

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **HMH Construction Co., Inc.**, the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **R-20** zone to an **NW-10-E** zone, for the following reasons:

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, **to erect a wireless transmitting and receiving structure.**

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.

Howard L. Chertkof
Contract purchaser
Address: 609 Painted Post Ct.,
Baltimore, Md. 21208

HMH Construction Co., Inc.
Legal owner
Address: 3612 Ford Lane
Baltimore, Maryland

Petitioner's Attorney: _____
Protector's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this **21st** day of **June**, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the **1st** day of **August**, 1966, at 10:00 o'clock.

Howard L. Chertkof
DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of **the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met.**

The above reclassification should be **granted** and/or further action should be **granted**.

A Special Exception for a **WIRELESS TRANSMITTING AND RECEIVING STRUCTURE** should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this **21st** day of **June**, 1966, that the above reclassification be and the same is hereby **granted**.

That the above Special Exception for a **WIRELESS TRANSMITTING AND RECEIVING STRUCTURE** should be granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Howard L. Chertkof
DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of **the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met.**

The above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **21st** day of **June**, 1966, that the above reclassification 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 **R-20** zone; and/or the Special Exception for **WIRELESS TRANSMITTING AND RECEIVING STRUCTURE** be and the same is hereby **DENIED**.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District **3RD** Date of Posting **July 14, 1966**

Posted for **Special Exception**

Petitioner **HMH Construction Co., Inc.**

Location of property **445 Birch Hollow Rd. 318.04 from Garrison Farms Road.**

Location of Signs **445 Birch Hollow Rd. 330 from Garrison Farms Rd.**

Remarks: _____

Posted by **Howard L. Chertkof** Date of return **July 21, 1966**

HMH Construction Co., Inc.
3612 Ford Lane
Baltimore, Maryland 21215

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 **21st** day of **June**, 1966.

Howard L. Chertkof
Zoning Commissioner

Petitioner **HMH Construction Co., Inc.**
Petitioner's Attorney _____ Reviewed by **James E. Hays**
Chairman of Advisory Committee

J. O. CHERTKOF
consulting engineer
18 W. FRANKLIN STREET
BALTIMORE 1, MARYLAND

ENGINEERS
CONSULTANTS
ARCHITECTS

ZONING DESCRIPTION SPECIAL EXCEPTION FOR A WIRELESS TRANSMITTING AND RECEIVING STRUCTURE

All that parcel of land in the Third Election District of Baltimore County bounded and described as follows:

BEGINNING for the same on the northernmost side of Birch Hollow Road, 60 feet wide, at the distance of 318.04 feet northeasterly, measured along said side of Birch Hollow Road, from its intersection with the northeasternmost boundary of the subdivision known as Stevenson at Anton Farms Section 1, as recorded in the Land Records of Baltimore County in Liber R.R.C. No. 39, Folio 7, and running thence the following courses and distances: North 19 degrees 44 minutes 50 seconds East 249.51 feet; South 88 degrees 30 minutes 10 seconds East 91.02 feet; South 1 degree 9 minutes 30 seconds West 139.56 feet; South 27 degrees 56 minutes West 151.72 feet, thence along the northernmost side of Birch Hollow Road, northeasterly by a line curving to the West (left) with a radius of 700 feet and a chord which bears North 75 degrees 27 minutes 5 seconds West, a distance of 100.01 feet to the place of beginning. Being also known as Lot No. 6, Block C Section 2, Stevenson at Anton Farms, as recorded in the Land Records of Baltimore County in Liber R.R.C. No. 30, Folio 46. Point of beginning also being situate 100 feet plus or minus from the intersection of Garrison Farms Road on the northernmost side of Birch Hollow Road.

Containing 0.61 acres of land, more or less.

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

INVOICE
No. 39417
DATE 7/1/66

TO: **Howard L. Chertkof**
609 Painted Post Court
Baltimore, Md. 21208

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
1	Petition for Special Exception for HMH Construction Co., Inc.	50.00	50.00
1	Advertising and posting of property for HMH Const. Co.	55.25	55.25
		105.25	105.25

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.

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

INVOICE
No. 39453
DATE 8/8/66

TO: **Howard L. Chertkof**
609 Painted Post Court
Baltimore, Md. 21208

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
1	Advertising and posting of property for HMH Const. Co.	55.25	55.25
		55.25	55.25

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: **Mr. Edward D. Hardesty**,
Deputy Zoning Commissioner

FROM: **George F. Gervelly**, Director of Planning

SUBJECT: **Petition 67-21-X, N/S Birch Hollow Road 319.04' from Garrison Farms Road.**
Petition for Special Exception for Wireless Trans. & Receiving Structure.
HMH Construction Co. - Petitioners

3rd District

HEARING: Monday, August 1, 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:

1. A June 27, 1966 letter in the file on this petition states that the proposed structure is to be approximately 60 feet in height. The petitioner's plan, however, shows that the antenna would be situated only 25 feet from a lot line. We strongly recommend that any granting of the subject petition be conditioned upon limitation of the antenna height to a dimension no greater than the distance from the base of the structure to the nearest lot line, in order to minimize any possibility of the antenna's falling upon adjoining property.
2. Illustrations of the proposed antenna lead us to believe that it might not blend with its surroundings and could have an adverse effect upon the values of neighboring properties.

CERTIFICATE OF PUBLICATION

TOWSON, MD. **July 14, 1966**

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. **maximum each** **one (1) time** **successive weeks** before the **1st** day of **August**, 1966, for the first publication appearing on the **14th** day of **July**, 1966.

THE JEFFERSONIAN
H. Leach Shuster
Manager

Cost of Advertisement, \$ **55.25**

PETITION FOR SPECIAL EXEMPTION
AND VARIANCE
NOTING: Petition for Special Exemption for Wireless Trans-
 mitting and Receiving Structure.
LOCATION: North side of Birch Hollow Road 100 feet, more or less from Garrison Farms Road.
DATE & TIME: MONDAY, AUGUST 1, 1966 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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:

Petition for Special Exemption for Wireless Transmitting and Receiving Structure.

All that parcel of land in the Third District of Baltimore County.

BEGINNING for the same on the northernmost side of Birch Hollow Road, 60 feet wide, at the distance of 218.04 feet northeasterly, measured along said side of Birch Hollow Road, from its intersection with the northeasternmost boundary of the subdivision known as Stevenson at Anson Farms Section 1, as recorded in the Land Records of Baltimore County in Liber R.E.G. No. 30, Folio 7, and running thence the following courses and distances: North 19 degrees 44 minutes 50 seconds East 240.51 feet; South 88 degrees 59 minutes 10 seconds East 61.02 feet; South 1 degree 8 minutes 50 seconds West 139.56 feet; South 27 degrees 56 minutes West 181.72 feet, thence along the northernmost side of Birch Hollow Road, northeasterly by a line curving to the West (left) with a radius of 700 feet and a chord which bears North 73 degrees 27 minutes 8 seconds West, a distance of 100.01 feet to the place of beginning. Being also known as Lot No. 6, Block C Section 2, Stevenson at Anson Farms, as recorded in the Land Records of Baltimore County in Liber R.E.G. No. 30, Folio 46. Point of beginning also being about 100 feet plus or minus from the intersection of Garrison Farms Road on the northernmost side of Birch Hollow Road.

Containing 0.811 acres of land, more or less.

Being the property of HMM Construction Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, August 1, 1966 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

July 14.

ORIGINAL

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Reisterstown, Md

THE HERALD - ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

July 20, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~successive~~ week before

the 20th day of July, 1966, that is to say

the same was inserted in the issues of

July 14, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
 Editor and Manager *P. J.*

RESUB SEC 3 & 4
GLENMAC
GLB 25-3

LOT No 5

LOT No. 6
BLOCK "C"
SECTION 2
STEVENSON AT
ANTON FARMS
LIBER PRG 30/46

10' DRAINAGE
& UTIL. EASMENT

FUTURE SECTION
STEVENSON AT
ANTON FARMS

318.04' FROM SEC. 1
100.50' GARRISON FARMS &
R=700'

BIRCH HOLLOW ROAD

PROPOSED
STRUCTURE
PROPOSED
HOUSE

ZONING DATA

1. EXISTING ZONING R-20
2. PROP. ZONING R-20 WITH
SPECIAL EXCEPTION FOR
WIRELESS TRANSMITTING
AND RECEIVING STRUCTURE
3. GROSS ACREAGE 0.611 AC. ±
4. NO SEWER AVAILABLE
SEPTIC TANK TO BE INSTALLED
- MUNICIPAL WATER AVAILABLE
TO SITE, 8" MAIN, HYDRANT
CORNER BIRCH HOLLOW AND
GARRISON FARMS ROADS

#67-21-X

MAP
#3

SEC. 2-C

NW-10-E

"X"



ZONING PLAT

H.M.H. CONSTRUCTION COMPANY
3RD ELECTION DIST. BALTO. COUNTY, MD.
OFFICES OF J. O. CHERKOF, C.E.
19 W. FRANKLIN STREET
SCALE 1"=50' MAY 27, 1966

