## PETITION FOR ZONING RE-CLASSIFICATION 5.312PK AND/OR SPECIAL EXCEPTION 65.312PK AND/OR SPECIAL EXCEPTION

ONER OF BALTIMORE COUNTY:

TO THE BOILET COMMENT	
<ol> <li>or we_Lowits_M_Hess_Jr</li></ol>	1
hereby petition (1) that the noting status of the nervis oscillators projectly at the Zoning Law of Baltimore County, from an	BL
R-A and B-L zone; for the following reasons:	
West -	4/26/6

Error in original zoning and genuine change

see attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for Filling Section on Parcel A.

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 for Baltimore

Mure MI Hos h Lewis M. Hess, Jr. ess Weyburn and Burnfield Rd. #6 Cal Helman The Hamon W. Lee Harrison, Petitioner's Attorney

Address 607 Loyola Federal Building Towson, Md. 21204 - 823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this

., 196 ... 5 t'at the subject matter of this petition be advertised, as required by the Zoning Law of Battimore County, in two newspapers of general circui...tion through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning ssioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ..., 196. 5. at \_2:00\_o'cloc

Str. M 1 day of Hey 421 ---

15/5/65

Z, CHILDS & ASSOCIATES, INC July C. Child., L. S. Engineers - Surveyors - Site Planers Associates George W. Buddy, La S. Robert W. Coulon, P. E. 1020 Crosswell Bridge Rd. - Towner, Md. 21201 823 - 0900 DESCRIPTION

Structures Development 9.7019 OF ANAGRE OF LAND, PART OF THE PROPERTY
OF LEWIS M. HOSS 19

OF LEWIS M. HUSS, JR., FOURTEENTH ELECTION DISTRICT. MAP ##+14A BALTIMORE COUNTY, MARYLAND.

Present Zoning: R-6 Proposed Zoning: "b-L with Special Exception n'RA

Beginning for the same at a point on the southeast side of the right of way of the Service Road, as shown on the State Roads Commission of Maryland 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 line of said right of way with the center line of Chesaco Avenue extended southeasterly, said point of beginning being on the fifth or N.  $36^{\circ}$   $26^{\circ}$   $30^{\circ}$  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 for new lines of division the two following courses and distances, (1) along said southeasterly extension of the center line of Chesaco Avenue southeasterly, by a curve to the left with a radius of 1032.78 feet the distance of 148.94 feet (said arc being subtended by a chord bearing S. 57° 41' 23" E - 148.82 feet) and (2) leaving said center line S. 27\* 18' 16" W - 144. 43 feet to the beginning point of the fourth or N. 84\* 35'

50" W - 200.00 foot line of said deed, thence binding thereon N. 84° 35' 50" W

RE: PETITION FOR RECLASSIFICATION From R-6 Zone to R-A and B-L Zones - Special Exception for Filling Station on Parcal "A" NE/S John F. Kennedy Highway

BEFORE ZONING COMMISSIONE

BALTIMORE COUNTY

No. 65-312-RX

........... The patitioner in the above matter requested a reclassification of property on the northeast side of John F. Xennedy Highway and Chasaco Svenue, from A-G Zone to R-A and B-L Zones and a special exception for a filling station.

The petitioner did not submit sufficient evidence to prove error on the map or a change in the neighborhood to werrant

Further, the Planning Board is holding a hearing on particular to the property so that a separate soning deep with includes the subject property so that a separate soning decision at this presenture. Insufficient evidence was also as the separate property of the propert

For the above reasons the reclassification should not and the special exception should not be granted.

It is this 571 day of May, 1965 by the Zoning Commissioner of Baltimore County, GROERED that the above reclassification should be and the same is harmby GRUED and that the above reclassification should be and the same is harmby GRUED and that the above described property or area be and the same is hereby continued as and to remain an Ref Zone; and the Special Exception for a filling Station, be and the same is hereby GRUED. 4 26

HILDS & ASSOCIATES, INC.

1020 Cross-H Bridge Rd. - To-m. Md. 21204

Page TWo.
and distances, (1) S 81\* 17' 40" W - 60.00 feet, (2) N 14\*32'00" W- 65-312 EX

228.55 feet, (3) N 24° 35' 00" W - 112.05 feet, (4) N 38° 48'00" W -

256.29 feet. (5) S 87° 27' 50" W - 98.93 feet, (6) N 56° 37' 40" W -

59. 85 feet and (7) N 87' 33' 50" W - 86. 32 feet to a point on the outline

of a plat entitled -"Section 7. Highpoint Addition", which plat is intended

the eleven following courses and distances, (1) S44\* 53' 00" W - 102 02 feet,

(6) westerly by a curve to the left with a radius of 645.00 feet, the distance

of 255. 03 feet, (7) N 86 \* 40' 06" W - 26.41 feet, (8) S 41 \* 59' 35" W -

99. 86 feet and (11) northeasterly by a curve to the right with a radius of

outline of a plat entitled "Section Six - Highpoint Addition", said plat

being recorded among said Land Records in Plat Book RRG 29, page 115.

thence binding on said outline, N 48" 38' 40" W - 298.75 feet to the east

side of a 50 foot Reservation shown on saidplat, 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

saidNortheastern Expressway as shown on Plats Nos. 14657 and 14656

the two following courses and distances, (1) S33° 14' 02" W - 872. 91 feet

980.00 feet, the distance of 617.16 feet to a point on the southwesternmost

to be recorded among said Land Records, thence binding on said out

(4) S 05\* 40' 15" W - 73. 97 feet. (3) S 42\* 04' 00" W - 111. 93 feet.

(4) S 29° 19' 00" W - 10' 97 feet, (5) S 65° 33' 50" W - 63.35 feet,

12.81 feet, (9) N 86° 40' 00" W - 60.00 feet, (10) N 03° 20' 00" E

RE: PETITION FOR RECLASSIFICATION from an R-6 zone to B-L and R-A zones, SPECIAL EXCEPTION for a Filling Station NE/S John F. Kenned, Highway

COUNTY BOARD OF APPEALS

BALTIMORE COUNTY No. 65-312-RX

## ORDER OF DISMISSAL

Petition of Lewis M. Hess, Jr. for reclassification from an R-6 zone to B-L and R-A zones and a special exception for a Filling Station on property located on the northeast side of John F. Kennedy Highway and Chesaco Avenue in the Fourteenth District

Whereas the Board of Appeals is in receipt of a Letter of Dismissal of Appea filed on May 10, 1966 from the attorney representing the patitioner-appellant in the above

Where is the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner, be dismissed and withdrawn as of May 10, 1966. day of May, 1966 that said It is hereby ORDERED this appeal be and same is dismissed

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

RA

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 southeas-. fight of way line N. 36' 26' 30" E - 235, 00 feet to the place of beginning.

Containing 0, 7019 of an acre of land.

W. LEN HARRISON

May 10, 1966

County Board of Appeals County Office Building Towson, Maryland 21204

> Re: Petition for Reclassification and Special Exception for Lewis M. Hess, Jr. #65-312-RX

Gentlemen:

Please dismiss the above captioned appeal without prejudice.

Very truly yours. Mito Housson W. Lee Harrison

Secretary Braings 65-312 P. Hallangs

MAP

BL

P. I.S. Surfee

MATZ, CHILDS & ASSOCIATES, D John C. Childs, L. S. Englaren - Surveyors - Site Planer

1020 Crameell Bridge Rd. - Torson, Nd. 21204 Associates George W. Budder, L. S. Robert W. Collan, P. E. Lemand M. Class, P. E. Norman F. Herrmann, L. S.

DESCRIPTION

52.5084 ACRE PARCEL, PART OF PROPERTY OF LEWIS M. HESS, JR. FOURTEENTH ELECTION DISTRICT,

Present Zoning R-6 Proposed Zoning R-A PARCEL C

Beginning for the same at a point on the nort, "ast a de o 4/26/65 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 fertwide, as shown on said plat, thence running and binding on the . isternmost 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 minth 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 Lar I Records of Baltimore County in Liber W. J.R. 3677, Page 19, thence binding on a part of ninth line N 58  $^{\circ}$  56  $^{\circ}$  44  $^{\circ}$  F = 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" F - 373.49 feet and (2) N 17 \* 24' 00" W - 82.59 feet, thence leaving the outlines of said land and running for lines of division the seven following courses

LILDS & ASSOCIATES, INC. ell Beilge Rd. - Towner, Md. 2120

65-312 RX

2/5/65

PB/ic

MATCHILDS & ASSOCIATES, INC. well Bridge Rd. - Towns, Md. 21204

Page TWo.
and distances, (1) S 82\* 17' 4'" W - 60.00 feet, (2) N 14\*32'00" W - 65.312 RX
228.55 feet, 1833.32 223.55 feet, (3) N 24\* 35' 00" W - 112.05 feet, (4) N 38\* 48'00" W 256.29 feet, (5) S 87\* 27' 50" W - 98, 93 feet, (6) N 56\*37' 40" W -59.85 feet and (7) N 87° 33' 50" W = 86.32 feet to a point on the out of a plat entitled "Section 7, Highpoint Addition", which plat is intended to be recorded among said Land Records, thence binding on said out the cleven following courses and distances. (1) S44\* 53' 00" W - 102.02 feet, (2) S 05\* 40' 15" W - 73, 97 feet, (3) S 42\* 04' 00" W - 111, 93 feet, (4) S 29° 19' 00" W - 106.97 'eet, (5) S 65° 33' 50" W - 63.35 feet, (6) westerly by a curve to the left with a radius of 645.00 feet, the distance of 255, 03 feet, (7) N 86\* 40' 00" W - 26, 41 feet, (8) S 41\* 59' 35" W -12.81 feet, (9) N 86\* 40' 00" W - 60.00 feet, (10) N 03\* 20' 00" E 99.85 feet and (11) northeasterly by a curve to the right with a radius of 930, 00 feet, the distance of 617, 16 feet to a point on the southwesternmost outline of a plat entitled "Section Six - Highpoint Addition", said plat being recorded among said Land Records in PlatBook RRG 29, page 115, thence binding on said outline, N 48° 38' 40" W - 298.75 feet to the east side of a 50 foot Reservation shown on saidplat, 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 Plats Nos. 14657 and 14656 the two following courses and distances, (1) S33\* 14' 02" W - 872, 91 feet

Mar, CILDS & ASSOCIATES, INC. ell Belles Rd. - Towns. Md. 21201 Page Three. 65-312 PX

and (2) S 43\* 47' 56" W - 383.73 feet to a point on the sixth line of the land described in the dead 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. 1883, page 584, thence , inding 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 (3) binding on said center line N 78° 04'38" W - 157, 88 feet. Chesaco Avenue extended northwesterly, I(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 and (5) leaving saidcenter 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 R cords in Liber W. J.R. 3741, page 521, 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" F - 588, 49 feet to the end of the eighth -: 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, thenge 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 300, 00 feet the distance of 40, 68 feet and (2) N 26\* 50' 09" E - 137, 03 feet to the place of beginning.

\$65-312 FX

Containing 52, 5084 Acres of land.

RWB:img J.O. 58174-A 2/5/65

Baltimore County. Maryland Towen 4. Meryland

#65-312 PK MAP

Date March 24, 1965 #11+14 A

FROM: C. Richard Moore

Item 4 - ZAC - March 16, 1965 - The CA-JO Land Company Northeast corner of the Kennedy Highway & Chesaco Avenue

Revisw of the subject plan dated November 10, 1964 does not indicate any changes which will affect previous comments dated December 31, 1954.

PALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date April 22, 1965

#65-312 EX MAP #11+14A

FROM George E. Gavrelis, Director SUBJECT. Petition 465-312-RX. "R-6 to R.A. and B.L. with Special Exception for a Filling Station. Northeast side side of John F. Kennedy Highway 4/24/6 ue. Being the property of Lewis M. Hess, Jr.

Wednesday, May 5, 1965 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offen the following comments, which are essentially an extension of our comments of October 9th, 1964 for substantially the same proposal (Petition #65-118-RX):

- hensive studies by the planning staff for the 14th District Area Master Plan Comprehensive studies by the planning stoff for the 14th District Arcs Master Plan and Zoning May indicate the appropriateness of a neighborhood troph-ga facility as shown on the multilaten't plat. This decision is based on the fact that Chesco as the contract of the co
- Although the basic concept of commercial zoning has been offirmed by planning studies, the exact boundaries as requested by the partitioner have not been ac-cepted in the plan. The plan indicates a conwerbal smaller commercial crea beers some hopes remain for the creation of an eventual diamond interchange between Chesco Avenue and Kennedy Highway. Only, if this proposal were realized, if could offect the desirable boundaries of commercial zoning or this location. Chesaco Avenue and Kennery Higmway, and, it inits proposal were realized, could affect the desirable boundaries of commercial zoning at this location. In any event, we cannot accept commercial zoning on the southwest side of Chesac Avenue — the filling station proposed for this Iccation should be integrated with:

Petition #65-312-RX

3. The planning staff has also recognized the need to establish apartment zoning here. Apartments at this location would be appropriate because of the eventual superior access offered by Chesoco Avenue, because of the transition offered between the commercial and nearby single-residential areas, and because of the probability of a compositive relative. To between apartment and commercial development. The area plan, therefore, does recommend that particus of the subject property be zoned for magnitumal numbers.

4. Since our comments were submitted in connection with petition #65-118-RX, the extent of apartment zoning recommended by the Hanning Board and staff has been practically defined. The land included is all of that portion of the petitioner's property westerly from proposed Weyburn Board size for the petitioner's property westerly from proposed Weyburn Board's plot or possing through oreo), and northerly to the stream shown on the petitioner's plot or possing through a "recreation area", plut but hat practed if ground stip Profit West" subdivision. This recommendation is based upon destulled and exhaustive study of the site and its natural features, the projected streat pattern, and numerous other planning factores.

W. LEE HARRISON DU WEST PENNSYIVANIA AVENU TOWSON, MARYLAND BIRO-

May 6, 1965

MAY 10'65 W -Anea Cons not G tell ZONIT & ...

John G. Rose, Esq. Zoning Commissioner County Office Building

Re: Petition for Reclassification and Special Exception - NE/S of John F. Kennedy Highway and Chesaco Ave., 15th District, Lewis M. Hess, Jr., Petitioner, No. 65-312-RX

Please note an appeal to the Board of Appeals of Baltimore County from your Order dated May 5, 1965 denying the Peclessification and Special Exception in connection with the above captioned case on behalf of the Petitioner, Lewis M. Heas, Jr.

I have enclosed herewith check in the amount of \$75,00 to cover the

The Thurson W Lee Harrison

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

Filling St Jr. locate

he Zoning Advisory Committee '

OFFICE OF PLANTED AND ZOURS. The des station sits has indicated on the plan is not adequate in class to finite the detiline of extremess turning necessaries, purpose leavance, edges, the reskle, stor. The planted of the particular of the particular sits in order than we now common as to better or not the station with not in order than any contract of the particular sits of the particular sits of forth in the Special Exception under Section 502.1 of the Baltimere County. Coming Regulations.

PAPTO ENTREPHE: This bureau has previously community on the majors of the community of these community has also been inserted in the present sending fills. This office is in the present or irrefract, the site again. Any additional community will be forwarded to you at a later data.

BURGAD OF MOTROCHING:

Site of the state of

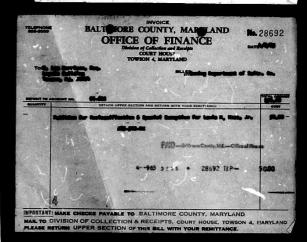
The following members had no comment to offer

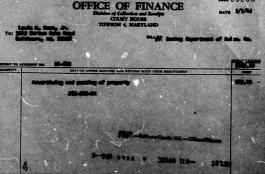
Industrial Commission State Roads Commission

Albert V. (wirky - Office of Planning and Zoning Richard Moore - Traffic Engineering Carlyle Brown - Bureau of Engineering

Yours very truly.

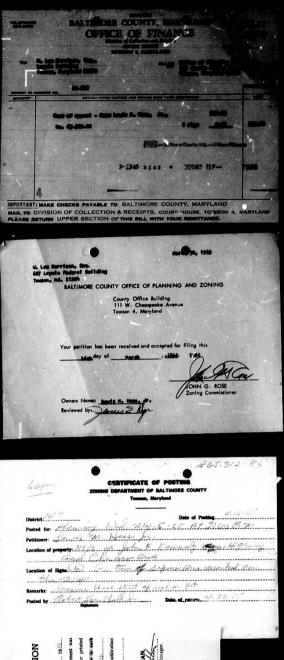
JAMES E. DYER Chief of Permit and Petition Processing





BALTIMORE COUNTY, MARY AND

IMPORTANTI MAKE CHECKS PAYABLE TO SALTIMORE COUNTY, MARYLAND



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Q.

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CATE OF PUBLICATION

The Eastern Beacon

TO CERTIFY, that the annexed advertisement of for Reclassification and Special Exception a, Jr.-HEE John F. Kennedy May, and The Testern Boscom a weekly news-

1965 : that is to say. of April 14, 1965.

our Smith

## CERTIFICATE OF PUBLICATION OFFICE OF

The Eastern Beacon Epril 14

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Reclassification and Special Exception Lewis Heas, Jr.-NEFS John F. Kennedy Hey, and Che 9860-144 °m The Eastern Season a weekly news-

Balto. 21, 164.

paper published in Baltimore County, Maryland, once a week

5th day of May

the same was inserted in the issues of April 14, 1965.

By her Item Smith

4 W-312-R+ Coppeal Townen, Maryland District. 14 64 Petitioner Teurs m. Hers In. Location of property. NE/S John F. Kanning Highway & Charles Good Location of Signa Don Month sunt Express war cred Hort Cos. @ on Sagrumore Rd (tim street is not in) @ on Charca Remarks are The The Head Cone.

Posted by Robert La Bully.

Data et return 6-3-65

