72.297-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, XOEXWE, LEWIS M. HESS. JR. legal owner. of the property situate in Baltimere County and which is described in the description and plat attached hereto and made a part hereof

see attached description

County, to use the herein o, cribed property, for seg attached explanation. SERVICE GARAGE

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

ounty. PINKARD INVESTMENTS (Leasehold Owner)

is, Jr. Legal Owner Link Cationer Come Bunddress Po Box 5890 Balls no 21208

Baltimore, Maryland ORDERED By The Zoning Commissioner of Baltimore

197 2, that the subject matter of this petition be advertised, as the Zoning Law of Baltimore County, in two newspapers of general circulation through-County, that property be posted, and that the public hearing be had before the Zoning f Baltimore County in Room 196, County Office Building in Towson, Baltimore 197 2 at 2199.0'clock

Di Kinu

RE: PETITION FOR SPECIAL EXCEPTION 600' W of Weyburn Road, BEFORE THE ZONING COMMISSIONER 150' S/W of Horst Road -OF 14th District Lewis M. Hess, Jr. - Petitioner NO. 72-297-X (Item 110. 167) BALTIMORE COUNTY

The Petitioner requests a Special Exception for a Garage, on a parcel of property located six hundred feet (600') west of Weyburn Road, one hundred fifty feet (150') southwest of Horst Road, in the Fourteenth District of Baltimore County, said property containing 0.72 acres

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commis sioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regu-

Mr. William Burgess, representative of the Greater Rosedale Commu ity Council, appeared not to protest same but because he was concerned with what type of Garage, Service, was intended. It was agreed by all parties that the Garage, Service, would be a tire, battery and accessory type store. The Garage, Service, would not be the type wherein automobile ired mechanically, or body and fender work is performed.

Therefore, IT IS ORDERED by the Zoning Jommissioner day of August, 1972, that a Special Excep-Baltimore County, this & ion for a Garage, Service, should be and the same is GRANTED, from and fter the date of this Order, subject to the following:

- I. That the Garage, Service be of a tire, battery and accessory type store; not mechanical, or body and fender repair
- 2. That a site plan be approved by the Bureau of Public Services and the Office of Planning and Zoning.

The performance of garage type services in connection with a permitted use in a BL zoning classification. Premises to be to Western Auto Supply Company, whose primary business is utomobile accessory store, which is a permitted use.

BALTIMORE COUNTY, MARYLAND

The petitioner should not be allowed to construct any obstacle to the complete traffic circulation around the buildings on this site.

Date__ Hay 4, 1972

Miduel S. Flanigan

DEPARTMENT OF TRAFFIC ENGINEER
JEFFERSON BUILDING
TOWTON, MARYLAND 21204
INTER-1)FFICE CORRESPONDE

S. Eric DiNenna Attn: Oliver L. Myers

SUBJECT: Item 167 - ZAC - April 11, 1972
Property Owner: Levis H. Hess, Jr.
NE Corner Chesaco Avenue & Wayburn Road
Queial exception for service garage
District 14

Michael S. Flanigan

TO.

FROM:

DESCRIPTION

0.72 ACRE PARCEL, 600 FEET NORTHWEST OF WEYBURN ROAD, 150 FEET SOUTHWEST OF HORST ROAD, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for a Special Exception in a "B-1," Zone.

Beginning for the same at a point distant S 64° 54' 40" E 143 feet, more or less, from a point on the southeast right of way line of Houst Service Road, said last mentioned point being distant N 36° 26' 30" E 168 feet, more or less, from the intersection of the centerline of existing Chesaco Road extended southeasterly and the southeast right of way line of said Horst Service Road, running thence, the following ten courses: (1) S 64* 54' 40" E 128 feet, (2) N 25* 05' 20" E 140 feet, (3) N 64* 54' 40" W 20 feet, (4) N 25* 05' 20" E 101 feet, (5) N 64* 54' 40" W 95 feet, (6) S 25* 05' 20" W 19 fent, (7) N 64° 54' 40" W 35 feet, (8) S 25° 05' 20" W 185 feet, (9) a 64° 54' 40" E 22 feet, and (10) S 64' 54' 40" W 37 feet to the place of beginning. Containing 0.72 acres of land.

J.O. #70056-Z

3/3/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric DiNenna, Zoning Commissioner Date. June 21, 1972

FROM. Norman E. Gerber, Office of Planning

Petition #72-297-X. 600 feet Northwest of Weyburn Road and 150 feet Petition for special exception for garage, service.

14th District

HEARING: Thursday, June 22, 1972 (2:00 P.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following

The concept of a service garage if used in conjunction with a sales

If the proofs of Sec. 502, I are met any development must be conditioned to approved revision to the site plan for Rosedale Plaza Shopping Center

Greater Rosedale Community Council, Inc.

DATE

150° 81

LUTION, introduced at the June 21, 1972 meting of the Greater Rosedale unity Council. Reference Zoning Petition # 72297X .

Whereas, the Grester Rosedale Community Council represents eleven community organizations and through its Representatives-at-Large, aids, assists and represents those unorganized residents and communities, collectively represe ing approximately 20,000 people; and

Whereas, the President of the Greater Rosedale Community Council shall represent and protect the interest of those represented by the Council; and

Whereas, the President of the Greater Rosedale Community Council, is ex officio a member of every committee; therefore a member of the Greater Rosedale Commun's Council Zoning Committee; and

Whereas, this Council is opposed to the unconditional granting of Special Exceptions; therefore,

Resolved, that this council be placed on record as being opposed to the unconditional granting of Special Exception # 72297X .

Resolved, that the granting of a Special Exception for a TBA store, under the subject petition, is acceptable, providing that the Zoning Commissioner, in accordance with Special Special County Accidence (pelalitions, orders, limits, and restricts the usage of the Special Exception, to that use, as requested in the subject petition.

Resolved, that President Burgens, is indeed, by virtue of his office, and by this mandate, empowered to speak for the membership of the Greater Rosedale Community Council and to present the views of this council.

In behalf of the membership, read and passed this 21st day of June 1972.

William Jugus

Progress Through Cooperation Throughout The Community



INTER-OFFICE CORRESPONDENCE

TO S. Frie DiNenna, Zoning Commissioner Date. June 19, 1972

FROM. John J. Dillon, Jr. . Zoning Technician II

SUBJECT_ITEM 167

Revised Zoning Administration Division Comment

After consulting with the attorney for the petitioner, John A. Pryor and the engineers on this project, we have received revised plans that and the engineers on this project, we have received revised plans that clarify the petitioner's request. Our original comments were based on the assumption that the entire area for the Special Exception would be for a building area. The revised plats, dated May 31, 1972, clearly indicate the area of the building and the parking area for this Special Exception.

LIDevic

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 9, 1972

OLIVER L. MYERS

OFFICER

MANUAL OF

MULLICOF

CALL SEPARTMENT PACIFIC LAS ASSAULT

John A. Pryor, Esq., 1227 Walters Avenue Baltimore, Haryland 21212

RE: Type of Hearing: Special Exception for Type of Hearing: Special exception to Service Garage Location: N/E Cor. of Chesaco Avenue and Weyburn Road Pet't'oner: Lewis H. Hess, Jr. 14th District

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 comments are a result of

The subject property is located on the Northeast corner of Cheasco Avenue and Wegburn Road, in the lith District of Baltimore Countries are not been as a constant of the subject of this position. The property is adjacent to the JFK Euroessway on the west and the residential subdivision of Wegburn Park to the north and east. The property is currently being graded for the Rosedale Plaza Shopolng Center. Curb and gutter do not exist in this location at this time.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

All County highway and utility requirements are secured by Public Norks Agreement #146905, executed in conjunction with the development of "Mosedale Plaza Shopping Center and Residential Area".

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with the subject item.

John A. Pryor, Esq. Item 167 Page 2 Hay 9, 1972

HEALTH DEPARTMENT:

Metropolitan water and sewer must be extended to serve the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Saltimore

Shopping Center Comments: Approval for a shopping center is based upon owner responsibility for the collection, storage and disposal of refuse in accordance with Health Dapartment requirement.

<u>Dupartment of Mater Resources Comments:</u> If lubrication work and oil changes are nerformed at this location, rovised plans must be submitted showing method providing for elimination of waste oil in accordance with the Department of Mater Resources requirements.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

The subject petition is being withheld from encroval until such time as revised plans are received that indicate the type of Social Excention that is being recussed. It is understood from the settion that the request is for a service parage, however, this is not indicated on the plats. If a service garage is not be alread on this site it must consty to the requirements of Section 405 A, if demand or disabled motor vehicles are to be stored on this site. Also, the proposed service 'aya must be indicated on the plan.

We concur with the Traffic Engineering Department in that if the building is built in this manner the traffic circulation around the shopping center is ruined and should be revised to avoid this problem.

The plat should also show all residences that are existing within of the shopping center property.

Oliver L. Myers, Chairman

OLM: JD

CERTIFICATE OF PUBLICATION

THIS IS TO CERTUY, that the annexed advertisement was day of June 19.72, the first publication appearing on the lat day of June

Cost of Advertisement, \$

Horst Rd.

of Weylum Rd.

Poster by Mul H 1hm

PETITION	MAPPING			PROGRESS			SHEET			
	Wall Map				Duplicate		Tracing		200 Sheet	
Descriptions checked and outline plotted on map	date	by	date	by	date	by	date	by	date	by
Petition number added to outline										-
Denied										-
Granted by ZC, BA, CC, CA										
Reviewed by:	ly.	lu	C	evise hange	d Plan	ns: line	or desc	riptic	n	

CERTIFICATE OF POSTING

Posted for Kearing Those Jam 22, 1972 & 2100 F. M.

i ocation of property 600 1 N.W. & Meyluras Rd and 150' SW. 7

Location of Signs / Sign Poster on Chesoco on lutine Hamilton on

OF DEPARTMENT OF BALTIMORE COUNTY

H72-297-X

John A. Pryor, Esq., 227 Welters Avenue Seltimore, Maryland 21212

Item 167

BA' TIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

Petitioners Lawis H. Hess, Jr. Patitioner's Attorney John A. Pryor

BA' ORE COUNTY, MARYLAND
OFFICE OF FIF TE - REVENUE DIVISION
MISCILLANIOUS CASH RECEIPT DATE May 31, 1972 ACCOUNT 01-662 AMOUNT \$50.00 Pinkard Investments 1600 Mrst Mational Bank Building ₹72-297-X

BALTIMORE COUNTY, MARY NO No. 3704 OFFICE OF FINANCE - REVEY & DIVISION MISCELLANEOUS CASH, RECEIPT June 20, 1972 ACCOUNT 01-662 AMOUNT \$42.50 PINE - AGENCY Finiard Investments
1600 Piret Rational Bank Building
Baltimore, No. 21202
Advertising and posting of property for Levis N.
Bees, Jr.
42.5 Cac

By Ruth Morgan

CERTIFICATE OF PUBLICATION

OFFICE OF Essex Times

THIS IS TO CERTIFY, that the annexed advertisement of 3. Eric Dinenna Zoning Counissioner of Baltimore Gounty

paper published in Baltimore County, Maryland, once a week

200 Eastern Blvd

5th day of

June 5 - 19 72

ESSEX TIMES a weekly news-

1972 : that is to say,



