

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Marvin H. Kessler, et al., legal owner(s) 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 8TH DIST zone to an "X" 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, for TRAILER

Property is to be posted and advertised as prescribed by Zoning Regulations. For 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 result regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Marvin H. Kessler
Legal Owner Marvin H. Kessler
Address 200 East Joppa Road, Towson, Md. 21204
BY John T. Moore Petitioner's Attorney
Address 1000 N. Charles St., Baltimore, Md. 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March, 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 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 1st day of April, 1969, at 10:00 o'clock A.M.

Notified: Marvin H. Kessler
Butler, Md. 31023
A. H. Kessler, Jr.
Butler, Md. 31023
Edm. 771-4339

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of:

the above Re-classification should be had, and it further appearing that by reason of:

a Special Exception for a TRAILER should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of March, 1969, that the herein described property or area should be and the same is hereby reclassified; from a 8TH DIST zone to a "X" zone, and/or a Special Exception for a TRAILER should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the subject property already contains two dwellings and a blacksmith shop the addition of a dwelling would overcrowd the land. This tract of land is located in an area of Baltimore County where the houses are oddly dispersed and such concentration would be detrimental to the welfare of this locality. For the above reasons

the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of March, 1969, that the herein described property 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 1st day of April, 1969, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - VAlley 3-8820

MARVIN H. KESSLER
ZONING DESCRIPTION

BEGINNING for the same at a point in the bed of Falls Road at a point distant 283 feet more or less, measured along said Road in a southern direction from the centerline of the Western Run Road, said point being the beginning of the second line of that tract of land which by Deed dated December 16, 1950, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1914, folio 295, etc., was conveyed by Peter Calvin Kessler and wife to Marvin H. Kessler, and running thence and binding on the second line of said Deed and in the bed of said Falls Road South 18 Degrees 00 Minutes East 196.00 feet to the end of road, thence leaving said Road and binding on the third, fourth and first lines of said Deed the three following courses and distances, South 72 Degrees 22 Minutes West 400.28 feet, North 10 Degrees 39 Minutes 30 Seconds West 197.40 feet, and North 72 Degrees 22 Minutes East 375.04 feet to the place of beginning.

CONTAINING 1.743 acres of land, more or less.

BEING the same tract of land which by Deed dated December 16, 1950, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1914, folio 295, etc., was conveyed by Peter Calvin Kessler and wife to Marvin H. Kessler.

2.13.69

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 18, 1969

FROM: George E. Corvelli, Director of Planning

SUBJECT: Petition 48-236-X-1, Special Exception for a trailer. West side of Falls Road 283 feet south of Western Run Road. Marvin H. Kessler, Petitioner.

8th District

MEETING: Thursday, May 1, 1969 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

ORDER RECEIVED FOR FILING

DATE 4/14/69 BY 1000 N. Charles St.

ORDER RECEIVED FOR FILING

DATE 4/14/69 BY 1000 N. Charles St.



INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 201 - ZAC - March 4, 1969
Property Owner: Marvin H. & Virginia L. Kessler
Falls Road S of Centerline of Western Run Road
Special Exception for Trailer
Revised Plan 3-25-69

Previous comments remain valid.

C. Richard Moore
Engineer II

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 14, 1969

COUNTY OFFICE BLDG.
210 N. Charles Ave.
Towson, Maryland 21204
Oliver L. Myers
Chairman

MEMBERS
REPRESENTING
COUNTY OFFICE BLDG.
TRAFFIC ENGINEERING
STATE BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
NATURAL RESOURCES
ZONING ADMINISTRATION
PUBLIC WORKS
RECREATION

Mr. Marvin H. Kessler
Box 53
Falls Road
Cockeysville, Maryland 21030

RE: Type of Hearing: Special
Exception for Trailer
Location: S of Falls Rd., 283' S of center line of Western Run Road 8th District
Petitioner: Marvin H. Kessler
Committee Meeting of March 4th, 1969
Item 201

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comment is a result of this review and inspection.

The subject property is presently improved with two stucco homes, one and a half stories, 15 to 20 years of age. To the rear of the property is improved with two out buildings, one a garage which appears to have a business being run out of it. The topography of the site is such that the frontage of the lot is relatively flat and sloping towards the rear of the property. The surrounding properties are improved with homes. To the north and south Falls Road is presently not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING

Highways

Access to this property shall be from Falls Road, which will need no improvements at this time.

Storm Drainage

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Erection of any system which by result, due to improper erosion or other drainage facilities, would be the full responsibility of the Applicant.

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Mr. Marvin H. Kessler
Box 53
Falls Road
Cockeysville, Maryland 21030

March 14, 1969

BUREAU OF ENGINEERING (Continued):

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property. A private system will have to be provided to meet Department of Health requirements.

Water:

Public water is not available to serve this property; therefore, a private water well must be provided in conformance with the Department of Health requirements.

PROJECT PLANNING DIVISION:

This plan is in conflict with the intent of the Baltimore County Subdivision Regulations.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition does not appear to create any major traffic problems.

FIRE DEPARTMENT:

Fire Department has no comments.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

HEALTH DEPARTMENT:

Approval for the trailer will be granted only if the soil conditions are suitable for underground sewage disposal and the system can be located in an area which will not jeopardize the existing water supply. Permission will be granted to connect the trailer with the existing water supply providing it is potable and has an adequate yield.

DESIGN OF FOUNDATION:

Will have no bearing on school population.

ZONING ADMINISTRATION DIVISION:

Section 453.1 requires that the petitioner must submit a site plan and a site plan for the zone in which it is located. The petitioner must revise his plan in accordance with the setbacks as required in Sec.

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Mr. Marvin H. Kessler
Box 53
Falls Road
Cockeysville, Maryland 21030

March 14, 1969

ZONING ADMINISTRATION DIVISION: (Continued)

which are a front yard setback of 25 ft., a rear yard setback of 30 ft., a side yard setback of 5 ft. minimum for one side yard, and the sum of 20 ft. for both side yards.

The petitioner and/or his engineer should contact Mr. Richard Williams of the Project Planning Department as far as the aspects for subdivision are concerned.

This office is withholding a hearing date until such time as the revised plan is received in this office in accordance with the above comments.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

Enc.

6-23-70

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

No. 62229
DATE May 25, 1969

To: Mr. Marvin B. Rosner
Box 53 Falls Road
Cockeysville, Md. 21039

zoning Dept. of Baltimore County, Md.

REPORT TO ACCOUNT NO. 69-082
RECEIVE YOUR PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

REMARKS	TOTAL AMOUNT DUE
Advertising and posting of property 69-236-2	50.75

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

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

No. 62135
DATE April 7, 1969

To: Rosner's Pet Shop
Box 53 Falls Road
Cockeysville, Md. 21039

zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 69-082
RECEIVE YOUR PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

REMARKS	TOTAL AMOUNT DUE
Posting for Special Exception 69-236-2	50.00

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

FORM 100-1
CERTIFICATE OF PUBLICATION

TOWSON, MD. APR. 10, 1969

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 one line consecutive weeks before the 1st day of May, 1969, 19 69, the last publication appearing on the 10th day of April 19 69.

THE JEFFERSONIAN
L. L. Smith, Jr.
Manager

Cost of Advertisement, \$.....

1 Sign
69-236-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Spec. Exception
Petitioner: M. Rosner
Location of property: W. of Falls Rd. 283' S. of Western Run Rd
Location of Sign: 289' S. of Western Run Rd on W. of Falls Rd
Remarks: M. Rosner
Posted by: M. Rosner
Date of return: 4-12-69

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 April 17 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 17th day of April 1969, that is to say, the same was inserted in the issue of April 10, 1969.

STROMBERG PUBLICATIONS, Inc.
By: Ruth Mayan

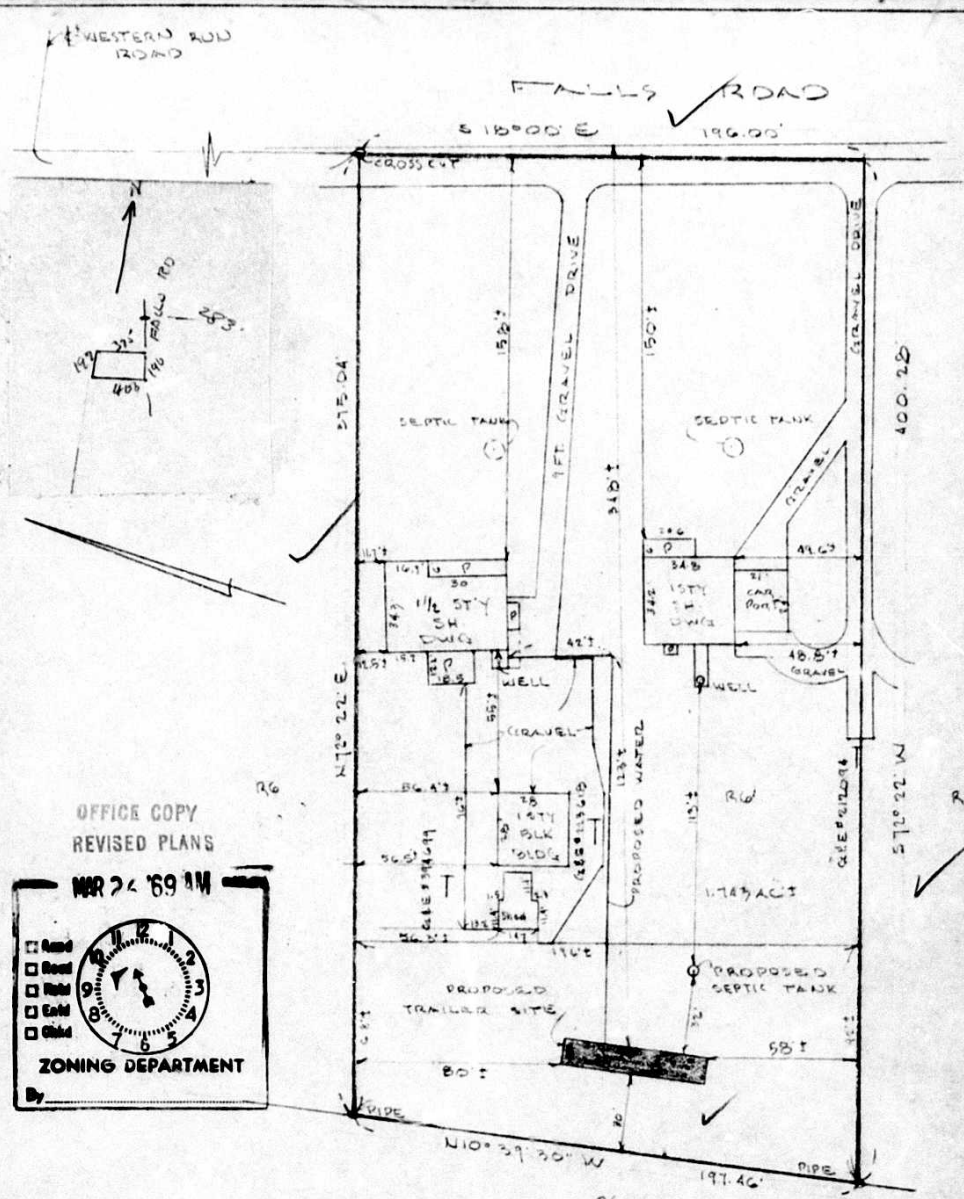
Mr. Marvin B. Rosner
Box 53
Falls Road
Cockeysville, Maryland 21039

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 day of May 1969

John G. Rose
Zoning Commissioner

Petitioner: Marvin B. Rosner
Petitioner's Attorney: M. Rosner
Reviewed by: M. Rosner
Advisory Committee



OFFICE COPY
REVISED PLANS
MAR 24 '69 AM
ZONING DEPARTMENT

PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION

OFFICE
COPY

MAP
"C"
8TH DIST.
"X"

PROPERTY OF
MARVIN H. KESSLER
FALLS ROAD
SPECIAL EXCEPTION DIST. BALTO. CO MD



REV. 3-26-1169
JOSEPH D. THOMPSON
ENGINEERS & SURVEYORS
101 SHELL BLDG. 100 E. JOPPA RD
TOWSON 21204 MD
SCALE: 1"=50' DATE: 3-13-69

