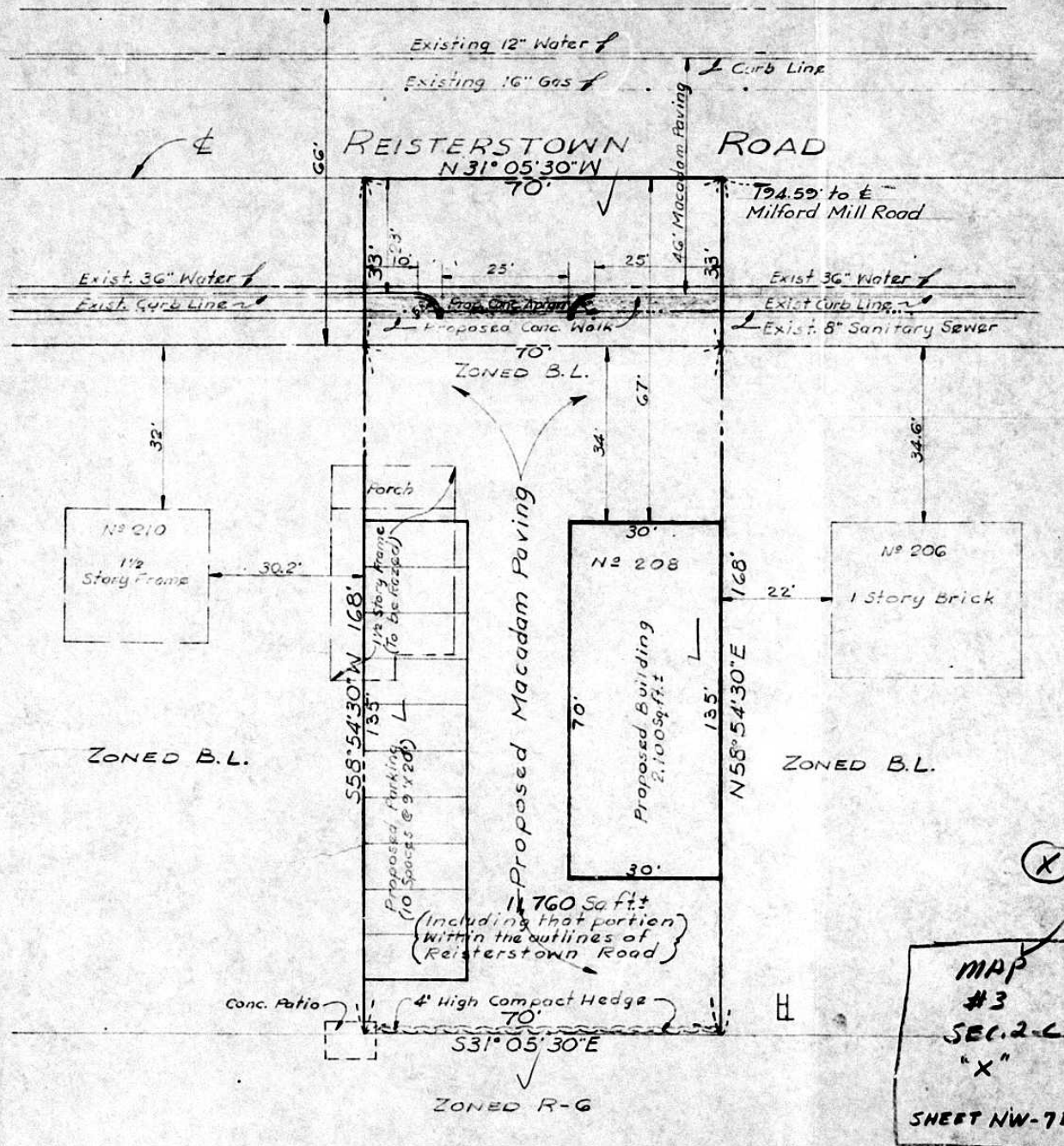
Being that parcel of land which
by deed dated October 9, 1964 re-
corded among the aforesaid Land
Records in Liber R.R.G. 4373 at
Folio 364 was conveyed by Leonard
J. Attman, et al, to Charles E. Kim-
mel, et al.

Being the property of C. E. Kim-
mel & Company, as shown on plat
plan filed with the Zoning Depart-
ment.

Hearing Date: Monday, March 22,
1965 at 10:00 A.M. Public Hearing:
Room 108, County Office Building,
111 W. Chesapeake Avenue, Tow-
son, Md.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

Mar. 6.



PURDUM AND JESCHKE
ENGINEERS & LAND SURVEYORS
2415 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

FOR
C. E. KIMMEL & COMPANY

3RD. ELECTION DISTRICT BALTIMORE Co. MARYLAND
JANUARY 25, 1965

SCALE: 1" = 20'

