

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, LEWIS M. HESS, JR., 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 that the zoning status of the parcel described hereby be reclassified from the zoning law of Baltimore County, Zone 140.167 to the following zone:

see attached description

for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein a. enbed property, for see attached explanation.

Property is to be posted and advertised as prescribed by Zoning Regulations 1 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.

PINKARD INVESTMENTS (Leasehold Owner)
Address: 1227 Walters Avenue
Baltimore, Maryland
1224
1972

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June, 1972, 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 196, County Office Building in Towson, Baltimore County on the 22nd day of June, 1972 at 2:00 o'clock.

(1097)

RE: PETITION FOR SPECIAL EXCEPTION
600' W of Weyburn Road,
150' S/W of Horst Road -
14th District
Lewis M. Hess, Jr. - Petitioner
NO. 72-297-X (Item 10. 167)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a Special Exception for a Garage, Service, 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 of land, more or less.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met.

Mr. William Burgess, representative of the Greater Rosedale Community 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 automobiles are repaired mechanically, or body and fender work is performed.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1972, that a Special Exception for a Garage, Service, should be and the same is GRANTED, from and after the date of this Order, subject to the following:

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

Zoning Commissioner of Baltimore County

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

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/923-0900

DESCRIPTION

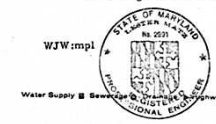
0.72 ACRE PARCEL, 600 FEET NORTHWEST OF WEYBURN ROAD,
150 FEET SOUTHWEST OF HORST ROAD, FOURTEENTH ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.

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 Horst 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 feet, (7) N 64° 54' 40" W 35 feet, (8) S 25° 05' 20" W 185 feet, (9) S 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.

WJW:mpl J.O. #70056-Z



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: June 21, 1972
FROM: Norman E. Garber, Office of Planning
SUBJECT: Petition 72-297-X, 600 feet Northwest of Weyburn Road and 150 feet Southwest of Horst Road.
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 comments to offer:

The concept of a service garage if used in conjunction with a sales area in the shopping center is acceptable.

If the proffs of Sec. 502.1 are met any development must be conditioned to approved revision to the site plan for Rosedale Plaza Shopping Center.

Greater Rosedale Community Council, Inc.

POST OFFICE BOX 9128 ROSEDALE, MARYLAND 21227

Berkfield Improvement Association
Greenview Home Community Assn.
Hammonds Improvement Assn.
Hawthorne Park East Improvement Assn.
High Point Greenview Improvement Assn.
Hickory Creek Improvement Assn.
Red House Run City Assn.
Rosedale Elementary School P.T.A.
Rosedale Lawn Club
Rosedale Recreation Council

RESOLUTION, introduced at the June 21, 1972 meeting of the Greater Rosedale Community Council. Reference Zoning Petition # 72297X.

Whereas, the Greater Rosedale Community Council represents eleven community organizations and through its representatives-at-large, aids, assists and represents those unorganized residents and communities, collectively representing 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 Community 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 Section 502.2 of the Baltimore County Zoning Regulations, orders, limits, and restricts the usage of the Special Exception, to that use, as requested in the subject petition.

Resolved, that President Burgess, is indeed, by virtue of his office, and by this resolution, 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.
Mary O'Sullivan
Secretary
William J. Burgess
President

Progress Through Cooperation Throughout The Community

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
FROM: Oliver L. Myers
SUBJECT: Item 167 - ZAC - April 11, 1972
Property Owner: Lewis M. Hess, Jr.
NE Corner Chesaco Avenue & Weyburn Road
Special exception for service garage
District 14

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

Michael S. Flanagan
Traffic Engineer Associate

MSF:nf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

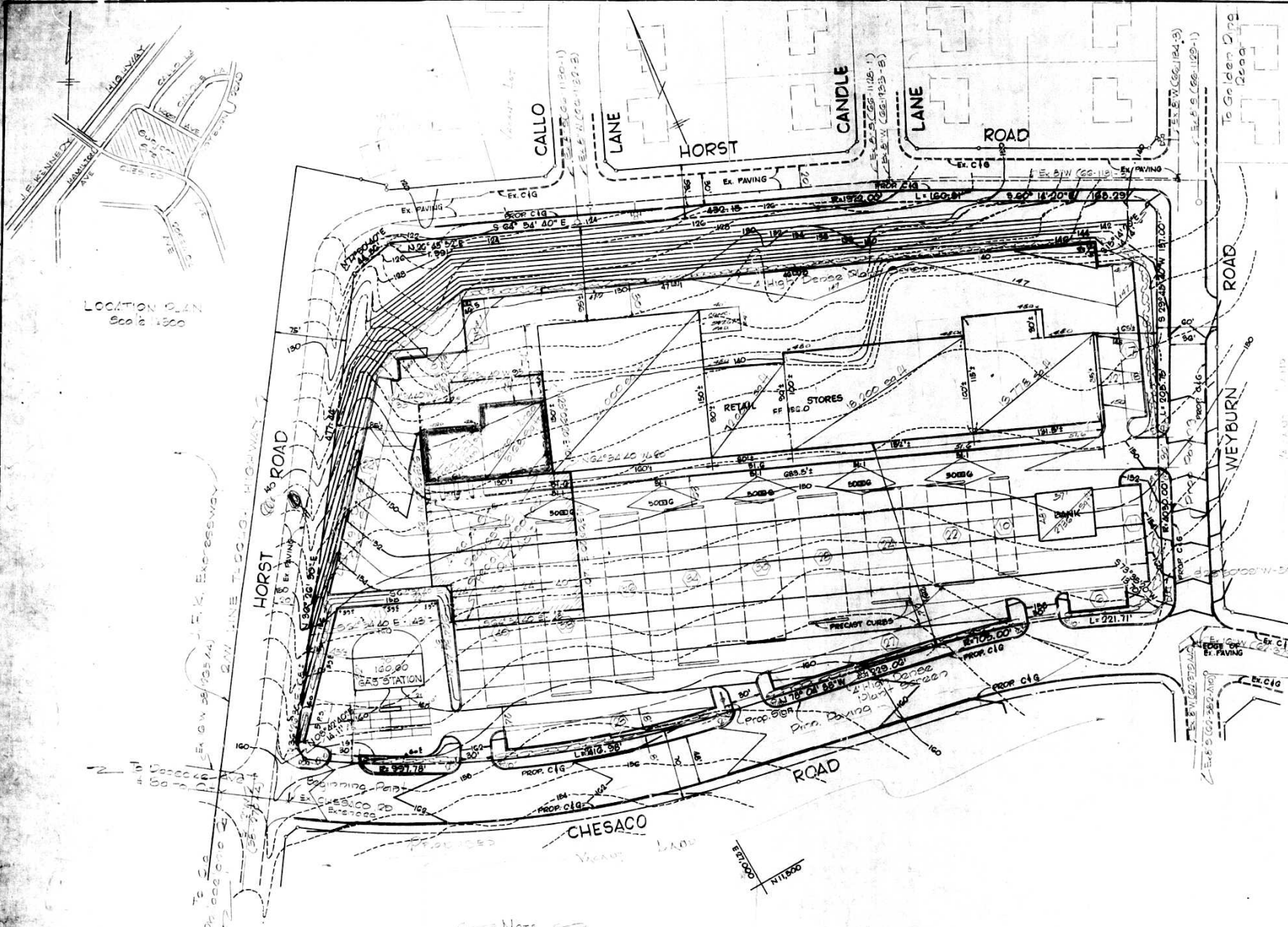
TO: S. Eric DiNenna, Zoning Commissioner Date: June 19, 1972
FROM: John J. Dillon, Jr., Zoning Technician II
SUBJECT: ITEM 167
Revised Zoning Administration Division Comment

After consulting with the attorney for the petitioner, John A. Pryor and the engineers on this project, we have received revised plans that 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 plans, dated May 31, 1972, clearly indicate the area of the building and the parking area for this Special Exception.

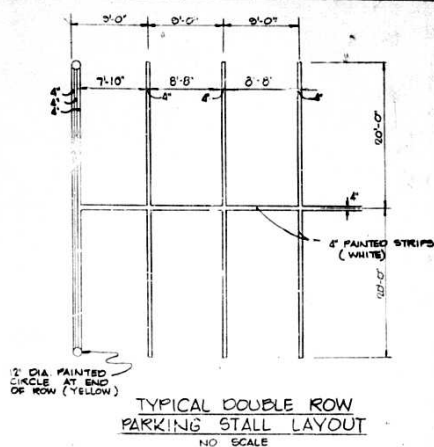
John J. Dillon, Jr.
Zoning Technician II

JJD:vtc

SEP 25 1972



LOCATION PLAN
Scale 1:500

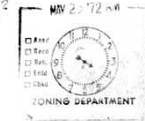


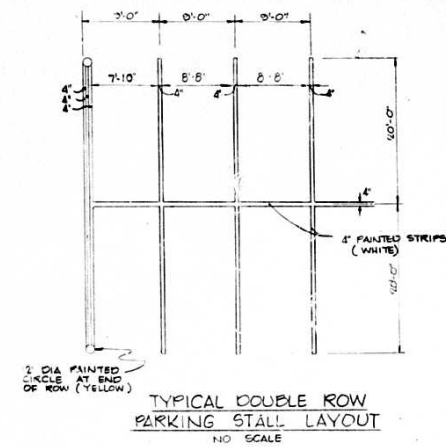
GENERAL NOTES

1. Total Area of Property Equals 3.0 Acres
2. Area of Property Requiring Special Exception For 736 Sq. Ft. Equals 0.2 Acres
3. Existing Zoning of Property is "C-1"
4. Existing Use "Planned Shopping Center Under Construction"
5. Proposed Use "Planned Shopping Center"
6. Offstreet Parking Data
 - A. Total Lot Area = 28,316 sq. ft. Requiring 312 Spaces
 - B. Service Area = 7,360 sq. ft. Requiring 10 Spaces
 - C. Service Area of 7,360 sq. ft. Equals 2884 sq. ft. Requiring 12 Spaces (11 of Service Bays = 4)
 - D. Total Parking Required Equals 322 Spaces
 - E. Total Parking Provided Equals 355 Spaces
 - F. Total Number of Entrances Proposed Equals 3
 - G. Required Landscaping Equals 0.16 Acres (3% of 3.21)
 - H. Proposed Landscaping Equals .551 Acres
 - I. Service Station Data
 - 1. Station is a 2 Bay Gasoline and 3 Fuel Service Spaces
 - 2. Required Area Equals 10,500 sq. ft.
 - 3. Proposed Area Equals 22,400 sq. ft.
 - 4. Required Parking Equals 8 Spaces
 - 5. Proposed Parking Equals 11 Spaces

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
#167
Rose Dale Plaza Shopping Center
14TH ELECTION DISTRICT BALTIMORE CO. MD
SCALE: 1" = 50'
Revised: May 13, 1972

MCA 
MAY, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Drive Rd. Baltimore Md.





This plan was prepared by MCA, Childs & Associates, Inc. for the use of the Baltimore City Department of Public Works, Engineering Division, in connection with the proposed development of the Rosedale Plaza Shopping Center, located in the 14th Election District, Baltimore, Maryland. The plan shows the proposed building, parking lot, and surrounding streets. The plan is based on a survey of the site and the surrounding area. The plan is subject to the approval of the Baltimore City Department of Public Works, Engineering Division.

PLAT TO ACCOMPANY SETBACK
 SPECIAL EXCEPTION
ROSEDALE PLAZA SHOPPING CENTER
 14TH ELECTION DISTRICT BALTIMORE CO, MD
 SCALE: 1" = 50'

MCA 
 MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING
 ENGINEERS
 1025 Columbia Bridge Rd. Baltimore, Md.

