

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Ernest J. Hesse & Son Enter-
prise, Inc., legal owner of the property situated 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 413.21 of the Zoning Regulations, not affixed
to buildings in business zones to a total area of 100 square feet, and permitting
the owner to erect a free standing double faced illuminated sign having an aggregate
square foot area (both sides) of 260 square feet.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the
following reasons: (indicate hardship or practical difficulty) Property is located in an
entirely commercial area and when this tract was reclassified from R-6 with a
special exception for office use, a variance was granted to permit a sign having
an aggregate area of 126 square feet. Subsequently, the property immediately
contiguous to the subject property was reclassified from R-6 to B.L. many properties along
the subject property have signs far in excess of the dimensions of the proposed sign on subject property; furthermore,
subject office building is occupied by a number of different tenants, all of
whom wish to advertise their location which would be physically impossible without
the granting of the variance herein requested.

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.

ERNEST J. HESSE & SON ENTERPRISES, INC.
Contract purchaser
Ernest J. Hesse, Pres. Legal Owner
Address 6100 Baltimore National Pike
Baltimore, Maryland 21228
Petitioner's Attorney
John H. Hesse, IV
Address 1311 Fidelity Building
Baltimore, Maryland 21201
Protestant's Attorney
16th
ORDERED By The Zoning Commissioner of Baltimore County, this 16th day
of February, 1969, that the subject matter of this petition be advertised as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore
County, on the 17th day of February, 1969, at 1:00 o'clock
P.M.

(over)

Zoning Commissioner Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Ernest J. Hesse & Son Enter-
prise, Inc., legal owner of the property situated 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-A zone to an R-6 zone on Parcel 1, and from an R-6 to B.L. zone on Parcel 2
B.L. zone for the following reasons:
Many changes in zoning have occurred in this area since this property was re-
classified from R-6 to R-A with special exception for office use; the property
is presently contiguous to B.L. zoning on both its west property line as a
result of a recent reclassification of this tract (R-6-220-RA, granted 8/3/67), and on its east side.

NOTE: Both Parcel 1 and Parcel 2 constitute one tract known as 6100
Baltimore National Pike.
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, etc.

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.

ERNEST J. HESSE & SON ENTERPRISES, INC.
Contract purchaser
Ernest J. Hesse, Pres. Legal Owner
Address 6100 Baltimore National Pike
Baltimore, Maryland 21228
Petitioner's Attorney
John H. Hesse, IV
Address 1311 Fidelity Bldg.
Baltimore, Maryland 21201
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16th
ORDERED By The Zoning Commissioner of Baltimore County, this 16th day
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Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore
County, on the 17th day of February, 1969, at 1:00 o'clock
P.M.

(over)

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-A zone to a B.L. zone : COUNTY BOARD OF APPEALS
on Parcel 1, and : OF
from an R-6 zone to a B.L. zone : BALTIMORE COUNTY
on Parcel 2, and : No. 68-192-RA
VARIANCE from Section 413.21 of :
the Zoning Regulations :
NW/S Baltimore National Pike :
and Alexander Avenue, :
1st District :
Ernest J. Hesse & Son :
Enterprises, Inc., Petitioner :

OPINION

This case comes before the Board on an appeal by the petitioner from an
adverse decision of the Deputy Zoning Commissioner denying a reclassification from R-A
and R-6 to B.L. on two parcels, and a variance from Section 413.21 of the Zoning
Regulations to erect a free standing, double faced, illuminated sign having an aggregate
square foot area (both sides) of 260 square feet instead of the permitted 100 square feet.

The subject property is located on the northwest side of the Baltimore
National Pike (U. S. Route #40) and Alexander Avenue, in the First Election District of
Baltimore County. It is shown on a plat entered as Petitioner's Exhibit No. 8.
Parcel one, presently zoned R-A, is one-half acre in size, and Parcel two, presently zoned
R-6, is 0.08 acres in size.

At the outset of the hearing, the Board permitted the petition to be amended
by deleting Parcel Two from the requested reclassification. The Board also ruled that
the question of error in the original zoning for the subject property is Res Judicata, having
been previously decided, that there was no error, by the Board of Appeals on August 31,
1964 in Case No. 63-75.

Testimony of other prior history was that the Zoning Commissioner, on
April 22, 1966, granted a petition in Case No. 66-229-RXA to reclassify the subject
property from R-6 to R-A, with a special exception for offices and office building, and a
variance to permit a sign having an area of 126 square feet, instead of the then required
100 square feet. This Order was amended on November 10, 1966, permitting exterior
changes and additions to the existing building. No appeal was taken.

As a sequel to the November 10, 1966 Amended Order, the petitioner
remodeled his building, adding a west wing of 1330 square feet and a rear wing of 8650
square feet. The work was completed in June of 1967. The record shows that in the
incredibly short span of six months, the owner filed the petition in the instant case to have
his property reclassified to B.L. He now comes before the Board stating that he wishes
to have a broader use for his property, and claims "change" in the neighborhood to support

Ernest J. Hesse & Son Enterprises, Inc. - #68-192-RA

a justification for the reclassification to B.L.

Petitioner's expert witness documented five properties, claimed as pertinent
changes, that were reclassified since January, 1965. Four of these were from
residential to commercial, and the other one being the previous reclassification of the
subject property from R-6 to R-A zoning. Without going into the details of the
testimony on these examples, the Board is persuaded by the testimony of the proponent's
expert witness, Mr. Carl Heinmuller, who said that the rezoning of the cited cases, while
justifiable in their own right, did not change the character of the neighborhood. A
possible exception could be Case No. 67-220-RA, the property of Max Furman, adjacent
to the subject, which was reclassified from R-6 to B.L. but which, in Mr. Heinmuller's
opinion, constituted spot zoning.

Mr. George E. Gavelis, Director of Planning for Baltimore County,
testified that he recognizes the single family character of the adjacent Douglas Park
development, and although somewhat "eaten into" by some zoning cases, it should be
protected as "fabric" of the Douglas Park zoning. He believes that the R-A zoning of
the subject provides a fair use of the property, and serves as a transition or buffer between
Route 40 and the Alexander Avenue homes. In his opinion, the subject property is
related more to Alexander Avenue and the Douglas Park homes than it is to Route 40, and
that granting the B.L. zoning would be incompatible to these homes. With this
the Board agrees.

Other proponent's testified that they objected to granting the reclassification
for fear of its possible pyramiding effect on granting future additional zoning changes in
the neighborhood. They also showed that the residential development of Douglas Park
is increasing, and believe that home building will be further accelerated there with the
installation of anticipated sewer main extensions.

As to the petition for variance for the sign, the petitioner testified that he
was unaware that both faces of the sign counted on computing total square foot area allowed
or he would have then doubled the size requested by him in the prior case, No. 66-229-RXA.
The large sign is claimed to be necessary in order to be properly distinguishable from Route
40. The desired sign is already erected and is shown in photo, Petitioner's Exhibit
No. 3-a. The proponent's in this case had no objection to granting the sign variance.

The Board is of the opinion, from the testimony given, that the petitioner
has failed to overcome the burden of showing substantial change in the character or use of
the neighborhood to warrant a reclassification of the subject property from R-A to B.L.
He has, however, shown to the Board's satisfaction that the variance sought is just and
reasonable.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND VARIANCE : DEPUTY ZONING
NW/S Baltimore National Pike and : COMMISSIONER
Alexander Avenue - 1st District :
Ernest J. Hesse & Son Enterprises, :
Inc., Petitioner :
NO. 68-192-RA :
OF :
BALTIMORE COUNTY :

This is a Petition to rezone two parcels of ground from an RA
zone and R-6 zone to a B.L. zone. The Petitioner also requests a Variance
to permit a free-standing sign with an aggregated square foot area of 260
square feet.

The property is presently improved with an attractive office
building. The main purpose for requesting the reclassification is based on
the fact that the Petitioner is unable to rent all of his offices for those uses
permitted in an RA zone. He feels that commercial zoning would give him a
greater latitude in selecting tenants. The Deputy Zoning Commissioner does
not feel that this is a satisfactory ground for requesting relief.

Although there was evidence of other commercial changes
in the immediate area, it is felt that the present RA does provide an
equitable use of the land and sets as a transition between Route 40 and
Alexander Avenue. Evidence of commercial zoning in the narrow corridor
(Parcel 2) to the rear of the present RA zoning (Parcel 1) would be an in-
fringement on the residential properties to the north.

Forgoing reasons being stated, IT IS ORDERED by the
Deputy Zoning Commissioner of Baltimore County this 21 day of March,
1968, that the above described property be and the same is hereby DENIED
and that the above described property be and the same is hereby
continued as and to remain an RA zone and R-6 zone. The Variance to
Section 413.21 of the Baltimore County Zoning Regulations is hereby
DENIED.

Deputy Zoning Commissioner

EVANS, HAGAN & HOLDEFER

SURVEYORS AND CIVIL ENGINEERS
4200 ELKHORSE AVENUE - BALTIMORE, MD 21214 (301) 420-2144

December 27, 1967.

DESCRIPTION OF PARCEL 2, 6100 HIGH AVENUE
TO BE RECLASSIFIED FROM R-6 TO B.L.

BEGINNING for the same the following courses and distances, from the corner
formed by the intersection of the north side of High Avenue, 40 feet wide, with the
west side of Alexander Avenue, 40 feet wide, viz: along the north side of High Avenue
North 82 degrees 30 minutes west 92.00 feet, North 07 degrees 30 minutes East 200.00
feet and North 04 degrees 20 minutes East 22 feet, more or less, to the place of be-
ginning, thence running the following courses and distances, viz: North 04 degrees
20 minutes East 123.2 feet, more or less, thence South 82 degrees 30 minutes East
31.90 feet, thence South 07 degrees 33 minutes West 126.91 feet and thence North 74
degrees 02 minutes West 25.6 feet, more or less, to the place of beginning.
Containing 0.08 acres of land more or less.

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



Ernest J. Hesse & Son Enterprises, Inc. - #68-192-RA

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day
of February, 1969 by the County Board of Appeals ORDERED that the reclassification
from R-A to B.L. petitioned for, be and the same is hereby DENIED.

Furthermore, the Board finds as a fact that to deny the petition for the
sought variance regarding the sign would result in practical difficulty and unreasonable
hardship to the petitioner, and that granting such relief will not cause substantial injury
to public health, safety, and general welfare.

Therefore, the Board ORDERS that the variance petitioned for, be and
the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100,
subtitle 8 of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Acting Chairman

Walter A. Reiter, Jr.

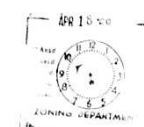
John A. Miller

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND VARIANCE : DEPUTY ZONING COMMISSIONER
NW/S Baltimore National Pike and :
Alexander Avenue - 1st District :
Ernest J. Hesse & Son Enterprises, :
Inc., Petitioner :
NO. 68-192-RA :
OF :
BALTIMORE COUNTY :

MR. COMMISSIONER:

Please enter an Appeal to the County Board of Appeals for Baltimore
County from the decision of the Deputy Zoning Commissioner of Baltimore County
dated March 21, 1968.

John H. Hesse, IV
1311 Fidelity Building
Baltimore, Maryland 21201
330-2320
Attorney for Petitioner



ORD. 68-192-RA
DATE: 3/21/68
BY: [Signature]

Jan. , 1968

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

John H. Hessey, IV, Esq.,
1311 Fidelity Building
Baltimore, Maryland 21201

SUBJECT: Reclassification from R-A to a S.L.
zone with a Special Exception for Office
Use, for Ernest J. Hesse & Son
Enterprises, Inc., located
on the NW Cor. of Rich Ave. W/S
of Alexander Avenue
1st District
(Item 80, January 23, 1963)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 8" water in both Rich and Alexander Avenues.
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer at Rich and Alexander Avenues.
Road - Alexander Ave. is to be developed as a minimum 40' road on a 50' R/W.

HEALTH DEPARTMENT: Since public water and sewer are available to subject site,
this office has no comment.

BUREAU OF TRAFFIC ENGINEERING:

This office will review and make any necessary comment at a later date.

ZONING ADMINISTRATION DIVISION:

The existing stockade fence used as a screen fence to the rear of subject site
must be indicated on revised plans prior to the hearing.

If the petition is granted, no occupancy may be made until such time as
plans have been submitted and approved and the property inspected for compliance to
the approved plan.

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 Commissioner's
hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:jdc
cc: Carlyle Brown-Dur. of Engr.; Wm. Greenwell-Health Dept.; C. Richard Moore- Bur.
of Traffic Engr.

EVANS, HAGAN & HOLDEFER
SURVEYORS AND CIVIL ENGINEERS
4200 ELSAHOE AVENUE / BALTIMORE, MD. 21218 (301) 426-2144

December 27 1967.

DESCRIPTION OF PARCEL 1, 6100 RICH AVENUE, TO BE RECLASSIFIED
FROM R-A WITH SPECIAL EXCEPTION FOR OFFICE TO S.L.

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 running along 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 the 3 following
courses and distances, viz: North 07 degrees 30 minutes East 200.00 feet, North 04
degrees 30 minutes East 22 feet, more or less, and South 74 degrees 02 minutes East
125 feet, more or less, to said west side of Alexander Avenue, thence binding along
said west side of Alexander Avenue South 15 degrees 58 minutes West 205.15 feet to
the place of beginning.

Containing 0.50 acres of land more or less.

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

11/27/68
W.C. TERRY
P.R. H.
SW-2-G
EL-A



J. C. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 9, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-192-BA, Northwest side of Baltimore National Pike and
Alexander Ave., Petition for Reclassification from R-6 and R-A to S.L.
Petition for Variance to permit a free standing double face illuminated
sign 260 square feet instead of the required 100 square feet.
Ernest J. Hesse and Son Enterprises, Inc. - Petitioners.

1st District

HEARING: Monday, February 19, 1968 (1:00 P.M.)

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

- In spite of the decision rendered with regard to Petition #67-220-BA, we
are opposed to reclassification of the subject property as requested. The
present R-A zoning does provide an equitable use of the land and preserves
the minimum transition possible between Route 40 and the residences on
Alexander Avenue. Extension of commercial zoning in the narrow corridor
to the rear of the present R-A zoning would be detrimental to existing
residential potentials.
- We are opposed to granting of the variance requested under this petition.
We believe that the proliferation of gaudy, ill-considered, downright ugly
signs in the Baltimore National Pike corridor has resulted in visual chaos
which is a blot upon the landscape and upon the County government. We
cannot conceive of conditions of unreasonable hardship or practical difficulty
that would justify a variance of 2-1/2 times the sign area permitted.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 2/5/68

Posted for: Appeal

Petitioner: Ernest J. Hesse & Son Enterprises, Inc.

Location of property: NW Cor. of Baltimore National Pike & Alexander Ave.

Location of Signs: On the Alexander Ave. side of the Baltimore National Pike

Remarks: As per Alexander Ave. side of Baltimore National Pike

Posted by: [Signature] Date of return: 2/6/68

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 2/7/68

Posted for: Advertisement of Petition

Petitioner: Ernest J. Hesse & Son Enterprises, Inc.

Location of property: NW Cor. of Baltimore National Pike & Alexander Ave.

Location of Signs: On the Alexander Ave. side of the Baltimore National Pike

Remarks: As per Alexander Ave. side of Baltimore National Pike

Posted by: [Signature] Date of return: 2/8/68

TELEPHONE 823-3000 EXT. 387

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

INVOICE No. 51752 DATE Jan. 25, 1968

TO: Ernest J. Hesse & Son Enterprises, Inc.
1311 Fidelity Building
Baltimore, Md. 21201

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Reclassification & Variance for Ernest J. Hesse & Son Enterprises, Inc.
#68-192-BA

COST: \$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 823-3000 EXT. 387

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

INVOICE No. 51787 DATE Feb. 19, 1968

TO: Ernest J. Hesse & Son Enterprises, Inc.
1311 Fidelity Building
Baltimore, Md. 21201

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property for Ernest J. Hesse & Son Enterprises, Inc.
#68-192-BA

COST: \$54.88

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 823-3000 EXT. 387

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

INVOICE No. 54319 DATE 1/25/68

TO: John H. Hessey, IV, Esq.
1311 Fidelity Bldg.
Baltimore, Md. 21201

Office of Planning & Zoning
119 County Office Bldg.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Cost of appeal - property of Ernest J. Hesse
No. 68-192

2 signs

\$70.00
10.88
\$80.88

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

John H. Hessey, IV, Esq.
1311 Fidelity Building
Baltimore, Maryland 21201

Your Petition has been received and accepted for filing this
16 day of January, 1968.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner: Ernest J. Hesse & Son Enterprises, Inc.
Petitioner's Attorney: John H. Hessey, IV, Esq.

Reviewed by: [Signature]
Chairman of Advisory Committee

PETITION FOR
RECLASSIFICATION
AND VARIANCE
IN DISTRICT

ZONING: From R. A. and R. B. to R. L.

Petition for Variance for a Sign.

LOCATION: Northwest side of Baltimore National Pike and Alexander Avenue.

DATE & TIME: MONDAY, FEBRUARY 19, 1968 at 1:30 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: R. A. and R. B. Proposed Zoning: R. L.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a free standing, double level illuminated sign 200 square feet instead of the required 100 square feet.

The Zoning Regulation to be accepted as follows:

Section 152.2 (D) - Signs (other business signs) (excluding those on any premises) may be used if limited to total area of 100 square feet (illuminated signs).

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

PARCEL: 1. R. A. TO R. L. BEGINNING for the same at the corner formed by the intersection of the north side of Rich Avenue, 12 feet wide, with the west side of Alexander Avenue, 10 feet wide, thence bounding along, north side of Rich Avenue North 77 degrees 30 minutes West 92.00 feet, thence leaving said north side of Rich Avenue and running the following courses and distances, viz: North 07 degrees 36 minutes East 200.00 feet, North 84 degrees 20 minutes East 22 feet, more or less, and South 74 degrees 02 minutes East 125 feet, more or less, to said east side of Alexander Avenue, thence a bounding along said west side of Alexander Avenue South 11 degrees 58 minutes West 200.15 feet to the place of beginning. Containing 0.50 acres of land more or less.

PARCEL: 2. R. B. TO R. L. BEGINNING for the same at the intersection of the north side of Rich Avenue, 10 feet wide, with the west side of Alexander Avenue, 10 feet wide, thence bounding along, north side of Rich Avenue North 87 degrees 30 minutes West 92.00 feet, North 07 degrees 36 minutes East 200.00 feet and North 01 degrees 20 minutes East 22 feet, more or less, to the place of beginning, thence running the following courses and distances, viz: North 01 degrees 20 minutes East 125.2 feet, more or less, thence South 82 degrees 20 minutes East 35.50 feet, thence South 07 degrees 23 minutes West 125.10 feet and thence North 71 degrees 02 minutes West 23.5 feet, more or less, to the place of beginning. Containing 0.08 acres of land more or less.

Being the property of Ernest J. Hesse and Son Enterprises, Inc., as shown on plat filed with the Zoning Department, Hearing Date: Monday, February 19, 1968 at 1:30 P.M.

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

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE CO.

Feb. 1.

OFFICE OF
THE BALTIMORE COUNTION

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD

February 5, 1968

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTION, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One

~~successive~~ weekly before the 5th day of Feb., 1968, that is to say the same was inserted in the issues of

February 1, 1968,

THE BALTIMORE COUNTION

By Paul J. Morgan

Editor-in-Chief

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PETITION FOR RECLASSIFICATION
AND VARIANCE - for SERVICE

ZONING: From R. A. and R. B. to R. L.

Petition for Variance for a Sign, more National Pike and Alexander Avenue.

LOCATION: Northwest side of Baltimore National Pike and Alexander Avenue.

DATE & TIME: Monday, February 19, 1968 at 1:30 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: R. A. and R. B. Proposed Zoning: R. L.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a free standing, double level illuminated sign 200 square feet instead of the required 100 square feet.

The Zoning Regulation to be accepted as follows:

Section 152.2 (D) - Signs (other business signs) (excluding those on any premises) may be used if limited to a total area of 100 square feet (illuminated signs).

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

PARCEL: 1. R. A. TO R. L. BEGINNING for the same at the corner formed by the intersection of the north side of Rich Avenue, 12 feet wide, with the west side of Alexander Avenue, 10 feet wide, thence bounding along, north side of Rich Avenue North 77 degrees 30 minutes West 92.00 feet, thence leaving said north side of Rich Avenue and running the following courses and distances, viz: North 07 degrees 36 minutes East 200.00 feet, North 84 degrees 20 minutes East 22 feet, more or less, and South 74 degrees 02 minutes East 125 feet, more or less, to said east side of Alexander Avenue, thence a bounding along said west side of Alexander Avenue South 11 degrees 58 minutes West 200.15 feet to the place of beginning. Containing 0.50 acres of land more or less.

PARCEL: 2. R. B. TO R. L. BEGINNING for the same at the intersection of the north side of Rich Avenue, 10 feet wide, with the west side of Alexander Avenue, 10 feet wide, thence bounding along, north side of Rich Avenue North 87 degrees 30 minutes West 92.00 feet, North 07 degrees 36 minutes East 200.00 feet and North 01 degrees 20 minutes East 22 feet, more or less, to the place of beginning, thence running the following courses and distances, viz: North 01 degrees 20 minutes East 125.2 feet, more or less, thence South 82 degrees 20 minutes East 35.50 feet, thence South 07 degrees 23 minutes West 125.10 feet and thence North 71 degrees 02 minutes West 23.5 feet, more or less, to the place of beginning. Containing 0.08 acres of land more or less.

Being the property of Ernest J. Hesse and Son Enterprises, Inc., as shown on plat filed with the Zoning Department, Hearing Date: Monday, February 19, 1968 at 1:30 P.M.

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

BY ORDER OF JOHN G. ROSE, Zoning Commissioner of Baltimore County

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CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 19 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each

of 1968 before the 19th

day of February 1968

the first publication

appearing on the day of February

1968.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.

ZONED: B.L.
USE: VACANT

ZONED: BR WITH SPECIAL EXC
USE: SERVICE STATION

Ex.
Service
Station

RICH AVE.

AVE.

BALTIMORE NATIONAL PIKE

ALEXANDER AVENUE

Paving

Median
(New Edmondson Boulevard)
Edmondson Avenue Extended
(U.S. RT. 40)

Notes:

Election District: No 1	Parcel - 1	Parcel - 2
Area of Property: 0.58 ac.	0.50 ac.	0.08 ac.
Existing Use of Property: Offices	Offices	Vacant
Proposed Use of Property: Offices	Offices	Offices
Present Zoning: R.L. with special Exception for Offices	.G	.G
Proposed Zoning: B.L.	B.L.	B.L.
Area of 1st & 2nd Floors: 8,566 sq. ft.		
Area of Parking Space: 200 sq. ft.		
No. Parking Spaces: 24		

12/10/67 Rev. For Rezoning To B.L. G.W.

DATE	REVISION	BY
7/21/68	Changed Adj. Zoning	GA
7/21/68	Adding lot to Alexander Ave	GA
7/21/68	PA with Special Exception	GA
SURVEYED BY DATE		
A.G. 5/1/68		
COMPUTED BY DATE		
G.L.W. 11/1/68		
DRAWN BY DATE		
G.L.W. 11/1/68		
CHECKED BY DATE		
J.C.H. 5/1/68		
Dwg. No. 1420		



L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 PLEASANT AVE. - PHONE NA 6-2144
BALTIMORE 14, MARYLAND
— Branch Office —
8 FORLAR STREET - PHONE AC 8-3350
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. No. 2827
DATE: 5/13/68 SCALE: 1" = 30'
L. Alan Evans

See 428

ZONED: B.L.
USE: VACANT

ZONED: BR WITH SPECIAL EXC
USE: SERVICE STATION

Ex.
Service
Station

Notes:

Election District: N&I	PARCEL - 1	PARCEL - 2
Area of Property: 0.58 act	0.50 act	0.08 act
Existing Use of Property: Offices	Vacant	Vacant
Proposed Use of Property: Offices	Offices	Offices
Present Zoning: RA with special Exception for Offices	R-6	R-6
Proposed Zoning: B.L.	B.L.	B.L.
Area of 1st & 2nd Floors - 8,566 sq. ft.		
Area of Parking Space: 200 sq. ft.		
No Parking Spaces: 24		

12/6/61 Rev. For Rezoning To B.L.

DATE	REVISION	BY
3/21/63	Changed Adj. Zoning	GW
7/25/63	Widening line on Alexander Ave	GW
7/25/63	RA with Special Exception	GW
8/9/63	DATE	
COMPUTED BY	DATE	
DRAWN BY	DATE	
C.L.W.	9/6/63	
CHECKED BY	DATE	
J.C.H.	6/9/63	
Dwg. No. 1420		



L. ALAN EVANS

SURVEYORS & CIVIL ENGINEERS
4200 ELSDORF AVE. - PHONE HA 6-2144
BALTIMORE 14, MARYLAND

— branch office —
6 POPLAR STREET - PHONE AC 8-3350
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. No. 2827

DATE: 5/13/63 SCALE: 1" = 30'

L. Alan Evans

See 428