

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, August A. Kathryn Heimbuch, 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 ~~BL~~ ^{BR} zone to ~~BL~~ ^{BR} zone; for the following reasons:
due to error in the original zoning and numerous changes in the neighborhood. The Northeast Planning Area land use and proposed zoning plan proposes changing ~~this~~ property to BR. The property contiguous to the east of subject property has recently been changed from BL to BR.

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:

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 County.

A. C. Earlbeck, Inc.
BY: *AC Earlbeck*
Contract purchaser
Address: 24 Buchanan Road
Baltimore 21, Maryland
August Heimbuch
Kathryn Heimbuch Legal Owner
Address: 117 Old Philadelphia Road
Baltimore 21, Maryland

Petitioner's Attorney

Protestant's Attorney

Address:

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of May, 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 30th day of June, 1965, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 17, 1965
FROM: George E. Gavrelli, Director

SUBJECT: Petition No. 65-388-R. "B.L. to B.R. Zone. North side of Pulaski Highway 451 feet East of Batavia Farms Road. Being the property of August Heimbuch and Kathryn Heimbuch."

15th District

HEARING: June 30, 1965 (10:00 a.m.) - Wednesday

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

This proposal is in general accord with the intent of the proposed Comprehensive Rezoning Map for the Northeastern Planning Area, in that the Map shows B.R. zoning on this section of Pulaski Highway - but to a depth of 180 feet. It would well be that an adjustment of the proposed zoning boundary would be desirable here, so that the boundary would follow the rear property line of the subject parcel. If the zoning should be granted, however, it would be advisable for the petitioner to make a formal request to the Planning Board to adjust the boundary in order to prevent the rear portion of the property from being classified as a residence zone when the Comprehensive Map is adopted.



MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the subject property on the Zoning Map and the numerous changes in the neighborhood

the above Re-classification should be had; and it further appearing that by reason of error in the subject property on the Zoning Map and the numerous changes in the neighborhood

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of June, 1965, that the herein described property or area should be and the same is hereby reclassified; from B.R. and B.L. zone to a B.R. zone, and as a Special Exception for the use of the property as a residence zone, and as a Special Exception for the use of the property as a residence zone, from and after the date of this order, subject to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the subject property on the Zoning Map and the numerous changes in the neighborhood

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June, 1965, that the above re-classification 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 a B.L. zone; and/or the Special Exception for the use of the property as a residence zone be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

May 25, 1965

Mr. A. C. Earlbeck
6601 Pulaski Highway
Baltimore, Maryland 21221
SUBJECT: Re-classification from B.L. to B.R. for August Heimbuch, located on the north side of Pulaski Highway 451' east of Batavia Farms Road. (Item 1-4. 5/25/65)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: The present plans do not indicate access from Batavia Farms Road. However, if the developer plans future access from this road, he should obtain approval from this Bureau.

STATE LANDS COMMISSION: Access to the site from Pulaski Highway should be made subject to the approval of this Commission.

OFFICE OF PLANNING AND ZONING: This office has no comment with regard to the developer's plan at this time. However, if the zoning is granted, detailed comments will be made at the building permit stage.

BUREAU OF ENGINEERING:
Utilities: Water - Existing 12" and 36" water in Pulaski Highway.
Sewer - There are existing 8" sanitary sewer systems in Pulaski Highway east and west of this site.

Storm Drain - A drainage system appears necessary to prevent the run-off from this site from reaching the existing homes to the north. Pulaski Highway is a 4-lane road. Batavia Farms Road is to be developed as a 30' curb and gutter road on a 50' right of way.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning ten (10) days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Board of Education
Health Department
Buildings Department
Fire Bureau
Industrial Development Commission

Yours very truly,

James E. Rose
James E. Rose, Zoning Commissioner

Mr. E. Moore, Traffic Eng.
Mr. J. Derry, State Roads
Mr. A. Galsky, Off. of Pl. & Zon.
Mr. G. Brown, Bur. of Eng.

MULLER, RAPHEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS
201-208 COURTLAND AVENUE, TOWSON, MARYLAND 21204
825-3808 - 825-1231

EUGENE F. RAPHEL, L.S.
PRESIDENT - 1964

June 3, 1965 (Revised)

PROPERTY TO BE CONVEYED BY AUGUST HEINBUCH

BEGINNING for the same at a point in the northernmost right-of-way line of Pulaski Highway (150' wide) at the beginning of the 3rd or N22 1/2° W 398' line of the land which by deed dated May 12, 1953 and recorded among the Land Records of Baltimore County in Liber GLB 2290, Folio 325, was conveyed by Cassie Heimbuch, divorced, to August Heimbuch and Kathryn M. Heimbuch, his wife, running thence on the northernmost right-of-way line of Pulaski Highway and binding reversely on a part of the 2nd line in the aforesaid deed, as now surveyed, S59°31'50"W 209.00' to the end of the 4th or S29°43'47"E 150.00' line of the land which by deed dated March 31, 1953 and recorded among the Land Records of Baltimore County in Liber GLB 2272, Folio 177, was conveyed by Nicholas Sennett and wife to Garnet E. Jones and wife, thence leaving Pulaski Highway and binding reversely on the 4th and 3rd lines of the last mentioned deed, the two following courses and distances, as now surveyed: (1) N29°09'10"W 150.00'; (2) S59°31'50"W 115.00' to a point in the 3rd or N58°57'13"E 265.34' line of the land which by deed dated February 14, 1947 and recorded among the Land Records of Baltimore County in Liber JWB 1532, Folio 452, was conveyed by Cassie Heimbuch to Nicholas Sennett, at the distance of 150.50' from the beginning of said 3rd line, running thence and binding reversely on a part of said 3rd line to the beginning thereof, as now surveyed, S59°31'50"W 150.50' to the center of Batavia Farms Road (30' wide) and to intersect the 1st line of the aforesaid deed, Cassie Heimbuch, divorced, to August Heimbuch and wife, running thence on the center of Batavia Farms Road and binding reversely on a part of the 1st line of the last mentioned deed, as now surveyed, N38°05'10"W 143.13', thence leaving said outline and running for lines of division the two following courses and distances, viz: (1) N69°19'10"E 264.69'; (2) N25°23'40"W 55.13' to intersect the southern outline of the Subdivision, known as Lindale, and recorded among the Plat Records of Baltimore County in Plat Book WJR 25, Folio 141, running thence on the southern outline of said Subdivision, as now surveyed, N72°04'00"E 55.00' to the southwest corner of the Sub-

SURVEYS - LOTS - FARMS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAINS - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 31930
DATE 7/2/65

TO: A. C. Earlbeck, Inc.
24 Buchanan Road
Baltimore 12, Md.
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for August Heimbuch #65-388-R	79.40
		79.40

CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
FOR COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
FOR SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 30615
DATE 5/2/65

TO: Cash
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Re-classification for August Heimbuch	50.00
		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.

MULLER, RAPHEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS
201-208 COURTLAND AVENUE, TOWSON, MARYLAND 21204
825-3808 - 825-1231

EUGENE F. RAPHEL, L.S.
PRESIDENT - 1964

division, known as Berkland, and recorded among the Plat Records of Baltimore County in Plat Book GLB 24, Folio 10, running thence on the southern outline of the said Subdivision, as now surveyed, N72°07'50"E 200.00' to intersect the 3rd line of the aforesaid deed, Cassie Heimbuch, divorced, to August Heimbuch and wife, running thence and binding reversely on a part of said 3rd line, as now surveyed, S24°43'30"E 247.38' to the place of beginning.

CONTAINING 2.135 acres of land more or less.

BEING part of the land which by deed dated May 12, 1953 and recorded among the Land Records of Baltimore County in Liber GLB 2290, Folio 325, was conveyed by Cassie Heimbuch, divorced, to August Heimbuch and Kathryn M. Heimbuch, his wife.

Eugene F. Raphael
Eugene F. Raphael #2246

MICROFILMED

SURVEYS - LOTS - FARMS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAINS - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

Mr. A. C. Earlbeck
6601 Pulaski Highway
Baltimore, Md. 21221

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 15th day of May, 1965

Checked Name: August Heimbuch
Reviewed by: *James E. Rose*

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: *August Heimbuch*
Petitioner: *August Heimbuch*
Location of property: *451' East of Batavia Farms Road, Baltimore, Md.*
Location of Sign: *3rd line of the property, at the intersection of the 3rd and 4th lines of the property, and at the intersection of the 3rd and 4th lines of the property.*
Signed: *James E. Rose*
Posted by: *James E. Rose*
Date of return: 6-7-65

MICROFILMED

Sincerely,
A. C. Earlbeck
A. C. Earlbeck, Inc.
A. C. Earlbeck, President

MICROFILMED

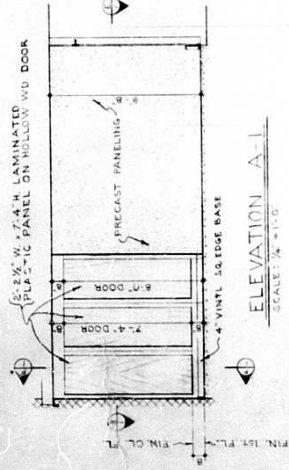
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a point in the northernmost right-of-way line of Pulaski Highway (150' wide) at the beginning of the 3rd or N22 1/2 degree W 398' line of the land which by deed dated May 12, 1953 and recorded among the Land Records of Baltimore

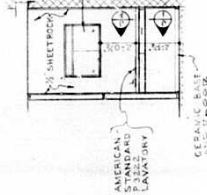
8th day of June 19 65; that is to say,
the same was inserted in the issues of 6-9-65

By Mrs. Palmer Price

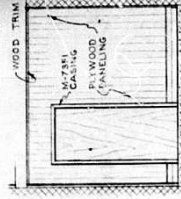
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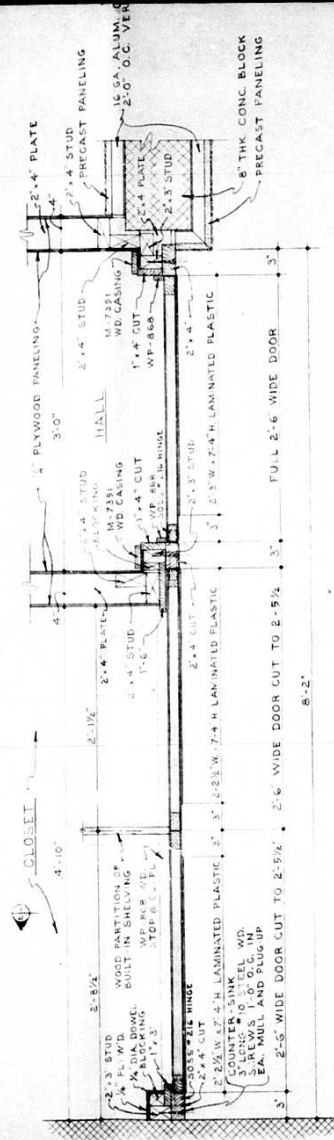
ELEVATION A-1
SCALE: 1/4" = 1'-0"



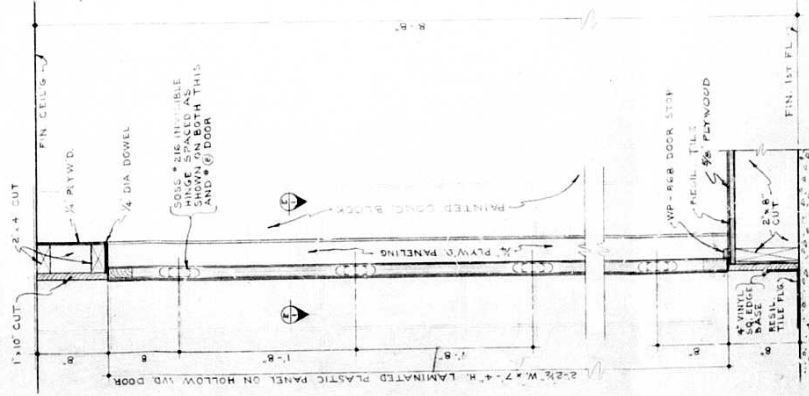
ELEVATION B-1
SCALE: 1/4" = 1'-0"



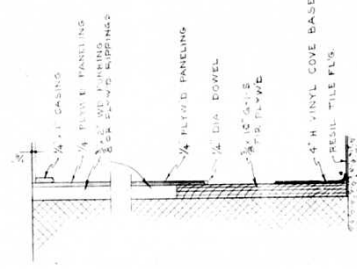
ELEVATION C-1
SCALE: 1/4" = 1'-0"



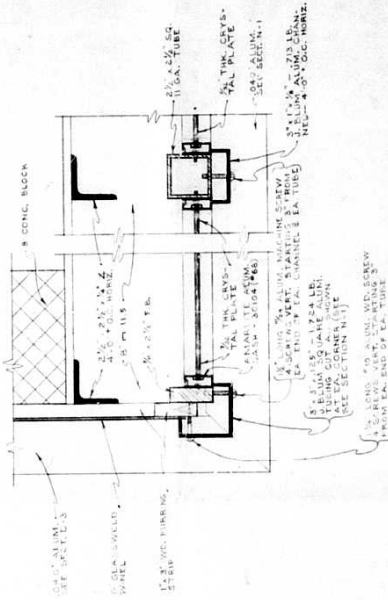
SECTION E-1
GEN. OFFICE CLOS. & HALL DOORS
SCALE: 1/2" = 1'-0"



SECTION F-1



SECTION K-1
BASE & WALL
SCALE: 3/4" = 1'-0"

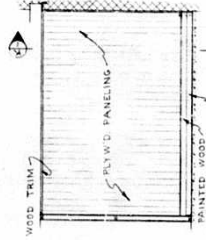


SECTION J-1
ALTERNATE MULL & CORNER DETAIL
SCALE: 3/4" = 1'-0"

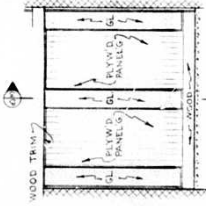
DETAIL F
GUARD PIPE
SCALE: 3/4" = 1'-0"



N C-1



ELEVATION D-1
SCALE: 3/4" = 1'-0"



ELEVATION E-1
SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

NO.	NOMINAL SIZE	DESCRIPTION	JAMB	REMARKS
1	36" x 78" x 1 3/4"	FLUSH SOLID CORE	5 1/2" STAINLESS	SEE DETAILS
2	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	WITH LOWER ABOVE
3	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	4 ROLLED STL HEAD
4	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
5	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
6	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
7	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
8	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
9	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
10	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
11	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
12	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
13	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
14	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
15	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.
16	36" x 78" x 1 3/4"	STAINLESS L-18	STAINLESS FLG	SEE DWG.

SECTION H-1

SECTION J-1

SECTION K-1

SECTION L-1

SECTION M-1

SECTION N-1

SECTION O-1

SECTION P-1

SECTION Q-1

SECTION R-1

SECTION S-1

SECTION T-1

SECTION U-1

SECTION V-1

SECTION W-1

SECTION X-1

SECTION Y-1

SECTION Z-1

SECTION AA-1

SECTION AB-1

SECTION AC-1

SECTION AD-1

SECTION AE-1

SECTION AF-1

SECTION AG-1

SECTION AH-1

SECTION AI-1

SECTION AJ-1

SECTION AK-1

SECTION AL-1

SECTION AM-1

SECTION AN-1

SECTION AO-1

SECTION AP-1

SECTION AQ-1

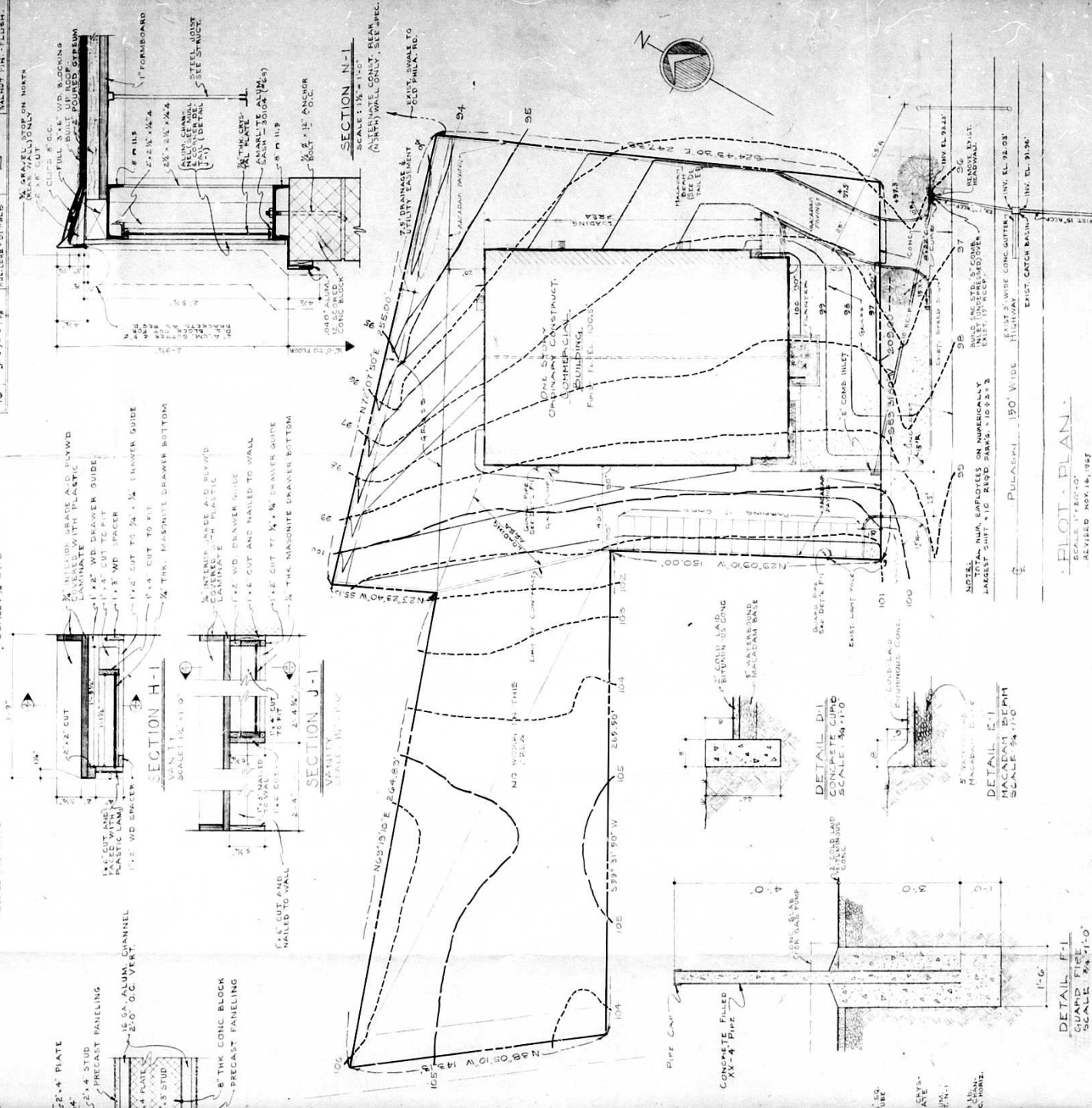
SECTION AR-1

SECTION AS-1

SECTION AT-1

SECTION AU-1

SECTION AV-1



PLOT PLAN
SCALE: 1" = 20'-0"
REVISED NOV. 18, 1965

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *11/18/65*

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *11/18/65*

91-CE
AS NOTED
A-1
6513

DANIEL A. NUHNER
ARCHITECT
1000 PULASKI AVE.
BALTIMORE, MD. 21202

BUILDING FOR
WAREHOUSE LEASING CO.
8204 PULASKI HIGHWAY
BALTIMORE, MD. 21240
% DANIEL A. NUHNER