

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Wilton Farm Dairy, Inc., 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 B-5 zone to an B-1 zone; for the following reasons:

Change in the character of the neighborhood - error in zoning map, and for other good and sufficient reasons, to be shown at the hearing hereof.

Variance - Rear yard, 232.3 -b- Request 10' instead of required 20'.

See attached description

and (4) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an office building.

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.

Shell Oil Company, Wilton Farm Dairy, Inc.
Contract purchaser, Wilton Farm Dairy, Inc.
Address: 41-70 Main Street, Frederick Ave. & Longwood St.

Baltimore, Maryland 21223
Petitioner's Attorney, Baltimore, Maryland
Address: 416 Co. Rd. 28, P.O. Box 1111

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of May, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1966, at 1:00 o'clock P.M.



MULLER, RAPHEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS

201-208 CLEVELAND AVENUE, TOWSON, MARYLAND 21204

AUGUSTINE J. MULLER, P.E. & L.S. EUGENE F. RAPHEL, L.S.

CLEARWATER 21062 820-2008 - 820-1231 PERMIT CITY 14002

178.25') to the place of beginning.

CONTAINING 1.966 acres of land more or less.

BEING part of the second parcel of land which by deed dated December 30, 1935 and recorded among the land records of Baltimore County in liber CWB Jr., 970, folio 84, was conveyed by George J. Zaiser and Annie M. Zaiser, his wife, to Wilton Farms Dairy, Inc.

SUBJECT to the easement areas as shown on plats No. 17283 and No. 17285 of the State Roads Commission of Maryland.

APR 11 1966

Eugene F. Raphael
Reg. Land Surveyor #2246

June 9, 1967

Frank E. Ciccone, Esquire
First National Bank Building
121 W. Susquehanna Avenue
Towson, Maryland 21204

RE: 66-290-RXA, Gasoline Station
for Wilton Farm Dairy, Inc.,
S/S Kenwood Avenue (relocated)
and W/S of R/W Line of Ramp H
of Baltimore County Beltway

Dear Mr. Ciccone:

Please be advised that prior to any further action being taken on the above referenced property, it will be necessary to file a new petition. Said petition, however, must be in strict compliance with the requirements of Bill 40-1967.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

JGR/jdr

cc: Wilton Farm Dairy, Inc.
Wilton R. Zaiser, Vice President
Frederick Avenue and Longwood St.
Baltimore, Maryland 21223

PETITION FOR RECLASSIFICATION,
SPECIAL EXCEPTION AND VARIANCE

FOR DISTRICT

ZONING:

From B-4 to B-1 Zone.
Petition for Special Exception for a Filling Station,
Petition for Variance for Rear Yard.

LOCATION:

South side of Kenwood Avenue (relocated) and the westernmost
right-of-way line of Ramp H of the Baltimore County Beltway.

DATE & TIME:

WEDNESDAY, JUNE 29, 1966 at 1:00 P.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland.

REASON FOR REQUESTING RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE:

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: B-4
Proposed Zoning: B-1
Petition for Special Exception for Filling Station
Petition for Variance from the Zoning Regulations of
Baltimore County to permit a rear yard of 10 feet
instead of the required 20 feet.

The Zoning Regulation to be amended as follows:

Section 532.3 (b) Rear yard - 10 feet.

and: All that parcel of land in the First District of Baltimore County

Being the property of Wilton Farm Dairy, Inc., as shown on plat plan filed with the
Zoning Department.

Hearing: Wednesday, June 29, 1966 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

MULLER, RAPHEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS

201-208 CLEVELAND AVENUE, TOWSON, MARYLAND 21204

AUGUSTINE J. MULLER, P.E. & L.S. EUGENE F. RAPHEL, L.S.

CLEARWATER 21062 820-2008 - 820-1231 PERMIT CITY 14002

PART OF PROPERTY OF

WILTON FARM DAIRY, INC.

April 7, 1966

BEGINNING for the same at a point at the intersection of the
southern right-of-way line of Kenwood Avenue relocated (60' wide) with the
westernmost right-of-way line of ramp "H" of the Baltimore County Beltway,
as shown on plat No. 17283 of the State Roads Commission of Maryland, said
point of beginning being 30' southwesterly measured radially from station
12+50 of the base line of right-of-way of Kenwood Avenue relocated, as
shown on the aforesaid plat, running thence and binding on the westernmost
and northernmost right-of-way lines of ramp "H" and continuing on the
northernmost right-of-way line of the Baltimore County Beltway, as shown
on plats No. 17283 and No. 17285 of the State Roads Commission of Maryland,
the seven following courses and distances, as now surveyed:

1) S-23°25'29"W 53.67'; 2) by a curve to the right with a radius of
100' for a distance of 56.15' (the chord of said arc being S-65°34'13" W
55.41') to a point 100' northwesterly measured radially from station
2+36.30 of the base line of right-of-way of ramp "H" as shown on the afore-
said plat No. 17283; 3) by a curve to the right with a radius of 400' for
a distance of 47.12' (the chord of said arc being S-85°01'51" W 47.091);
4) S-78°20'36" W 89.82'; 5) N-61°03'58" W 271.42'; 6) N-69°38'47"W (95.30');
7) N-53°41'14" W 168.52' to a point 125.00' northeasterly measured at
right angles from station 240+00 of the base line of right-of-way of the
Baltimore County Beltway, as shown on the aforesaid plat No. 17285, thence
leaving the right-of-way line of the Baltimore County Beltway and running
N-11°30'28" E 78.40' to the southernmost right-of-way line of Kenwood
Avenue relocated, running thence and binding on the southernmost right-of-
way line of Kenwood Avenue relocated, the three following courses and
distances, as now surveyed: 1) by a curve to the left with a radius of
1462.40' for a distance of 86.86' (the chord of said arc being S-68°31'33"E
86.85'); 2) S-70°13'45" E 433.75' to a point 30' southwesterly measured
at right angles from station 10+68.83 of the base line of right-of-way of
Kenwood Avenue relocated; 3) by a curve to the right with a radius of
1879.86' for a distance of 178.32' (the chord of said arc being S-67°30'44"E

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

August 1, 1966

Frank E. Ciccone, Esq.
121 W. Susquehanna Ave.
Towson, Maryland 21202

Re: Petition for Reclassification, Special Exception
and Variance for Wilton Farm Dairy, Inc.
#66-290-RXA

Dear Sir:

Due to the County Council Bill No. 64, there will be no hearings
for Filling Stations. Therefore, the above case will not be
heard on August 17, 1966.

Yours very truly,

EDWARD S. HARDESTY
DEPUTY ZONING COMMISSIONER

EDH/ba

MULLER, RAPHEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS

201-208 CLEVELAND AVENUE, TOWSON, MARYLAND 21204

AUGUSTINE J. MULLER, P.E. & L.S. EUGENE F. RAPHEL, L.S.

CLEARWATER 21062 820-2008 - 820-1231 PERMIT CITY 14002

PART OF PROPERTY OF
WILTON FARM DAIRY, INC.
(Special Exception Parcel)

April 7, 1966

BEGINNING for the same at a point at the intersection of the southern
right-of-way line of Kenwood Avenue relocated, (60' wide) with the western-
most right-of-way line of ramp "H" of the Baltimore County Beltway, as
shown on plat No. 17283 of the State Roads Commission of Maryland, said
point of beginning being 30' southwesterly, measured radially, from station
12+50 of the base line of right-of-way of Kenwood Avenue relocated, as
shown on the aforesaid plat, running thence and binding on the westernmost
and northernmost right-of-way lines of ramp "H", as shown on plats No.
17283 and 17285 of the State Roads Commission of Maryland, the four following
courses and distances, as now surveyed: 1) S23°25'29"W 53.67'; 2) by a
curve to the right with a radius of 100' for a distance of 56.15' (the
chord of said arc being S65°34'13"W 55.41') to a point 100' northwesterly
measured radially, from station 2+36.30 of the base line of right-of-way of
ramp "H" as shown on the aforesaid plat no. 17283; 3) by a curve to the
right with a radius of 400' for a distance of 47.12' (the chord of said
arc being S85°01'51"W 47.091); 4) S78°20'36"W 89.82', thence leaving the
right-of-way line of ramp "H" and running for a line of division N14°28'09"E
167.90' to the southernmost right-of-way line of Kenwood Avenue, relocated,
running thence and binding on the southernmost right-of-way line of Kenwood
Avenue, relocated, as now surveyed, by a curve to the right with a radius
of 1879.86' for a distance of 178.32' (the chord of said arc being S67°30'
44"E 178.25') to the place of beginning.

CONTAINING 0.460 acres of land more or less.

BEING part of the second parcel of land which by deed dated December 30,
1935 and recorded among the land records of Baltimore County in liber
CWB Jr., 970, folio 84, was conveyed by George J. Zaiser and Annie M.
Zaiser, his wife, to Wilton Farms Dairy, Inc.

SUBJECT to the easement areas as shown on plat No. 17283 of the State
Roads Commission of Maryland.

APR 11 1966

Eugene F. Raphael
Reg. Land Surveyor #2246

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

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION * VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Wilton Farm Dairy, Inc., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an... B-5... zone to an... B-3... zone; for the following reasons:

Change in the character of the neighborhood - error in zoning map, and for other good and sufficient reasons, to be shown at the hearing hereof.

Variance - Rear yard, 232-3 -b- Request 10' instead of required 20'.

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...

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.

Shell Oil Company Contract purchaser Address: 41-70 Main Street Flushing, N.Y. 11355 Petitioner's Attorney	Wilton Farm Dairy, Inc. Legal Owner Address: Frederick Ave. & Longwood St. Baltimore, Maryland 21223 Protestant's Attorney
--	--

ORDERED By The Zoning Commissioner of Baltimore County, this... 23rd... day of... May... 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... 29th... day of... June... 1966, at 11:00 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION * VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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Variance - Rear yard, 232-3 -b- Request 10' instead of required 20'.

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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...

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.

Shell Oil Company Contract purchaser Address: 41-70 Main Street Flushing, N.Y. 11355 Petitioner's Attorney	Wilton Farm Dairy, Inc. Legal Owner Address: Frederick Ave. & Longwood St. Baltimore, Maryland 21223 Protestant's Attorney
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Zoning Commissioner of Baltimore County.

(over)

Frank Ciccone, Esq.
121 W. Susquehanna Ave.
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Reclassification, Special Exception & Variance for Wilton Farm Dairy, Inc.
#66-290-RXA

TIME: 11:00 P.M.
DATE: Wednesday, June 29, 1966
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

June 23, 1966

Frank E. Ciccone, Esq.
121 W. Susquehanna Ave.
Towson, Md. 21204

Re: Petition for Reclassification, Special Exception & Variance for Wilton Farm Dairy, Inc.
#66-290-RXA

Dear Sir:

This is to advise you that \$142.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building, before the hearing.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 20, 1966

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

GEORGE E. GAVELLS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

Frank E. Ciccone, Esq.
121 W. Susquehanna Ave.
Towson, Md. 21204

Dear Sir:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Encls:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 17, 1966

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #66-290-RXA. South side of Kenwood Avenue (Relocated) and the West side of right-of-way line of Ramp H of Baltimore County Beltway. Petition for Reclassification from R-6 to B-3. Petition for Special Exception for Filling Station. Petition for Variance to permit a rear yard of 10 feet instead of the required 20 feet. Wilton Farm Dairy - Petitioners.

1st District

HEARING: Wednesday, June 29, 1966. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassifications from R-6 to B-3, zoning together with Special Exception for a filling station and a variance for rear yard. It has the following advisory comments to make with respect to pertinent planning factors:

- The subject petition is not in accord with the comprehensive plan adopted by the Planning Board for this area. Neither, is it in accord with the comprehensive zoning map adopted by the County Council. Neither of the two plans recommended commercial zoning potentials for the area between Kenwood Avenue (Relocated) and the Baltimore Beltway.
- Since the adoption of the comprehensive zoning map by the legislative body, character of the area has not changed to any extent which would justify commercial zoning on the subject tract. The Planning staff believes that the comprehensive zoning map was correct in not creating commercial potentials here.

GEG:jms

July 29, 1966

Narvin F. Singer, Esq.
416 Court Square Building
Baltimore, Md. 21202

Re: Petition for Reclassification, Variance and Special Exception for Wilton Farm Dairy, Inc.
#66-290-RXA

Dear Sir:

Due to the County Council Bill No. 64, there will be no hearing for Filling Station. Therefore the above case will not be heard on August 17, 1966.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba
cc: Mrs. A. G. Withler
812 N. Charles Lane
Baltimore, Md. 21228



P. T. LEMMON

REAL ESTATE

13 July 1966

Mr. EDWARD D. HARDESTY, Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Petition #66-290-RXA

Dear Mr. Hardesty:

You are respectfully requested to advise the undersigned, who is serving in matters pertaining to the subject zoning petition as representative of Saint Charles College and the Dominican Sisters of the Perpetual Rosary, as to what effect, if any, the approval to-day by County Executive, The Honorable Spiro T. Agnew, of County Council Bill No. 64, will have on the public hearing on the above petition, scheduled by you for August 17, 1966.

I am aware that the Special Exception for the gas station is now "Out" by reason of the moratorium created by Bill No. 64, but the subject petition is also for a use reclassification. Will the petition/withdraw the petition in whole or in part.

While realizing that the final date for advertising the re-scheduled hearing on the subject petition will, therefore, answer this question, it would be appreciated, if you now have this knowledge or come into it shortly, if you will inform me if the petition is or is not "Withdrawn."

Cordially yours,

P. T. LEMMON

JUL 1 1966



PRIVATE PROPERTY IS A PRICELESS HERITAGE

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE

for DISTRICT

ZONING: From R-6 to R-1, Zone
Petition for Special Exception for Filling Station,
Petition for Variance for rear yard.

LOCATION: South side of Ramoth Avenue (Relocated) and West
side of N/4 Line of Ramp H of the Baltimore County Highway.

DATE & TIME: WEDNESDAY, AUGUST 17, 1966 at 10:00 A.M.

ADDRESS: Room 100, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing

Present: JAMES E. DYER, Chief
Deputy Zoning Commissioner
Petition for Special Exception for Filling Station,
Petition for Variance from the Zoning Regulations of
Baltimore County to permit a rear yard of 10 feet
instead of the required 20 feet.

The Zoning Regulation to be accepted as follows:

Section 232.3 (b) - 20' Yard - 20 feet

All that parcel of land in the First District of Baltimore County

Being the property of Wilson Farm Dairy, Inc., as shown on plot plan filed with
the Zoning Department.

Hearing held Wednesday, August 17, 1966 at 10:00 A.M.
Public Hearing Room 100, County Office Building.

BY ORDER OF
EDWARD D. HARRIS
DEPUTY ZONING COMMISSIONER OF
BALTIMORE COUNTY

August 19, 1966

Dear Mr. Dyer,
Kindly keep my letter that
I wrote you this summer on
file for future use in the
Petition for Reclassification,
Variance and Special Exception
for Wilson Farm Dairy, Inc.
66-290-RXA. Please let me
know if you still have my
letter on file for future use.

Can you tell me if there will
be another hearing in six months
time? Please notify me of any
future hearings at the following
address.

Mrs. A. G. Walther
4300-116th Ave North
St. Petersburg, Fla.
33713
Sincerely,
Mrs. Ruth Walther

66-290

June 25, 1966

Towson Court House
Reclassification Board of Property
near Wilkins Ave.
Dear Sir:

I, Mrs. A. G. Walther am the resident
at 812 Wilkins Ave. (1st house
north of Wilkins Ave.) adjoining the Wilson
Farm Dairy property. This is my former re-
classification from Residential to R-1.

Since I have resided here since
1929 I have been a taxpayer some time
I have a real interest in the bottomland
of this area. I want to express my wishes
that I do not want this area changed
to R-1. There is no reason why

Mr. Robert Zinner (my brother) can't be
satisfied with individual homes here
like we have now. R-1 classification
would ruin the entire neighborhood &
greatly lower the value of my three
quarters of an acre & home. I do hope
you will give the reasoning your undivided
attention.

I understand that if this or small

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

Pictures



STATE OF MARYLAND
STATE ROADS COMMISSION
200 WEST PRESTON STREET
BALTIMORE, MD 21201

May 19, 1966

Mr. James E. Dyer
Principal Zoning Technician
Office of Planning & Zoning
County Office Bldg.
Towson, Maryland 21204

Re: Special Exception for
Filling Station for
WILSON FARM DAIRY
Baltimore Highway &
Kennel Ave.

Dear Mr. Dyer:

This office has reviewed the subject plot plan and
the following comments are with respect thereto:

There cannot be any grading within the right of way
of an Interstate Route without permission from the Bureau of Public
Roads, U. S. Department of Commerce. Requests for permission must
be made through the State Roads Commission District Engineer's Office
at Brooklandville, Md.

Without the above mentioned permission all grading
must be confined to the subject site with slopes no greater than 3:1.
An alternative to this would be the construction of retaining walls.
If slopes are used, the proposed east-west entrance must be located
farther to the west.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CLJEM:bk



STATE OF MARYLAND
STATE ROADS COMMISSION
200 WEST PRESTON STREET
BALTIMORE, MD 21201

December 1, 1965

Mr. James E. Dyer, Chief
Petition and Permit Processing
County Office Building
Towson, Maryland, 21204

RE: Proposed Zoning: B. L. With
Special Exception for Filling Station
S/N Corner of Kennel Avenue (Relocated)
and Ramp H of Baltimore County
Highway (Route 695) 1st District
Item 6 November 30, 1965

Dear Mr. Dyer:

This office has reviewed the subject zoning petition and the following
comments are with respect thereto:

There cannot be any grading whatsoever within the State Roads Right of
Way, therefore in order to grade the subject property there must either be a
retaining wall constructed along the right of way or slopes no greater than
2:1 within the property.

If slopes are used to facilitate the grading, the proposed east-west
entrance must be located farther to the west or eliminated.
It is requested that the plan be revised to show existing and proposed
grades.

We trust that the above is sufficient for your present needs.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John E. Meyers

Asst. Development Engineer

JED/nfb

Dec 6, 1965

Frank E. Cicone, Esq.
121 W. Chesapeake Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition does not meet the Zoning Commission's requirements
for filing as per attached.

JOHN G. ROSE
Zoning Commissioner

Owner Name: Wilson Farm Dairy, Inc.

Reviewed by: John E. Meyers

December 3, 1965

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

Frank E. Cicone, Esquire
121 W. Chesapeake Avenue
Towson, Maryland 21204

SUBJECT: Reclassification From R-6 to R-1
Special Exception for a Filling
Station and rear yard variance
for Wilson Farm Dairy, Inc.
located on/Cor Kennel Avenue
(Relocated) and Ramp H of the
Highway, 1st District
(Item 6, November 30, 1965)

Dear Sir:

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

PLANNING-PLANS DIVISION: This office will review and comment at a later date.

HEALTH DEPARTMENT: The means of sewage disposal and water supply for both the filling
station and restaurant must be indicated on the petitioners plot plan.

BUREAU OF ENGINEERING:
Water - Existing 12" water in Wilkins Avenue.
Sewer - Existing 10" sewer adjacent to this site, however, it does not appear that this
sewer could serve the proposed service station.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - A minimum 60' road on a 60' right of way.

BUREAU OF TRAFFIC ENGINEERING: A grading plan should be submitted to this bureau before
a hearing date will be assigned.

STATE ROADS COMMISSION: See attached comment.

ZONING ADMINISTRATION DIVISION: Prior to refiling the subject petition the following
items should be indicated on the 1st plan:

1. Screens; in accordance with Section 105.2 c Paragraph 1 of the Baltimore
County Zoning Regulations.
2. In concrete driveway between the proposed filling station and restaurant.
3. The parking area should be revised to provide for proper maneuvering space for
all vehicles.
4. The existing and proposed grades as requested by the State Roads Commission.

The above comments are not intended to indicate the appropriateness of the
zoning action requested, but to assure 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 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,

James E. Dyer
Principal
Zoning Technician

JED:yfb

cc: Capt. Paul Hinkins-Fire Bureau-Plans Review
Mr. William Greenleaf-Health Department
Mr. Carlisle Brown-Bureau of Engineering
Mr. G. Richard Myers-Bureau of Traffic Engineering
Mr. John Meyers-State Roads Commission
Mr. James E. Dyer-Zoning Administration Division

May 3, 1966

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

Frank E. Cicone, Esquire
121 W. Chesapeake Avenue
Towson, Maryland 21204

SUBJECT: Reclassification From R-6 to R-1
Special Exception - Filling
Station for Wilson Farm Dairy
Inc., located on/Cor Kennel Avenue
(Relocated) and Ramp H of the
Highway, 1st District
(Item 1, May 3, 1966)

Dear Sir:

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

STATE ROADS COMMISSION: There cannot be any grading whatsoever within the State Roads
Right of Way, therefore in order to grade the subject property there must either be a
retaining wall constructed along the right of way or slopes no greater than 2:1 within
the property.

If slopes are used to facilitate the grading, the proposed east-west entrance must
be located farther to the west or eliminated.

BUREAU OF ENGINEERING:
Sewer and water as indicated on the submitted plan. A 10" sanitary sewer also exists
adjacent to the westernmost portion of the subject property.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Kennel Avenue is to be developed as a minimum 60' road on a 60' right of way.

BUREAU OF TRAFFIC ENGINEERING: This bureau is in complete agreement with the State Roads
Commission. In addition, there should be an entrance in common between the proposed
restaurant and filling station. There should be an entrance to the filling station
paved and one entrance to the restaurant parcel. It is requested that if the petition
is granted, that the entrance be made subject to this bureau's approval.

ZONING ADMINISTRATION DIVISION: In view of the above comments, it is requested that the
Developer Attorney and Engineer contact this office to arrange a meeting with the
Bureau of Traffic Engineering, State Roads Commission, and Bureau of Land Development
prior to a hearing date being assigned.

The above comments are not intended to indicate the appropriateness of the
zoning action requested, but to assure 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 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Fire Bureau-Plans Review
Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,

James E. Dyer
Principal
Zoning Technician

JED:yle

cc: Mr. John Meyers-State Roads Commission
Mr. Carlisle Brown-Bureau of Engineering
Mr. G. Richard Myers-Bureau of Traffic Engineering

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1st Date of Posting: June 16, 1966
Posted for: Richard Special Exception for Filling Station
Petitioner: Wilson Farm Dairy, Inc.
Location of property: 56 Kennel Ave. (Relocated) and Ramp H of Highway
Location of Signs: 31 Kennel Ave. (Relocated) and 350' W. of Ramp H
Remarks: 3 signs

Posted by: John E. Meyers

Date of return: June 16, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

GEORGE E. GALVIN
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

Frank E. Ciccone, Esquire
121 W. Chesapeake Avenue
Towson, Maryland 21204

June 3, 1966 #65-290 R4

Re: Wilton Farm Dairy Inc.
(Item 1, May 3, 1966)

Dear Sir:

This office has received revised plans dated May 23, 1966. Since there is no further comment to be made at this time, this office is approving the petition for a hearing date.

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

Very truly yours,

James E. Hays
JAMES E. HAYS, Principal
Zoning Technician

Jdh:yla

Frank E. Ciccone, Esquire
121 W. Chesapeake Avenue
Towson, Maryland 21204

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

23 day of MAY, 1966

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner: Wilton Farm Dairy, Inc.

Petitioner's Attorney: Frank E. Ciccone

Reviewed by *James E. Hays*
Chairman of
Advisory Committee

OFFICE OF
THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

June 15, 1966

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTYAN, a group of
about weekly newspapers published in Baltimore County, Mary-
land, for One successive week before
the date of June 19, 1966, that is to say

June 9, 1966.

BALTIMORE COUNTYAN

By *Paul J. Morgan*
Editor and Manager

PETITION FOR
RECLASSIFICATION,
SPECIAL EXCEPTION
AND VARIANCE
IN PLANNING

ZONING: From R-4 to R-1.

Petition for Special Excep-
tion for a Filling Station.
Petition for Variance for
Rear Yard.

LOCATION: South side of
Kemwood Avenue (Relocated) and
the westernmost right-of-way
line of Range 9 of the Baltimore
County Highway.

DATE & TIME: WEDNESDAY
JUNE 29, 1966 at 1:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations
of Baltimore County, will hold a
public hearing:

Present Zoning: R-4
Proposed Zoning: R-1.

Petition for Special Exception
for Filling Station.

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a rear yard of
18 feet instead of the required
20 feet.

The Zoning Regulation to be
accepted as follows:

Section 23.3 (b) - Rear Yard -
20 feet.

All that parcel of land in the
First District of Baltimore
County

BEING: The same as at a
point at the intersection of the
southern right-of-way line of
Kemwood Avenue relocated (609
wide) with the westernmost right-
of-way line of ramp "91" of the
Baltimore County Highway, as
shown on plan No. 17283 of the
State Roads Commission of
Maryland, said point of beginning
being 30' southeasterly measured
radially from station 12 plus 20
of the base line of right-of-way
of Kemwood Avenue relocated, as
shown on the aforesaid plan, run-
ning thence and bounding on the
westernmost and northernmost
right-of-way lines of ramp "91"

and continuing on the northern-
most right-of-way line of the Bal-
timore County Highway, as shown
on plan No. 17283 and No. 17285
of the State Roads Commission of
Maryland, the seven following
courses and distances, as now
surveyed: 1) S-25 degrees, 25'

25" W 25.67', 2) by a curve to
the right with a radius of 100'

for a distance of 36.15' (the
chord of said arc being S-45 de-
grees 24'13" W 55.41' to a point
100' northwesterly measured
radially from station 3 plus
36.38 of the base line of right-
of-way of ramp "91" as shown
on the aforesaid plan No. 17283;

3) by a curve to the right with
a radius of 400' for a distance
of 47.12' (the chord of said arc
being S-45 degrees 01'51" W
47.89', 4) S-75 degrees, 30' W
89.82', 5) N-41 degrees 03'

34" W 23.45', 6) N-45 degrees
38'41" W 95.30', 7) N-35 de-
grees 41'14" W 156.32' to a
point 175.00' northwesterly mea-
sured at right angles from sta-
tion 360 plus 60 of the base line
of right-of-way of the Baltimore
County Highway, as shown on the
aforesaid plan No. 17283, thence
having the right-of-way line of
the Baltimore County Highway and
running N-11 degrees 38'28" E
74.49' to the southernmost right-
of-way line of Kemwood Avenue
relocated, running thence and
bounding on the southernmost
right-of-way line of Kemwood
Avenue relocated, the three
following courses and distances,
as now surveyed: 1) by a curve to
the left with a radius of
1462.40' for a distance of 36.30'
(the chord of said arc being
S-48 degrees 31'23" E 86.83',
2) S-75 degrees 13'45" E 432.73'
to a point 30' southeasterly mea-
sured at right angles from station
15 plus 60.43 of the base line of
right-of-way of Kemwood Ave-
nue relocated, 3) by a curve to
the right with a radius of
1875.87' for a distance of 174.32'
(the chord of said arc being S-47
degrees 30'41" E 174.23') to the
place of beginning.

CONTAINING 1.966 acres of
land more or less.

Being part of the second parcel
of land which by deed dated De-
cember 20, 1955 and recorded
among the land records of Bal-
timore County in Liber CVII,
978, folio 84, was conveyed by
George J. Zaiser and Annie M.
Zaiser, his wife, to Wilton Farm
Dairy, Inc.

SUBJECT: to the easement
area as shown on plan No. 17283
of the State Roads Commission of
Maryland.

Being the property of Wilton
Farm Dairy, Inc., as shown on
plan plan filed with the Zoning
Department.

Hearing: Wednesday, June 29,
1966 at 1:00 P.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

June 9,

June 9,

June 9,

June 9,

June 9,

June 9,

June 9,

June 9,

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June 9,

June 9,

June 9,

ORIGINAL

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 38661

DATE: 6/15/66

TELEPHONE
889-8000

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Frank E. Ciccone, Esq.
121 W. Chesapeake Ave.
Towson, Md. 21204

Willing Dept. of Ref. Co.

PROPERTY TO WHICH DED. NO.	QUANTITY	REMARKS	TOTAL AMOUNT \$25.00
17283	1.966	Special Exception, Special Exception & Variance for Wilton Farm Dairy 66-290-R4	25.00
		6-366-0000 • 38661 TW •	\$0.00

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.

Reg. K 614 BALTIMORE COUNTY, MARYLAND
Office of Civil Service (PURCHASING) Date: July 21, 1966

TERMS: Please order the following material for: Zoning Deliver to: Edward D. Hardesty Dist. No. 1A8 Department

Quantity	DESCRIPTION OF MATERIAL	Unit	Price	Total Price	Order Number
	S/S Kenwood Ave. (relocated) and 01 12 02 04				
	W/S of R/W Line Ramp H, Balto. Co. Beltway				
	Hearing: Wed. Aug. 17, 1966 at 10:00 A.M.				
	Issue: July 21, 1966				
	Petition for Reclassification, Special Exception				
	Wilton Farm Dairy, Inc.				

Requested by: Beatrice C. Anderson Fulfilled by: Approved: Deputy Director

Good Out

MICROFILMED

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE

1st DISTRICT

ZONING: From S-6 to S-4 Zone. Petition for Special Exception for Filling Station. Petition for Variance for rear yard.

LOCATION: South side of Kenwood Avenue (Relocated) and West side of R/W Line of Ramp H of the Baltimore County Beltway.

DATE & TIME: WEDNESDAY, AUGUST 17, 1966 at 10:00 A.M.

PURPOSE: PUBLIC HEARING: Room 103, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present: Zoning: S-6
Proposed Zoning: S-4
Petition for Special Exception for Filling Station.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard of 10 feet instead of the required 20 feet.

The Zoning Regulation to be excepted as follows:
Section 232.3 (b) - Rear Yard - 20 feet

All that parcel of land in the First District of Baltimore County

MICROFILMED

BEGINNING for the same at a point at the intersection of the southern right-of-way line of Kenwood Avenue relocated (60' wide) with the westernmost right-of-way line of ramp "H" of the Baltimore County Beltway, as shown on plat No. 17283 of the State Roads Commission of Maryland, said point of beginning being 30' southwesterly measured radially from station 12+50 of the base line of right-of-way of Kenwood Avenue relocated, as shown on the aforesaid plat, running thence and binding on the westernmost and northernmost right-of-way lines of ramp "H" and continuing on the northernmost right-of-way line of the Baltimore County Beltway, as shown on plats No. 17283 and No. 17285 of the State Roads Commission of Maryland, the four following courses and distances, as now surveyed:

1) 523°25'29"W 53.67'; 2) by a curve to the right with a radius of 100' for a distance of 56.15' (the chord of said arc being S65°34'13"W 55.41') to a point 100' northwesterly measured radially, from station 2+36²⁰ of the base line of right-of-way of ramp "H" as shown on the aforesaid plat no. 17283; 3) by a curve to the right with a radius of 400' for a distance of 47.12' (the chord of said arc being S85°01'51"W 47.09'); 4) 578°20'36"W 89.82', thence leaving the right-of-way line of ramp "H" and running for a line of division S14°28'09"E 167.90' to the southernmost right-of-way line of Kenwood Avenue, relocated, running thence and binding on the southernmost right-of-way line of Kenwood Avenue, relocated, as now surveyed, by a curve to the right with a radius of 1879.86' for a distance of 178.32' (the chord of said arc being S67°30'44"E 178.25') to the place of beginning.

CONTAINING 1.966 acres of land more or less.

BEING part of the second parcel of land which by deed dated December 30, 1935 and recorded among the land records of Baltimore County in Liber CMB 970, folio 84, was conveyed by George J. Zaiser and Annie M. Zaiser, his wife, to Wilton Farm Dairy, Inc.

SUBJECT to the easement areas as shown on plats No. 17283 and No. 17285 of the State Roads Commission of Maryland.

MICROFILMED

BEGINNING for the same at a point at the intersection of the southern right-of-way line of Kenwood Avenue relocated (60' wide) with the westernmost right-of-way line of ramp "H" of the Baltimore County Beltway, as shown on plat No. 17283 of the State Roads Commission of Maryland, said point of beginning being 30' southwesterly measured radially from station 12+50 of the base line of right-of-way of Kenwood Avenue relocated, as shown on the aforesaid plat, running thence and binding on the westernmost and northernmost right-of-way lines of ramp "H", as shown on plats No. 17283 and 17285 of the State Roads Commission of Maryland, the four following courses and distances, as now surveyed: 1) 523°25'29"W 53.67'; 2) by a curve to the right with a radius of 100' for a distance of 56.15' (the chord of said arc being S65°34'13"W 55.41') to a point 100' northwesterly measured radially, from station 2+36²⁰ of the base line of right-of-way of ramp "H" as shown on the aforesaid plat no. 17283; 3) by a curve to the right with a radius of 400' for a distance of 47.12' (the chord of said arc being S85°01'51"W 47.09'); 4) 578°20'36"W 89.82', thence leaving the right-of-way line of ramp "H" and running for a line of division S14°28'09"E 167.90' to the southernmost right-of-way line of Kenwood Avenue, relocated, running thence and binding on the southernmost right-of-way line of Kenwood Avenue, relocated, as now surveyed, by a curve to the right with a radius of 1879.86' for a distance of 178.32' (the chord of said arc being S67°30'44"E 178.25') to the place of beginning.

MICROFILMED

CONTAINING 0.460 acres of land more or less.

BEING part of the second parcel of land which by deed dated December 30, 1935 and recorded among the land records of Baltimore County in Liber CMB 970, folio 84, was conveyed by George J. Zaiser and Annie M. Zaiser, his wife, to Wilton Farm Dairy, Inc.

SUBJECT to the easement areas as shown on plat No. 17283 of the State Roads Commission of Maryland.

MICROFILMED

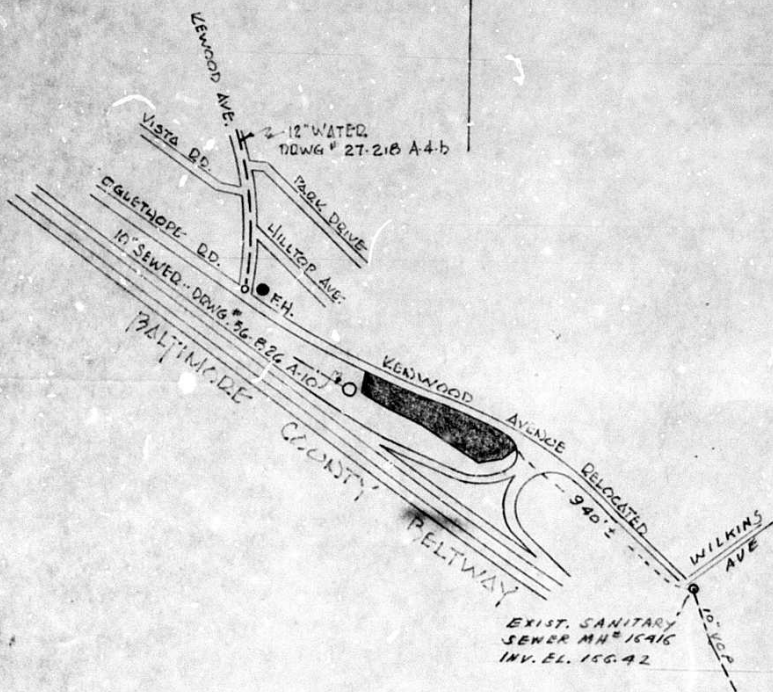
Being the property of Wilton Farm Dairy, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 17, 1966 at 10:00 A.M.
Public Hearing: Room 103, County Office Building.

BY ORDER OF
EDWARD D. HARDESTY
DEPUTY ZONING COMMISSIONER OF
BALTIMORE COUNTY

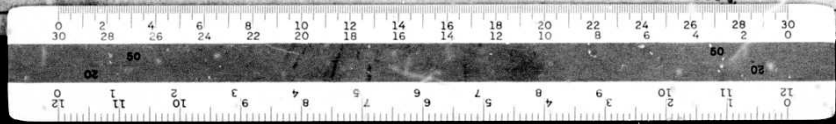
MICROFILMED

Kenwood Avenue relocated
1879.86' for a distance of 178.32' (the chord of said arc being S67°30'44"E

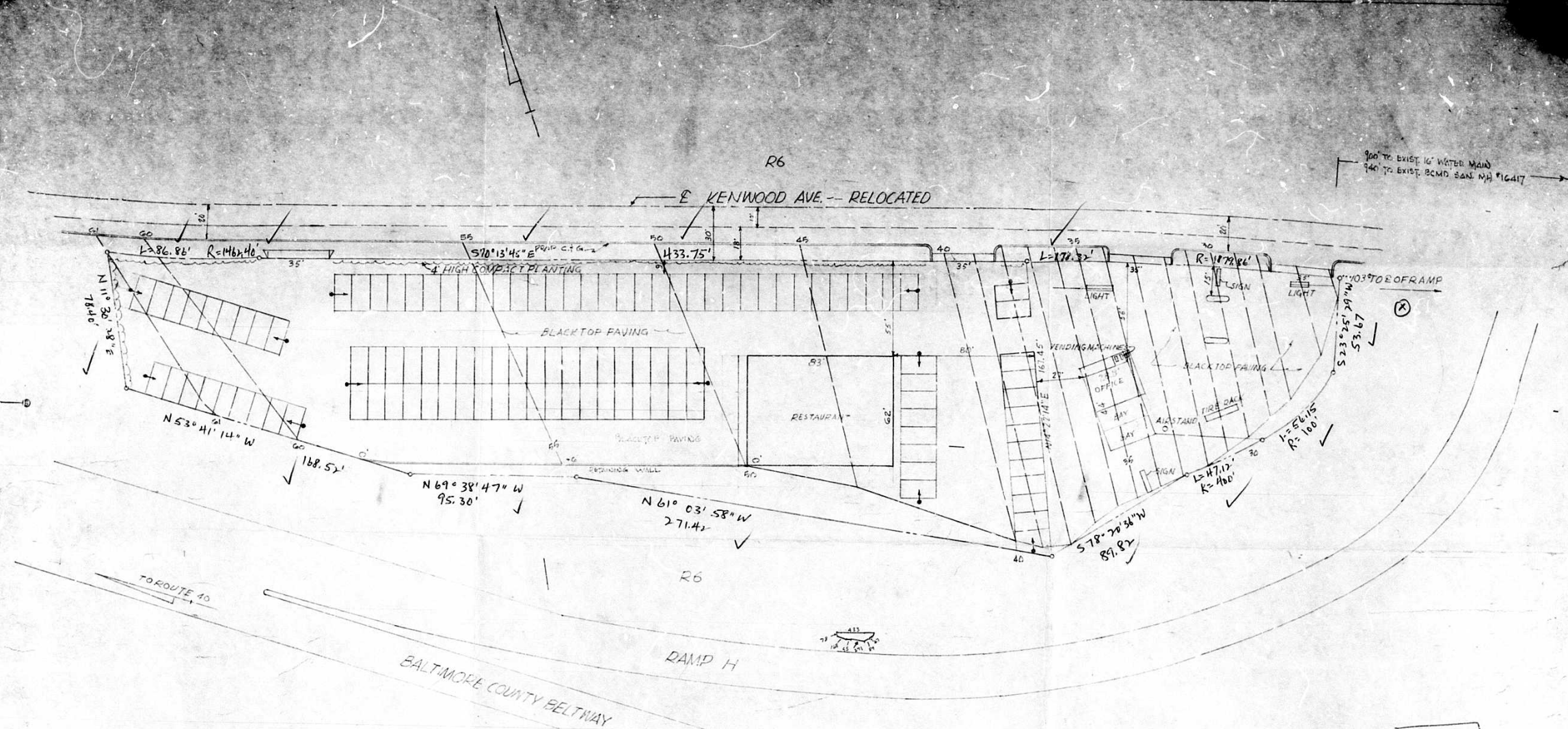


VICINITY MAP
Scale 1" = 500'

OFFICE COPY



21 SET OF PLANS



AREA OF PROP. - 1.966 AC.
EXIST. USE OF PROP. - VACANT
PROP. USE OF PROP. - RESTAURANT & SERVICE STATION
EXIST. ZONING OF PROP. - R6
PROP. ZONING OF PROP. - BLT SP. EX. FOR STATION
VARIANCE 232.3'-6" REAR YARD INSTEAD OF REQUIRED 20'
PARKING DATA
AREA 6142 SQ. FT. - 1 SPACE FOR EACH 50 SQ. FT.
143 SPACES REQUIRED
111 SPACES PROVIDED

OFFICE
COPY

MAP
#1
SEC. 2-A
BL

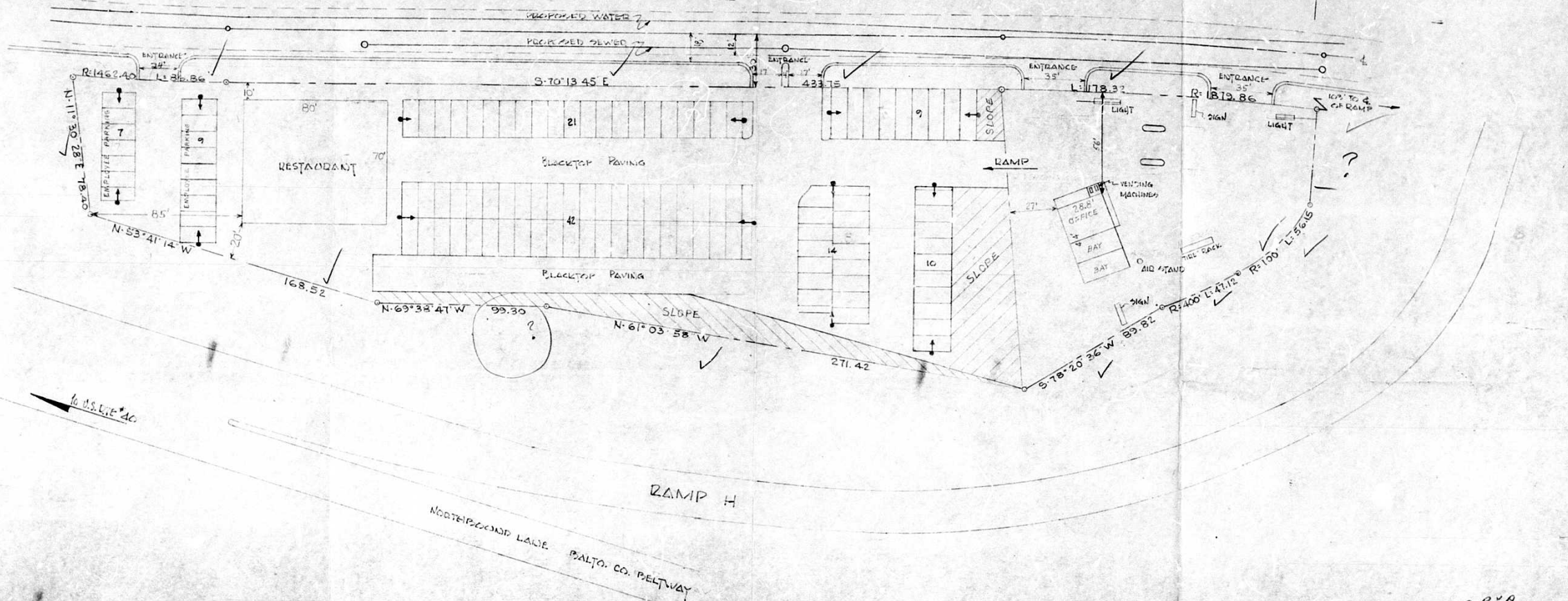
OFFICE COPY

PLAT TO ACCOMPANY ZONING PETITION
1ST ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 30' NOV. 1, 1965

MULLER, BARR & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
100 CONSUMERS AVE.
TOWSON, MARYLAND



KENWOOD AVENUE DELOCATED



AREA OF PROP. = 1.966 ACRES ±
EXIST. USE OF PROP. = VACANT
PROP. USE OF PROP. = RESTAURANT } SERVICE STATION
EXIST. ZONING OF PROP. = D-6
PROP. ZONING OF PROP. = DL; SPEC. EX. FOR STA.

PARKING DATA
AREA OF BUILDING = 5600 SQ. FT.
112 SPACES REQUIRED
112 SPACES PROVIDED

ALL PARKING SPACES TO BE OF DRYTILE DURABLE SURFACE

MULLER, RAPHEL & ASSOCIATES, INC.
REG. ENGINEERS & SURVEYORS
201 COUNTLAND AVE.
TOWSON 4, MARYLAND



OFFICE COPY
WILTON FARM INC.
PLAT TO ACCOMPANY ZONING PETITION

12 ELECTION DIST.
SCALE: 1" = 30'

PALTO. CO., MD. MAY 2 - '66 PM
MAY 12 1966

