## PETITION FOR ZONING RE OF SSIFICATION #66-229 EXA AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 74 LANCE Ernest J. Hesse and

I or we Audrey L. Hesse legal owner of the property situate in Baltimore map County and which is described in the description and plat attached hereto and made a part hereof. 2. &

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 AREA SW-2-6 ---- R-A 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

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. Property is to be posted and aftertised 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 roning regulations and restrictions of Baltimore County adopted parsuant to the Zoning Law for Baltimore

Ernest J. Horse Andrey L. Hesse Legal Owners Address 2010 Cedar Circle Drive

Baltimore County, Maryland

Protestant's Attorney

M. Hersey, IV. Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 8th. ...., 196.6., that the subject matter of this petition be advertised, as Commissioner of Baltimore County in Room 106, County Office Building in Towron, Baltimore 1966 at 10:000'c + k 



Zoning Commissioner of Baltimore County.

EVANS & ASSOCIATES

PLAR STREET - CAMBRIDGE, MD. 21613 - AC 8-3350 2-6 Wester

February 23 1966.

5W-2-G RA-XI 4/1/66

ARCA

DESCRIPTION OF NO. 6100 RICH AVENUE

the seme at the corner formed by the intersection of the north side 40 feet wide, with the west side of Alexander Avenue, 40 feet wide. said place of beginning and running and binding on said north side of nd running North 07 degrees 30 minutes East 200.00 feet and thence North Of 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 ning and binding on said west side of Alexander Avenue South 15 degree 58 minutes

Containing 0.57 acres of land more or less.

West 206-15 feet to the place of beginning.

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





RE: FETITION FOR RECLASSIFICATION.: SPECIAL EXCEPTION AND VARIANSE TO ZONING REGULATIONS - N/V Cor.: Rich & Alexander Aves., ist Dist., Ernest J. Hesse and Audrey L. : Hesse, Petitioners.

xander

Aves.

\$66-229 EXA 2-B WESTERH 0.5

5W-2-G BALTIMORE COUNTY

. . . . . . . . . . . . . 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 plan prepared by Thomas F. Couzens, Jr., dated October 19, 1966, revised to October 19, 1966.

In appears that the architectural design of these additions is in keeping with the structure now crected on the premises and is in keeping with the caisting 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 to the public health, safety or general welfare of the locality investigation and otherwise complica with the requirements of Section 302.1 of the Coming Regulations or Butlismer County.

Further, the property owners have produced a letter staned by Further, the property owners have produced a letter signed by Blauthorne Smith, one of the Protestants in the original reclassification proceedings, who resides in the immediate community and whose property is within sight of suject property, indicating that this Protestant, at least, has no objection to the enlargement of satisfications of the property of the property of the property of the property of the process of the

It is, therefore, this LTM day of November, 1966, by the Zoning Commissioner of Billimore County, ONDERD that the previous Order of the County County of the County County

1. That any exterior changes made in the existing That any exterior changes made in the existing dwelling shall be substantially in conformity with the drawing entitled "Site Plan - Elevation and Perspective, Addition to Office Buildings" plantage and Perspective, Addition to Office on Site Plantage and Perspective, Addition to Office on Site Plantage and State Plantage and

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date April 7, 1966

FROM Mr. Leslie H. Graef, Deputy Director

"Petition 166-22-PLOAL. Northwest corner of Rich and Alexander Avenues.
Petition for Reclassification from R-6 to R.A. Petition for Special Exception
for Offices and Office Building. Fetition for Variance to permit a sign of
126 square feet instead of the required 1 square foot. Enest 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

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

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

REEDDE ZONING COMMISSIONER

> PAI TIMORE COUNTY No. 66-229-RXA

The patitioners in the above matter have requested a reclassification of superty at the northwest corner of Rich and Alexander Avenues, in the First District of Alexander Avenues, as pecial exception for offices and office bolluling liberation and account of the Alexander of the Alexander of the Alexander of Alexand

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 Ragulations and a special excention for offices and office building should be granted.

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

- That no office building shall be preced if the present building is torn down.
- 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 I square foot is granted.

Al Fr Zoning Commissioner of

ohn H. Hessay, IV, Esquire [31] Pidelity Building Baltimore, Maryland 21201

FOR

ORDER RECEIVED

DATE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avanu Towson, Maryland <1204

Your petition has been received and accepted for filing this day of MAIZ

Petitioner's Attorney date H. Hanney, W Reviewed by Chairman of Advisory Committee

BALTMORE COUNTY, MANYLAND

OFFICE OF FINANCE

No.37643

Petition for Reclassification, Special Exception & Variance for 100-born they us - Day 3-1860 031 - 37643 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 ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS #66-219 EX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Ernest 3. Hosse The National Council

Ernest 3. Hosse Legal owners of the property situate in Baltumore PMP

County and which is described in the descriptor and plat attached breto and made a part hereof. 2-B. hereby petition for a Variance from Section 413.1 (a) To permit a 411 minostaly - W 15.70 R. Dura

5 W - 2 - G

RA-XA

sign of 126 square feet instead of the permitted I square foot.

of the Zoning Regulations of Aslitmore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) sou was reasons (undexe narrange or practice difficulty)

as a because year-fiption between commercial land inaccitately to the
east and west. To the east large signs of a casolice station and theatre obsure
the property. To the west a re-classification for a gasoline station has recently
been granted and signs to be placed here will obsure this property. Therefore,
the small signs permitted under the Zoning Regulation would be valuese and of
no practical purpose. It is necessary to place a larger sign on the property if
it is re-classified 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 Zon ng Regulations.

I, or we, agree to pay expenses of above Variance advertising posting, etc., upon filing of this tion and fur her agree to and are to be bound by the zoning regulation: and restrictions of more County adopted pursuant to the Zoning Law For Baltimore County.

Audrey L. Hosse L gal Owners

Address 2010 Cedar Circle Drive Baltimore County, Maryland Oliver Jackson Protestant's Attorney Address 1311 Fidelity Luilding Baltimore, Maryland 21201

ORDERED S. The Zorang Commissioner of Baltimore County, this 

County, on the MP 1 ---- 196 at p'clock

Zoning Commissioner of Baltimere County.

ALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

March 23, 1966

John H. Hessey, IV, Esquire 1311 Fidelity Building Faltimore, Maryland 21201

| Erment J. Hense (Item 2, March 22, 1966)

The above referenced petition is accepted for filing as of date on UP suclosed filing certificate. Notice of the hearing date and then which will be held not laws than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the rest future.

If you have any questions conserving this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

V. ry truly yours. and & Non

John H. Hensey, IV, Esquire 1511 Fidel(ty Building Baltimore, Miryland 21201

SUBJUCT: Reclassification From B-6 to PA Special Exception - Offices and office building and variance - side area for Ernset J. Roses Located MyCor Etch Avenue & Alexander Avenue, lat University (Then 2, Narch 22, 1976)

The Foning Advisory Committee has reviseed the subject petition and makes the following remember

SHOULD OF HADDRANDS but seem to both Rich and Shounder Avenue.

Should be seen exists on the appendix sides of the Baltimore Hatlonal Pile. Connection to Seed - Sever exists on the appendix may could tunesling under the Baltimore Matienal Title seem; however, would require very costly tunesling under the Baltimore Matienal

Pile.

Adoption of existing shilling to be determined by developer or his engineer.

Adoptions - both high and Alexander Avenues to be developed as minimum 30 ft. rands on 50 ft.

Tight of way.

HEALTH REPARTMENT: The rease of providing scenage disposal should be indicated on the plot plan prior to the hearth;

The above comments are not intended to indicate the appropriateness of the sening action requested, but to assure that all parties are note searce of plans or pro-lens that may have a bearing on this came. The litractor analy rate leptary Eirector of the diffuse of Flaunding and Loning will meant reconstraint on the appropriateness of the requested sociag 10 days before the Ecolog Commissioner's hearing.

The following members and no comment to offers

Fire Eureau-Plans Seview Industrial Development Commis-Board of Education Buildings Oppartment State Roads Comfission Office of Planning and Soning Eureau of Traffic Engineering

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION AND A VARIANCE 1st DESTRICT ZONING: For, 8-6 to R.A., Zone-Petition for Special Exception or Offices and Office Building, Petition for a Variance for a

Petition for a Variance for a SLCC. ATRON: Northwest corner of Bich and Alexander Avenness. INTEL 4 TME: WEINVESON AVERTIL 20. 108 of 10. North AVERTIL 20. 108 of 10. North AVERTIL 20. 108 of 10. North Company Commissioner of Baltimore County, by authority of the Zonig Act and Edition of Baltimore County, by authority of the Zonig Act and Regulation of Baltimore County, will hold a public hearing.

of Balticore County, with hold a public hearing. Present Zoning, R.6. Proposed Zoning, R.A. Fettition for Special Exception for Offices and Office Buildings. Fettition for Variance from the Zoning Regulations of Baltimeric County to permit a librarianted sign of LDS against feet included sign of LDS agains feet included. The Zoning Regulation to be excepted as follows: Section 413.2 ½(a) - 1 square foot.

that purcel of had in the Pirez District of Baltimore County, the property of the property of

co: Mr. Carlyle Br.am-Bureau of Engineering Mr. William Greenwa't-Health Department

OFFICE OF THE BALTIMORE COUNTIAN

No. I Newburg Avenue

CATONSVILLE MD

April 4, 1966

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of Bultimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One the 4th day of April, warponsties weeks before

the 4th

19 66 . that is to say

the same was inserted in the issues of

March 31, 1966.

THE BALTIMORE COUNTIAN

By Paul J Morgany Eliter and Manager. P. 7.

36-229 RXA

## CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting Cyris 2 1966 Posted for Rechargeation from Rt. t. RA . Spe Sport Variance Petitioner Count & Hisse Location of property: NA Con . of Rich & alexander Coss. Location of Signs: NW low of Rich & alexander loss. Dosse Date of return april 7.1966



OFFICE OF

## THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD.

April 4, 19 66

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Mose, Soming Commissioner of Bultimore County was inserted in THE BALTIMORE COUNTIAN, a group of

three weekly newspapers published in Baltimore County, Maryland, once a week for successises weeks before the 4th day of April, 19 66, that is to say the same was inserted in the issues of

March 31, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Morgany Manager. R. M.

THE JEFFER ONIAN,

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

of 1 Time successive wreeks before the 20th

appearing on the \_\_\_ 3Lat \_\_\_\_ day of \_\_\_\_\_ March\_\_\_\_\_

1966...

BALTIMORE COUNTY, MARYLAND

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

EPOBIT TO A	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$57.25 COST
	Advertising and posting of property for Ernest J. Messa #56-229-EXA	57.25
	PBID + Automotions and	Office of Finance
	4-2066 1671 · 37677	TEP- 5725
	4	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

3 signs

PETITION FOR
RECLASSIFICATION
AND SPECIAL EXCEPTION
AND A VARIANCE
1st DISTRICT
ZONING, FOR, Illed Exception
for Offices and Office Building,
Petition for a Variance for a

Pedition for a Variance for a SCATTANN CONTROL OF THE ACT OF THE A

xot.
All that parcel of land in the first District of Baltimore

All that parcel of that on me County.

BEONNING for the same at the corner Fromed by the in.

BEONNING for the same at the corner Fromed by the in.

Rich Avenue, 40 feet wide, with the west ride of Alexander Avenue, and Field and Armonic and Fromed State of Rich Avenue North 27 states of Rich Avenue North 27 states of Rich Avenue and munique and the same and the same and munique and the same and the same



WHITE FLAT PLENGLAS FACES SPRAYED ADRYLIS EVANGES MITERIAL SCHALIVE LAMP LLUMINATION Proposal No 2

1	180		
STREETI ONTE 7-1]-69	TRIANGLE :	AVE UE 4133 LAFYLAND	3/4 10533
APPROVED:		DATE	
Account to the	TENENTS.		PHI

