

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ernest J. Hesse and Audrey L. Hesse, legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an A-1A zone, for the following reasons:

1. The subject property was erroneously classified as R-6 at the time of the adoption of the Land Use Map and
2. Many changes in zoning and land use have occurred in the immediate vicinity of subject property since the adoption of the Land Use Map which affected the utility of subject property.

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 offices and office buildings.

Property is 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 Ernest J. Hesse and Audrey L. Hesse, Legal Owners
Address 2010 Cedar Circle Drive
Baltimore County, Maryland

Protestant's Attorney John H. Hesse, IV, Petitioner's Attorney
Address 1311 Fidelity Building
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 20th day of April, 1966, at 10:00 a.m.

Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE TO ZONING REGULATIONS - N/W Cor., Rich & Alexander Aves., 1st Dist., Ernest J. Hesse and Audrey L. Hesse, Petitioners

BEFORE ZONING COMMISSIONER
CY
BALTIMORE COUNTY
No. 66-229-RXA

AMENDMENT TO ORDER OF APRIL 22, 1966

The Petitioners in the above matter have exhibited an architectural rendering, consisting of a Site Plan - Elevations and Perspective, for the addition of a west wing and a northerly addition, all as shown on plans prepared by Thomas F. Couzens, Jr., dated October 10, 1966, revised to October 19, 1966.

It appears that the architectural design of these additions is in keeping with the structure now erected on the premises and is in keeping with the existing residential character of the neighborhood immediately to the west and north of the existing property. Consequently, the proposed additions would fit in quite harmoniously with the residential character of this community and would not in any way be prejudicial to the public health, safety or general welfare of the locality involved, and otherwise comply with the requirements of Section 502.1 of the Zoning Regulations of Baltimore County.

Further, the property owners have produced a letter signed by Hawthorne Smith, one of the Protestants in the original reclassification proceedings, who resides in the immediate community and whose property is within sight of subject property, indicating that this Protestant, at least, has no objection to the enlargement of said building according to the above referred to architectural presentation.

It is, therefore, this 17th day of November, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the previous Order of the Zoning Commissioner, passed on the 22nd day of April, 1966, be and the same is hereby amended by deleting paragraph numbered 1, pertaining to the special exceptions for offices and office buildings, and by inserting in lieu thereof the following provision:

1. That any exterior changes made in the existing dwelling shall be substantially in conformity with the drawing entitled "Site Plan - Elevations and Perspective, Addition to office building Baltimore National Pike, Mr. Ernest Hesse - Owner" prepared by Thomas F. Couzens, Jr., A.I.A., dated October 10, 1966, revised to October 19, 1966, and made a part of this file.

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE TO ZONING REGULATIONS - N/W Cor., Rich & Alexander Aves., 1st Dist., Ernest J. Hesse and Audrey L. Hesse, Petitioners

BEFORE ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-229-RXA

The petitioners in the above matter have requested a reclassification of property at the northwest corner of Rich and Alexander Avenues, in the First District of Baltimore County, from an R-6 zone to an A-1A zone, a special exception for offices and office building, and a variance to Section 413.1 of the Baltimore County Zoning Regulations to permit a sign of 126 square feet in area instead of the required 1 square foot.

As the petitioners have proven a change in the area of the subject property the reclassification should be had.

The petitioners have also met requirements of Section 502.1 of said Regulations and a special exception for offices and office building should be granted.

As strict compliance with said Regulations would result in practical difficulty and unreasonable hardship upon the petitioners, the variance requested would give relief without substantial injury to the public health, safety and general welfare of the locality involved, a variance to permit a sign of 126 square feet in area instead of the required 1 square foot should be granted.

It is this 17th day of April, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an A-1A zone.

It is further ORDERED that a special exception for offices and office building be and the same is granted, from and after the date of this Order, subject to compliance with the following provisions:

1. That there are no exterior changes to be made in the existing dwelling;
2. That no office building shall be erected if the present building is torn down;
3. That there shall be no advertising signs placed on the building.

The variance to permit a sign of 126 square feet in area instead of the permitted 1 square foot is granted.

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

Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ernest J. Hesse and Audrey L. Hesse, legal owners 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 for a Variance from Section 413.1 of the Baltimore County Zoning Regulations to permit a sign of 126 square feet instead of the permitted 1 square foot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

1. The subject property is situated between commercial land immediately to the east and west. To the east large signs of a gasoline station and theatre obscure the property. To the west a reclassification for a gasoline station has recently been granted and signs to be placed here will obscure this property. Therefore, the small signs permitted under the Zoning Regulation would be useless and of no practical purpose. It is necessary to place a larger sign on the property if it is reclassified for office use.

Petitioners propose to erect a sign approximately 14' x 9' as shown on the plan of Triangle Sign Company dated July 17, 1964, attached, containing 126 square feet, and not to exceed 25' in height above ground.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 Ernest J. Hesse and Audrey L. Hesse, Legal Owners
Address 2010 Cedar Circle Drive
Baltimore County, Maryland

Protestant's Attorney John H. Hesse, IV, Petitioner's Attorney
Address 1311 Fidelity Building
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 20th day of April, 1966, at 10:00 a.m.

Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 7, 1966
FROM: Mr. Leslie H. Groff, Deputy Director of Planning
SUBJECT: "Petition #66-229-RXA, Northwest corner of Rich and Alexander Avenues. Petition for Reclassification from R-6 to A-1A. Petition for Special Exception for Offices and Office Building. Petition for Variance to permit a sign of 126 square feet instead of the required 1 square foot. Ernest J. Hesse-Petitioner."

1st District

HEARING: Wednesday, April 20, 1966. (10:00 A.M.)

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

We view the subject petition as a proposal for transitional zoning to provide an adjustment between the commercial land on two sides of the property and the residential development on the other sides. We have great reservation, however, concerning the request for a sign 126 times the size of the sign that would normally be permitted.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 18 day of MAR, 1966.

Petitioner John H. Hesse, IV, Esquire
Petitioner's Attorney John H. Hesse, IV, Esquire
Reviewed by James S. Hesse, Chairman of Advisory Committee

TELEPHONE 823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 37643

DATE 3/29/66

To: Messrs. Hesse & Hesse
1311 Fidelity Building
Baltimore, Md. 21201
Baltimore Zoning Dept. of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT
1	Petition for Reclassification, Special Exception & Variance for Ernest J. Hesse	\$50.00
1	66-229-RXA	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.

L. ALAN EVANS & ASSOCIATES

4200 ELSBRODE AVENUE - BALTIMORE, MD. 21214 - Hamilton 6-2144

BRANCH - OFFICE - 809 POPLAR STREET - CAMBRIDGE, MD. 21613 - AC 8-3350

ALAN EVANS, INC. CARROLL, MARYLAND NORMAN C. EVANS, INC. WESTON, MARYLAND

February 23 1966

DESCRIPTION OF NO. 6100 RICH AVENUE

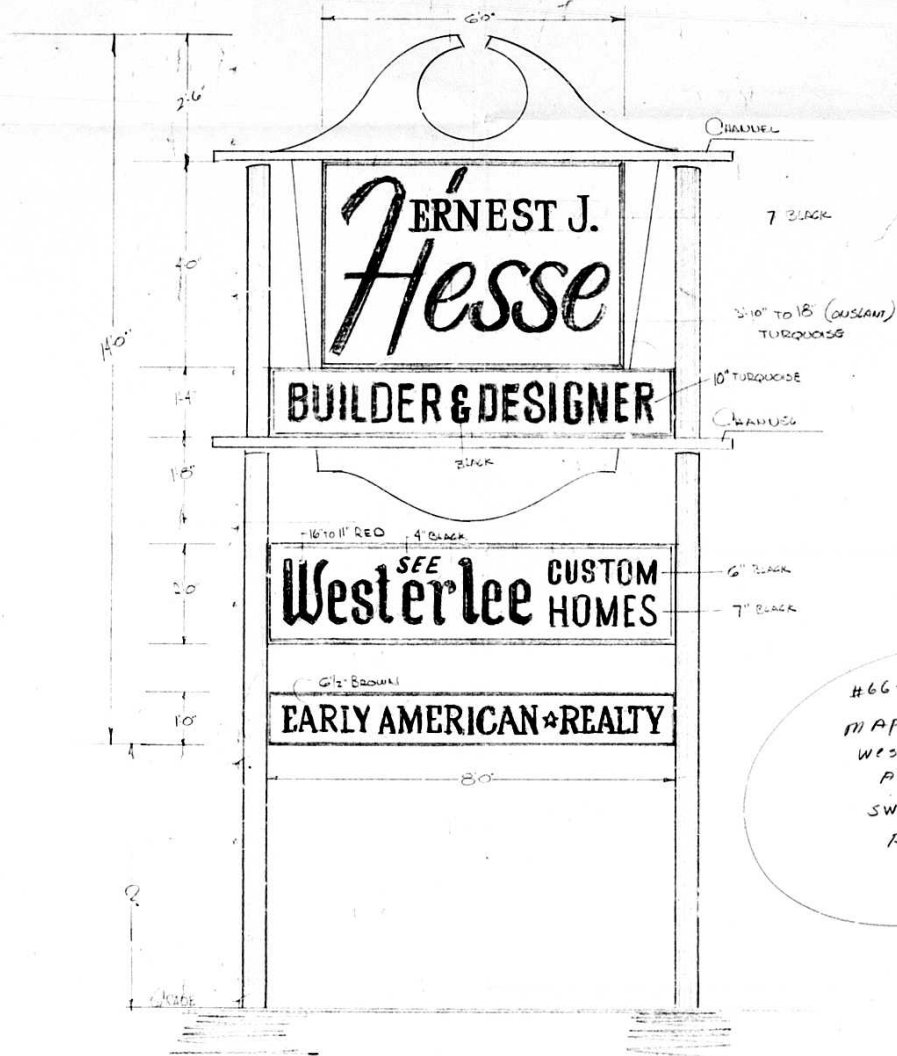
BEGINNING for the same at the corner formed by the intersection of the north side of Rich Avenue, 40 feet wide, with the west side of Alexander Avenue, 40 feet wide, thence leaving said place of beginning and running and binding on said north side of Rich Avenue North 82 degrees 30 minutes West 92.00 feet, thence leaving said north side of Rich Avenue and running North 07 degrees 30 minutes East 200.00 feet and thence North 04 degrees 20 minutes East 22 feet, more or less, thence running South 74 degrees 02 minutes East 125 feet, more or less, to said west side of Alexander Avenue, thence running and binding on said west side of Alexander Avenue South 15 degrees 58 minutes West 206.15 feet to the place of beginning.

Containing 0.57 acres of land more or less.

Note: This description has been prepared for zoning purposes only and is not to be used for conveyance.



OF BALTIMORE COUNTY.
March 31



✓
#66-229RKA
MAP 2-B
WESTERN
AREA
SW-2-G
RA-KA

WHITE PLAT PLENGAS FROGS
SPRAYED ACRYLIC ENAMELS
INTERNAL FLUORESCENT ILLUMINATION

Proposal No 2

PROPOSED DE PLINGAS SIGN	
STREET	TRIANGLE SIGN CO.
DATE	7-11-64
APPROVED SIGNING	DATE
APPROVED SIGNING	DATE
UNAUTHORIZED USE IN WHOLE OR PART PROHIBITED	



NOTE

IF OUTSIDE LIGHTING IS INSTALLED ONLY IT WILL BE REQUIRED TO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC STREETS.

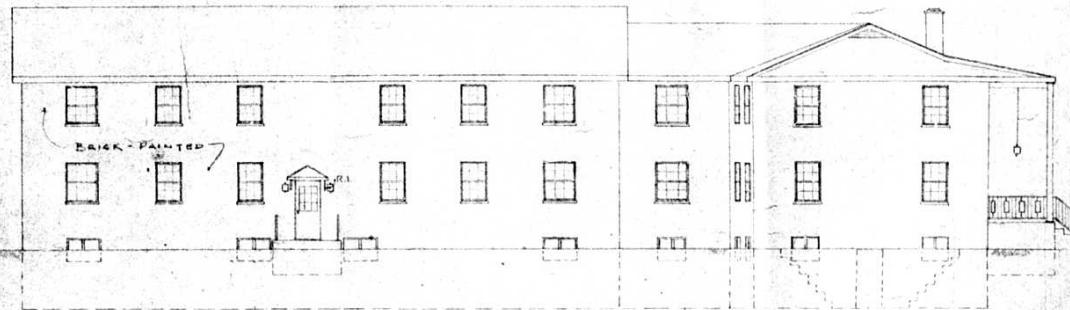
PARKING NOTES

BASEMENT AREA: 4000' x 300' = 1,200,000
FIRST FLOOR AREA: 4000' x 500' = 2,000,000
SECOND FLOOR AREA: 4000' x 500' = 2,000,000
TOTAL PARKING SPACES REQUIRED: 30

NOTES

BRICK MAINT. BY MD. DOT - HIGHWAY X-5195 - A. ELEV. 525.704
AREA PROPERTY: 0.57 AC.
AREA OF EX. BLDG: 1306.91
NO PARKING SPACES - 23
PRESENT ZONING: BUSINESS LOCAL
SECTION: DISTRICT NR1
PROPOSED USE: GENERAL OFFICES

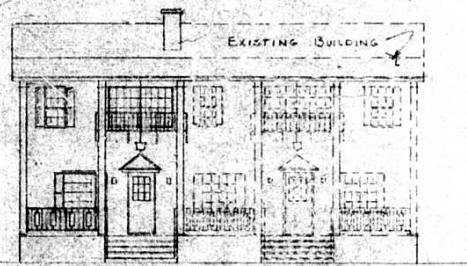
EXISTING GAS STATION



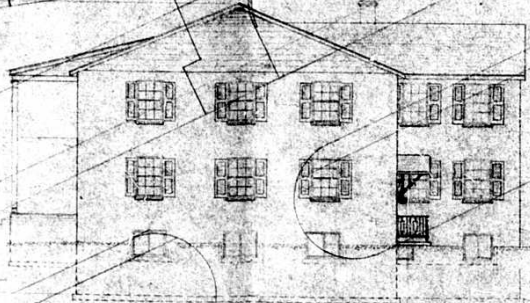
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SITE PLAN
SCALE: 1" = 20'

Revised: JAN. 23, 1967

EVANS, HAGAN & ASSOCIATES
SURVEYING & CIVIL ENGINEERING
4200 ELSBROD AVE. - PHONE 428-2144
BALTIMORE, MARYLAND 21214

DATE: DEC. 23, 1966 SCALE: AS SHOWN

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 1/24/67

SITE PLAN - ELEVATIONS



ADDITION TO OFFICE BUILDING
6100 BALTIMORE NATIONAL PIKE
MR. ERNEST J. HESSE - OWNER

DATE: 12-17-66

NO. 1 OF 8

