

65-312RX **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LEWIS M. HESS, JR., 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-A zone to an R-L zone; for the following reasons:

Error in 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 Filling Station on Parcel A

Property 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.

Contract purchaser
Address Weyburn and Barnfield Rd. #6

W. Lee Harrison, Petitioner's Attorney
Address 507 Loyola Federal Building
Towson, Md. 21204 - 823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of March, 1966, 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 5th day of May, 1966, at 2:00 o'clock P.M.

W. Lee Harrison
Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
From R-6 Zone to R-A and B-L
Zones - Special Exception for
Filling Station on Parcel "A"
NE/S John F. Kennedy Highway
and Chesaco Avenue, 15th Dist.,
Lewis M. Hess, Jr., Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-312-RX

The petitioner in the above matter requested a reclassification of property on the northeast side of John F. Kennedy Highway and Chesaco Avenue, from R-6 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 either an error on the map or a change in the neighborhood to warrant a reclassification.

Further, the Planning Board is holding a hearing on May 25, 1966 on a comprehensive zoning map which includes the subject property so that a separate evidence was also produced to warrant the granting of a special exception for a filling station.

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

It is this 5th day of May, 1966 by the Zoning Commissioner of Baltimore County, ORDERED that the above reclassification should be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain an R-6 Zone; and the Special Exception for a Filling Station be and the same is hereby DENIED.

W. Lee Harrison
Zoning Commissioner of Baltimore County

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. Kennedy Highway
and Chesaco Avenue,
14th District
Lewis M. Hess, Jr.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
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 of Baltimore County.

Whereas the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed on May 10, 1966 from the attorney representing the petitioner-appellant in the above entitled matter.

Whereas 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.

It is hereby ORDERED this 17th day of May, 1966 that said appeal be and same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
William S. Baldwin, Chairman

W. Giles Parker
W. Giles Parker

R. Bruce Alderman
R. Bruce Alderman

LAW OFFICES
W. LEE HARRISON
507 LOYOLA FEDERAL BUILDING
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

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,

W. Lee Harrison
W. Lee Harrison

Rec'd 5-10-66
12:40 pm

Lawrence, P. E.
John C. Childs, Jr. Esq.
Associates
George W. Bulley, L. S.
Robert W. Collins, P. E.
Lawrence M. Childs, P. E.
Nathan V. Horowitz, L. S.
Paul Lee, P. E.
Paul S. Swanson

DESCRIPTION
Parcel "A"
**0.7019 OF AN ACRE OF LAND, PART OF THE PROPERTY
OF LEWIS M. HESS, JR., FOURTEENTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.**

Present Zoning: R-6
Proposed Zoning: "B-L with Special Exception"

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° 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 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 - 144.42 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 -

Water Supply
Sewerage
Highways
Streets
Structures
Developments
Investigations
Recreation
Bridges

W. Lee Harrison
Zoning Commissioner of Baltimore County.

DESCRIPTION
Parcel "A"

Page Two.

and distances, (1) S 81° 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 - 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 to be recorded among said Land Records, thence binding on said outline, the eleven following courses and distances, (1) S 44° 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 - 104.77 feet, (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 - 12.01 feet, (9) N 86° 40' 00" W - 60.00 feet, (10) N 03° 20' 00" E - 99.86 feet and (11) northeasterly by a curve to the right with a radius of 930.00 feet, the distance of 517.16 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 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 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 Plats Nos. 14657 and 14656 the two following courses and distances, (1) S 33° 14' 02" W - 872.91 feet

DESCRIPTION
Parcel "A"

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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.

FB/jc
J.O. #59174-A
2/3/65

Lawrence, P. E.
John C. Childs, Jr. Esq.
Associates
George W. Bulley, L. S.
Robert W. Collins, P. E.
Lawrence M. Childs, P. E.
Nathan V. Horowitz, L. S.
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Paul S. Swanson

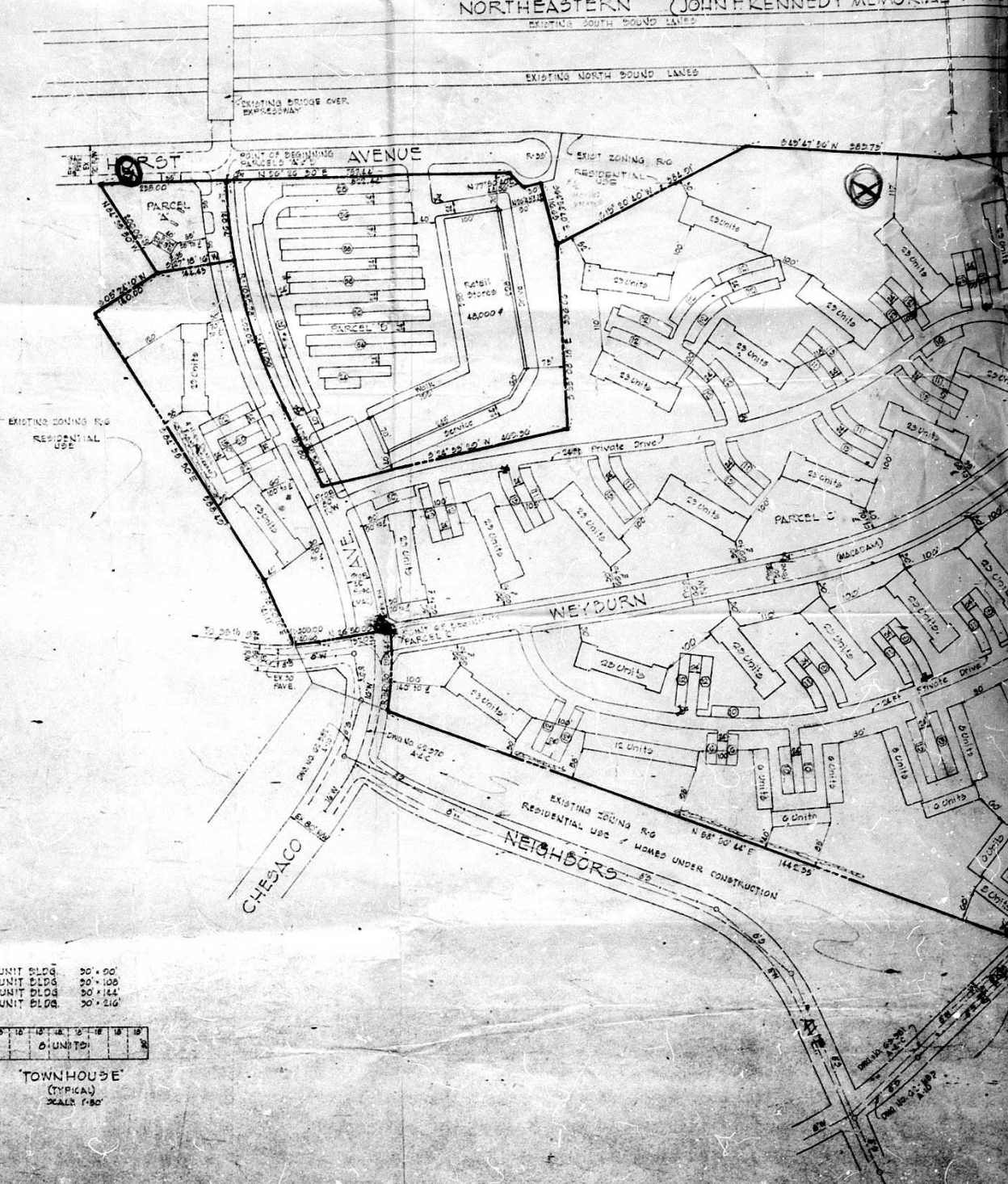
DESCRIPTION
Parcel "A"

Page Two

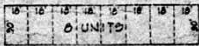
200.00 feet to said southeast right of way line and to the beginning point of said fifth line thence binding on a part of said line and on said southeast right of way line N. 36° 26' 30" E - 235.00 feet to the place of beginning, containing 0.7019 of an acre of land.

FB/jc
J.O. #59174-A
2/3/65

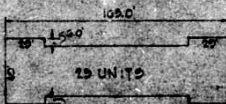
NORTHEASTERN (JOHN F. KENNEDY MEMORIAL) HWY



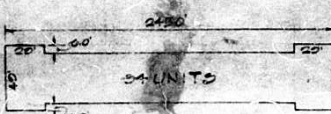
8 UNIT BLDG 30' x 90'
 6 UNIT BLDG 30' x 100'
 6 UNIT BLDG 30' x 114'
 12 UNIT BLDG 30' x 210'



TOWNHOUSE
 (TYPICAL)
 SCALE 1/80'



13 UNIT APT. BLDG.
 (TYPICAL)
 SCALE 1/80'

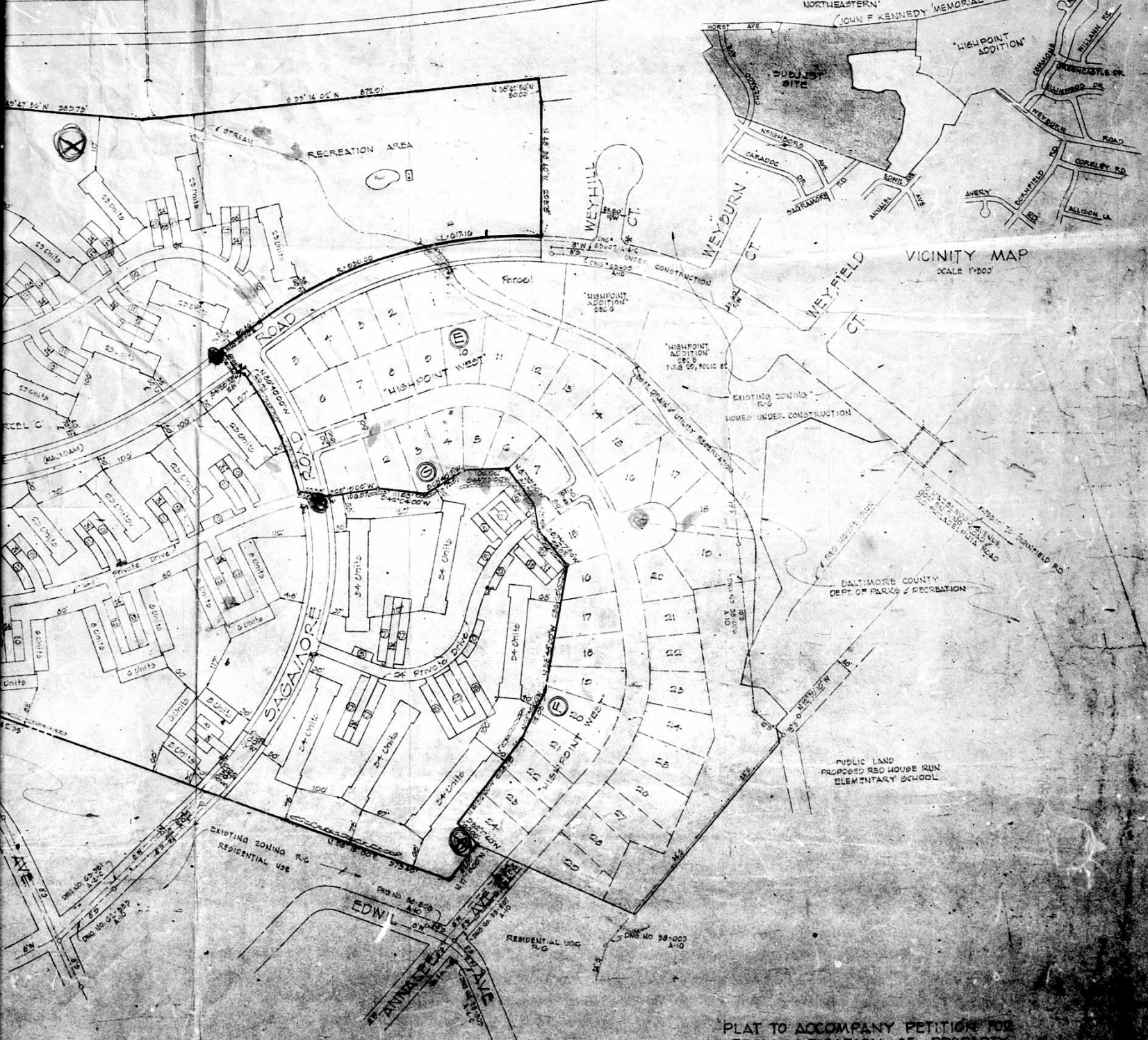


24 UNIT APT. BLDG.
 (TYPICAL)
 SCALE 1/80'

DENSITY CALCULATIONS

	PARCEL A	PARCEL B	PARCEL C
PRESENT ZONING OF TRACT	R.G.	R.G.	R.G.
PRESENT USE OF TRACT	NO USE	NO USE	NO USE
PROPOSED ZONING OF TRACT	D.U., SPECIAL EXCEPTION	D.U., SPECIAL EXCEPTION	D.U., SPECIAL EXCEPTION
PROPOSED USE OF TRACT	JAB STATION	JAB STATION	JAB STATION
GROSS ACRES OF TRACT	0.7015 AC.	0.7015 AC.	0.7015 AC.
GROSS RESIDENTIAL ACRES			
NET RESIDENTIAL ACRES			
TOTAL NO. OF APARTMENT UNITS ALLOWED (66x2711)			
TOTAL NO. OF APARTMENT UNITS PROPOSED			
GROSS RESIDENTIAL DENSITY			
NET RESIDENTIAL DENSITY			
TOTAL NO. OF PARKING SPACES REQUIRED (66x2711)			
TOTAL NO. OF PARKING SPACES PROPOSED (66x2711)			
FLOOR AREA OF BUILDING	1000 SQ. FT.	1000 SQ. FT.	1000 SQ. FT.

JOHN F. KENNEDY MEMORIAL HWY) EXPRESSWAY



VICINITY MAP
SCALE 1"=500'

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY
VICINITY OF
NORTHEASTERN EXPRESSWAY
(JOHN F. KENNEDY MEMORIAL HWY)
AND CHESACO AVENUE
14TH ELECTION DISTRICT BALTIMORE CO MD
Scale 1"=100' JULY 28, 1964
REVISED NOV. 10, 1964

PARCEL A	PARCEL B	PARCEL C
R.G. NO USE	R.G. NO USE	R.G. NO USE
EXCEPTION SAB. STATION 0.7010 AC.	PL. SHOPPING CENTER 0.7950 AC.	GARDEN APTS./TOWN HOUSE APTS. 32,804 AC. 30.0 AC. 40.0 AC.
1000 SQ. FT.	40,000 SQ. FT.	1000 SQ. FT.



MATZ, CHILDS & ASSOCIATES
210 N. CHARLES STREET
BALTIMORE 18, MARYLAND
JULY 28, 1964
REVISED NOV. 10, 1964