

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
R. EDGER

I, or we, JOSEPH M. ZIMMER and ANN M. ZIMMER, legal owners 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 M.L.R.-I.M. zone to an B.R. (Business-Roadside) zone; for the following reasons:

1. That the M.L.R.-I.M. classification was and is erroneous for the reasons set out in the attached Points of Error and Change, which is incorporated by reference herein.
2. That the correct zoning for the entire property was and is B.R.
3. That the Petitioner desires the right to raise various changes in the neighborhood at such time as such changes may become once again available under applicable law.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: None

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.

Charles Frederick Schluter
Charles Frederick Schluter
Nolan, Plunkhoff & Williams
Nolan, Plunkhoff & Williams
Address: 7303 Gilbar Road
Kingsville, MD 21087
James D. Nolan
Nolan, Plunkhoff & Williams
204 W. Pennsylvania Avenue
Towson, MD 21204

Contract purchase: Address: _____

Legal Owner: Address: _____

Protestant's Attorney: Address: _____

ORDERED: By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 197____, 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 100, County Office Building in Towson, Baltimore County, on the _____ day of _____, 197____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

(over)

EVANS, HAGAN & HOLDEFER, INC.

8113 BELAIR ROAD / BALTIMORE, MD 21236 (301) 668-1501

September 25, 1978

DESCRIPTION OF THE JOSEPH M. & ANNA M. ZIMMER PROPERTY
TO ACCOMPANY REZONING PETITION

BEGINNING FOR THE SAME at a point in the centerline of Klein Avenue; 20 feet wide; said point being 750 feet, more or less, from the intersection formed by Belair Road and Klein Avenue, thence leaving said point of beginning and running and binding on said centerline, the 2 following courses and distances, viz: (1) South 81 degrees 12 minutes 35 seconds East 48.10 feet, thence (2) South 41 degrees 18 minutes 17 seconds East 214.94 feet, thence leaving said centerline of the aforementioned 20 foot wide road and running the 5 following courses and distances, viz: (3) South 47 degrees 33 minutes 12 seconds West 162.00 feet, thence (4) South 39 degrees 41 minutes 47 seconds East 67.25 feet, thence (5) South 46 degrees 51 minutes 56 seconds West 303.45 feet, thence (6) North 40 degrees 07 minutes 17 seconds West 346.10 feet, thence (7) North 49 degrees 46 minutes 14 seconds East 429.34 feet to the point of beginning.

Containing, in all, 3.23 acres of land, more or less.

This description has been prepared from plat and other title sources for zoning purposes only and is not to be used for conveyance.



PETITION FOR RECLASSIFICATION

14th District

ZONING: Petition for Reclassification from M.L.R.-I.M. to B.R.
LOCATION: Southwest side of Klein Avenue, 750 feet Southeast of Belair Road
DATE & TIME: Tuesday, May 1, 1979 at 9:30 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: M.L.R.-I.M.
Proposed Zoning: B.R.

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Joseph M. and Ann M. Zimmer, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 1, 1979 at 9:30 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WALTER A. PRITER, JR., CHAIRMAN
COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

POINTS OF ERROR IN PLACING PART OF THE ZIMMER PROPERTY AND OTHER NEARBY PROPERTIES IN AN M.L.R.-I.M. ZONE

By placing the subject Zimmer property in an M.L.R.-I.M. zone, the 1976 zoning maps thereby incorporated and contain at least the following errors, oversights and omissions as to the subject property:

1. An examination of the 1976 zoning map reveals that the subject Zimmer property and other properties along the southwest side of Klein Avenue, a short distance southeast of Belair Road, are almost completely surrounded by B.R.-zoned properties, being bordered by large B.R. zones on all or parts of four sides, which was and is erroneous.
2. That the 1976 maps created an M.L.R.-I.M. zone along the southwest side and end of Klein Avenue that is erroneous and wasteful of land due to its size, its odd configuration and the overwhelming amount of adjacent commercial zoning.
3. That there is a large amount of contiguous M.L.-I.M. zoning a short distance to the south and southwest in the eastern quadrant of Belair Road and the Beltway which is more than adequate to fill the industrial needs of this area of Baltimore County; thereby rendering the M.L.R.-I.M. zoning, including the subject property, along Klein Avenue more erroneous, particularly in view of the extensive, surrounding B.R. zoning.
4. That it was and is erroneous to divide the subject property and/or area between an M.L.R.-I.M. zone and a B.R. zone, and the correct zoning was and is B.R. zoning for the entire Zimmer property and neighboring properties along the southwest side of Klein Avenue.
5. For such other and further errors as may be disclosed following a minute examination of the property and area which will be brought out as the matter continues.

Points of Neighborhood Change

There have been a number of changes in this neighborhood and area, and the Petitioners reserve the right to raise such changes at such time as there shall once again be an available ground for the requested reclassification of this property.

Respectfully submitted,

James D. Nolan
James D. Nolan

Nolan, Plunkhoff & Williams
Nolan, Plunkhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800
Attorneys for the
Petitioners and Property Owners

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

July 11, 1979

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case No. R-79-1
Joseph M. Zimmer and
Anna M. Zimmer

Dear Mr. Nolan:

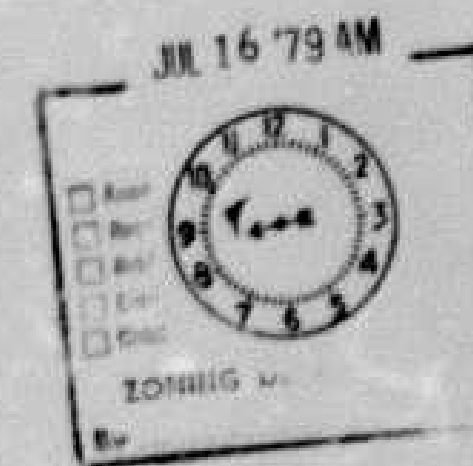
Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. Charles F. Schluter
John W. Heslian, III, Esquire
Mr. Charles M. Speigel
Mr. Raymond Witt
Mr. and Mrs. William Fears
Mrs. Christopher E. Gomerlingar
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. L. H. Groer
Mr. J. Haswell
Board of Education



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Police Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

December 18, 1978

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 3
Petitioner - Zimmer
Reclassification Petition

Dear Mr. Nolan:

Please be advised that the acceptance certificate for the above petition, dated January 30, 1979, was incorrect. Enclosed is verification that the correct date of acceptance was December 14, 1978. This should replace the previous certificate.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 14th day of December, 1978.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Zimmer

James D. Nolan, Esquire
204 W. Pennsylvania Ave.
Towson, Maryland 21204

Petitioner's Attorney: James D. Nolan

Reviewed by: *Nicholas B. Commodari*

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

RE: PETITION FOR RECLASSIFICATION
from M.L.R.-I.M. to B.R.
50' S of Klein Avenue 750'
SE of Belair Road
14th District
Joseph M. and Anne M. Zimmer
Petitioners
BALTIMORE COUNTY
No. R-79-1

OPINION

The petition before the Board is for a reclassification of certain lands from an existing M.L.R.-I.M. classification to a B.R. classification. The subject property is located in the Fourteenth Election District of Baltimore County, on the southwest side of Klein Avenue approximately 750 feet southeast of the Belair Road. The subject tract consists of approximately 3.23 acres with frontage on Klein Avenue. The subject property is clearly delineated on a plat which accompanies this requested petition and is in evidence before the Board as Petitioner's Exhibit #4. Alan Evans, a registered professional engineer prepared this plat and testified before the Board on behalf of the Petitioner. Petitioner's Exhibit #4 shows the topography of the subject property which slopes generally in a north/south direction from Klein Avenue. The existing public water and sanitary sewer lines that could serve the subject property are indicated on this plat.

The Petitioner introduced the official 1,000 foot scale zoning maps which reflect the existing zoning of the subject property and those properties contiguous with and near to the subject property. The Petitioner, a contract purchaser of the subject property, told the Board of his planned use for this parcel if the land would be reclassified as per his petition. This contract purchaser also described to the Board the need that existed in the area for the services of his body and fender repair shop and heavy duty towing service that his firm provided for the general community.

Ormsby Moore, a well recognized real estate expert, testified on behalf of the Petitioner and told this Board that, in his judgment, the Council erred when they zoned the subject property M.L.R. in 1976 and, in fact, it was his opinion that the proper zoning for the subject property was the requested B.R. classification. He noted that the Salvo

Zimmer - #R-79-1

2.

property to the south and east of the subject property is zoned B.R. and, in his opinion, the subject property and all of those lands existing between the subject property and the Belair Road on the south and southwest sides of Klein Avenue should have been, in fact, placed in a B.R. classification.

The Board heard from a series of residents that live on Klein Avenue. It should be noted that all of these residents are in an existing M.L.R. zoning classification. These residents that testified before the Board were adamantly opposed to the granting of the reclassification and described to the Board why, in their opinion, they felt that there existed no error in the present zoning classification and, more specifically, why the subject property should not be zoned to a B.R. classification.

Michael Flanigan, the Traffic Engineer for Baltimore County, testified in opposition to the granting of this petition, and described to the Board the narrow nature of Klein Avenue and the access that the subject property would have on a curve of this relatively narrow rural residential type road. Mr. Flanigan also noted that the nearest intersection was, in fact, operating at the present time at level F. This is, of course, the nearest arterial intersection to the subject property which is Belair Road at Putty Hill Avenue. Mr. Flanigan's comment on this requested petition, which is dated October 16, 1978, also indicates that, in his judgment, if the property is reclassified the possible trip generation from the subject property could increase to approximately 1,600 trips per day from an estimated 325 trips per day in the existing M.L.R. classification.

James Howell of the Baltimore County Office of Planning, testified and told this Board that the Planning staff and the Planning Board of Baltimore County were opposed to the reclassification of the subject property. Mr. Howell told the Board how the existing M.L.R. zoning classification provides for certain restrictions and controls which, in his judgment, would provide some protection for the existing residences on Klein Avenue.

Christopher E. Gomeringer, of 4248 Klein Avenue, told the Board that he was the owner and resident of a newly constructed home on Klein Avenue across the street from the subject property. This witness estimated the value of his residence at upwards of \$80,000. It should be noted that this property owner received his permit to build his

Zimmer - #R-79-1

3.

residence in April of 1977. This is significant as at that time the property was zoned M.L.R. which, in fact, prohibits residential construction. How the County allowed this to happen is unexplained. However, the fact remains that this property owner was allowed to construct a substantial residential home in the M.L.R. zone. This witness told the Board that because of the existing nature of Klein Avenue that same was too small and too narrow to support the type of zoning reclassification sought in this instance. It was, however, pointed out to the Board that all of the businesses that exist in the general area, for the most part, have access and frontage on Belair Road and, of course, use this as their dominant means of commercial ingress and egress. It was noted that despite the existing M.L.R. zone that the predominant utilization of Klein Avenue was residential in nature.

Without further detailing the testimony and evidence presented to the Board in the subject petition, it is the judgment of this Board that the Petitioner has failed to evidence error which would compel the reclassification of the subject property from the existing M.L.R. zoning classification to the petitioned B.R. zoning classification. The Board has carefully reviewed the existing zoning in and around the subject property. Also we have carefully reviewed and considered all of the testimony and evidence presented in this case. In conclusion, the Board can find no compelling testimony and evidence that would satisfy the burden of the Petitioner to evidence error by the County Council when they failed to zone the subject property B.R. and did, in fact, zone same M.L.R. at the time of the comprehensive rezoning of the subject area in 1976. Considering the definition of the Business Roadside classification as set out in our Zoning Regulations and the testimony which described to the Board the existing nature of Klein Avenue, as well as the additional comments of Mr. Howell concerning the subject property, the Board cannot say that the Council erred when they, in fact, did not zone the subject property B.R. but classified same M.L.R. It should be noted that the B.R. zoning that exists to the south, southeast and east of the subject property is all in one ownership and, in fact, comprises a relatively large piece of land with considerable frontage along the Belair Road. In the mind of this Board, this particular parcel is very

Zimmer - #R-79-1

4.

different from the small 3.23 acre parcel that is the subject of this petition. This element alone, particularly considering the access to Belair Road, could have well been the reason that the Council would classify this large parcel B.R. while classifying the subject property M.L.R. The subject parcel is located approximately 750 feet from the Belair Road, and the zoning that exists between the subject property and the Belair Road on the south and southwest sides of Klein Avenue is not B.R. This fact strengthens further the fact that there is no particular and compelling evidence that mandates that the subject property should be reclassified to B.R. as per this petition.

In conclusion, after carefully reviewing the testimony and evidence presented to this Board, it is the judgment of this Board that the Petitioner has failed to evidence error which would be necessary if this Board were to grant the requested reclassification, and hence, this petition shall be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is the judgment of this Board that the Petitioner has failed to evidence error that would be necessary if the requested petition is to be granted and, therefore, it is this 11th day of July, 1979, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hockett

Patricia Millhouse

CHESAPEAKE
VOLKSWAGEN



800 AIR RD
BALTIMORE, MD 21236
(301) 661-5700

April 26, 1979

Baltimore County Board of
Appeals
Room 219
Court House
Towson, Maryland 21204

Re: Case No. S-79 1
Petition for Reclassification
From M.L.R.-I.M. to B.R.
50' S Klein Ave. 750' SE Belair Rd.
14th District

To the Honorable Members of Said Board:

As an adjacent property owner on Klein Avenue, I am aware of the above Petition for zoning reclassification of the Zimmer property for the purpose of relocating Putty Hill Body & Fender Repair business. It is my opinion that this should be given a favorable decision since that business has served the community for several years.

Respectively submitted,
CHESAPEAKE VOLKSWAGEN, INC.
Pearson Sunderland, Jr.
President

PSjr:br

Recd 5-1-79
2 PM

LAW OFFICE OF
NOLAN, FUCHS & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. F. FUCHS
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS, JR.
THOMAS J. PENNER
PENNY H. MARSHALL
STEPHEN J. NOLAN

4000 CODE NO.
TELEPHONE
813 1800

March 28, 1979

James E. Dyer
Zoning Supervisor
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: The Zimmer Property, Klein Avenue,
Contract Purchasers Mr. & Mrs.
Charles F. Schluter; Filing of
Revised Site Plan in Accordance with
Bills 122-78 and 46-79.

Dear Mr. Dyer:

On behalf of our clients, Mr. and Mrs. Charles F. Schluter, please find enclosed herewith 10 revised site plans dated February 27, 1979, concerning the Zimmer Property under contract of sale to our clients the Schluters.

In accordance with the requirements of Bill 122-78 as continued by Bill 46-79, which we understand is soon to be signed by the County Executive, we have deleted all buildings from the site and we are using the so-called "blank site plan" approach.

Of course, the Schluters wish to relocate their towing service to this property from the leased Putty Hill garage property a short distance away on Belair Road, for they may be required to vacate at any time due to real estate development of that property. As my partner explained to you the information required by the Bills is too extensive and thus the "blank site plan" approach has been chosen.

Thanking you and your Staff for your attention to these revised plans, I am

Sincerely,

James D. Nolan

JDN/hl
Enclosures
cc: See next page

Recd 3/31/79
11:30 AM
Hand-drawn

Page two - James E. Dyer - March 28, 1979

cc: The Hon. Walter A. Reiter, Jr.,
Chairman, County Board of Appeals
Court House, Room 219
Towson, Md. 21204

Nicholas Commodari, Chairman
Zoning Advisory Committee
County Office Building
Towson, Md. 21204

Robert Joseph Ryan, Esquire
406 Jefferson Building
Towson, Md. 21204

Mr. and Mrs. Charles F. Schluter
7101 Gilbar Road
Kingsville, Md. 21087

J. Carroll Hagan, Vice Pres.
Evans, Hagan & Holdefer
8013 Belair Road
Baltimore, Md. 21236

Mr. Walter Reiter
Chairman Board of Appeals
Court House Building
Towson, Maryland 21204

Dear Mr. Reiter,

Recently, the property in the 4200 block of Klein Avenue, 6th Councilmanic District has been taken out of cycle for rezoning, and is scheduled for hearing, the week of March 19th 1979.

I would appreciate in writing from your office, a letter stating the exact date, time and place when the hearing will be.

Also, if the hearing will be scheduled for a later date.

Waiting for a favorable reply.
Thanking you for your cooperation.

Sincerely,
Charles M. Spiegel

Mr. Charles M. Spiegel
604 Klein Avenue
Baltimore, MD 21204

Recd 3/15/79
12:45 PM

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1979, Legislative Day No. 2

RESOLUTION NO. 7-79

Mr. Eugene W. Gallagher, Councilman

By the County Council, January 15, 1979

A RESOLUTION to exempt from the regular zoning reclassification cycles as being in the public interest, the petition of Mr. and Mrs. Joseph M. Zimmer to reclassify certain real property lying and being in the Fourteenth Election District of Baltimore County, Maryland, from the M.L.R.-I.M. zone to the B.R. zone.

WHEREAS, Section 22-22 (c) of the Baltimore County Code, 1968, as amended, establishes recurrent zoning reclassification cycles for the purpose of considering contemporaneous zoning reclassification petitions; and

WHEREAS, Section 22-22 (i) of said Code provides certain zoning reclassification petitions may be exempted from the regular zoning reclassification cycles when the planning board certifies to the County Council that early action, upon such a petition, is manifestly required in the public interest, or because of an emergency; and

WHEREAS, as provided in said Section 22-22 (i), the planning board certified to the County Council that early action is manifestly required in the public interest on the petition of Mr. and Mrs. Joseph M. Zimmer to reclassify from the M.L.R.-I.M. zone to the B.R. zone, certain real property lying and being in the Fourteenth Election District of Baltimore County, Maryland, comprised of 3.23 acres, located on the southwest side of Klein Avenue, approximately 750 feet southeast of Belair Road, as more particularly set forth in the attached letter dated December 26, 1978, with appropriate documents, from the Secretary to the Planning Board; and

WHEREAS, the reclassification petition is made on the basis that the heretofore described property is needed as the situs for the only heavy towing service that serves Interstate 95, the Baltimore County Beltway, Belair Road and other vital highways in the northeastern Baltimore County area; and

WHEREAS, the County Council deems it necessary in the public interest that such reclassification petition be exempted from the regular cyclical procedures of Section 22-22 of the Baltimore County Code, 1968, as amended, and also from the

suspension of reclassification petition filing required under Section 22-22.1 of the Baltimore County Code, 1968, as amended, now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that it hereby approves the said certification of the planning board, as being in the public interest, and exempts the petition of Mr. and Mrs. Joseph M. Zimmer to reclassify from the M.L.R.-I.M. zone to the B.R. zone, certain real property lying and being in the Fourteenth Election District of Baltimore County, Maryland, comprised of 3.23 acres, located on the southwest side of Klein Avenue, approximately 750 feet southeast of Belair Road from the regular cyclical procedures established for considering zoning reclassification petitions, and that copies of this resolution be sent to the Zoning Commissioner and the Baltimore County Board of Appeals, so that timely action can be taken in accordance therewith.

County Council of Baltimore County
Court House, Towson, Maryland 21204
(301) 494-3196

January 17, 1979

COUNCILMEN

Ronald B. Hickernell

Gary Huddles

James T. Smith, Jr.

Barbara F. Bachur

Norman W. Lauenstein

Eugene W. Gallagher

John W. O'Rourke

Thomas Toporovich

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Attached herewith please find Resolution No. 7-79, exempting from the regular zoning reclassification cycles as being in the public interest, the petition of Mr. and Mrs. Joseph M. Zimmer to reclassify certain real property lying and being in the Fourteenth Election District.

This resolution was read and passed by the County Council at their meeting on Monday, January 15, 1979.

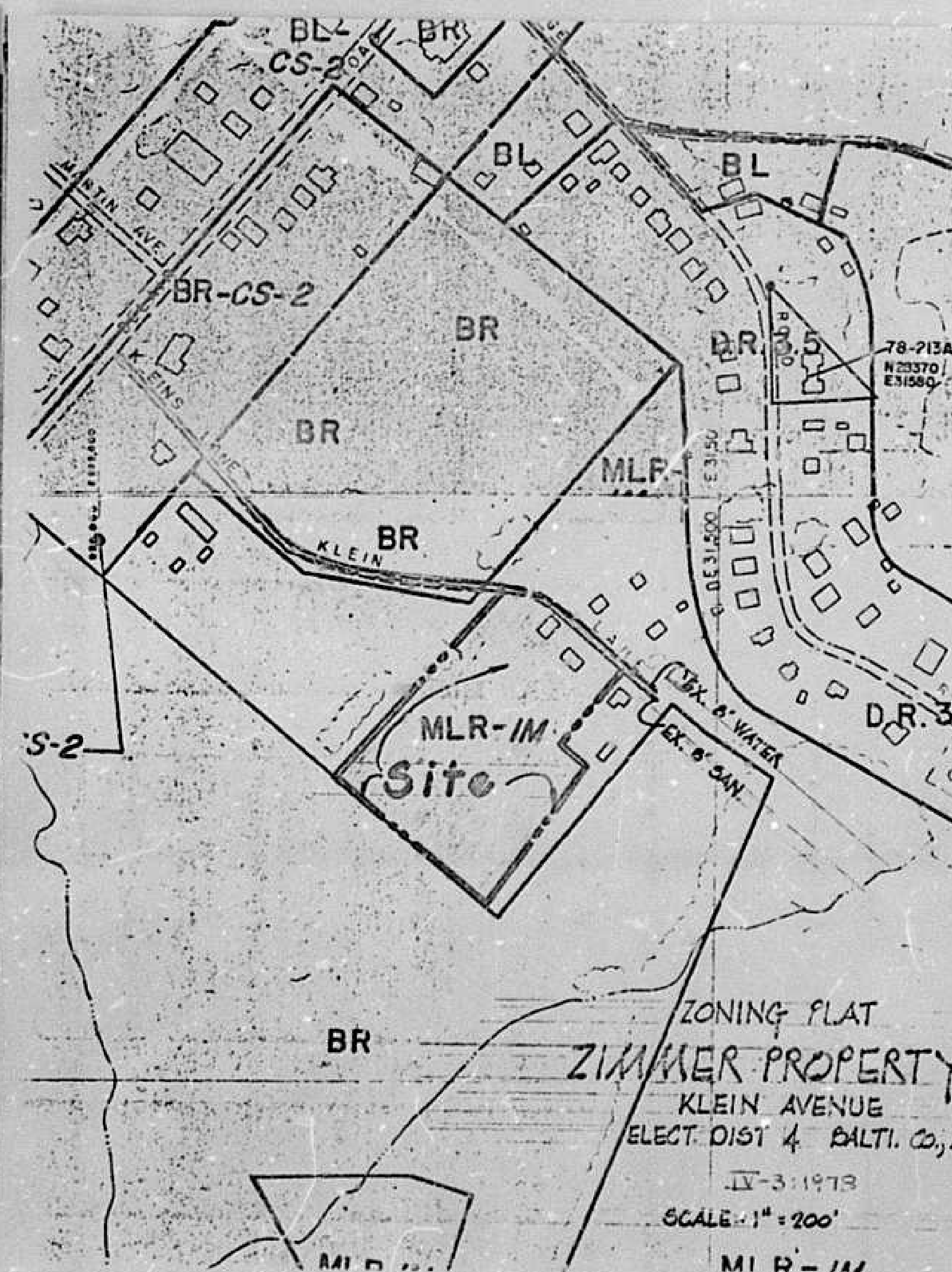
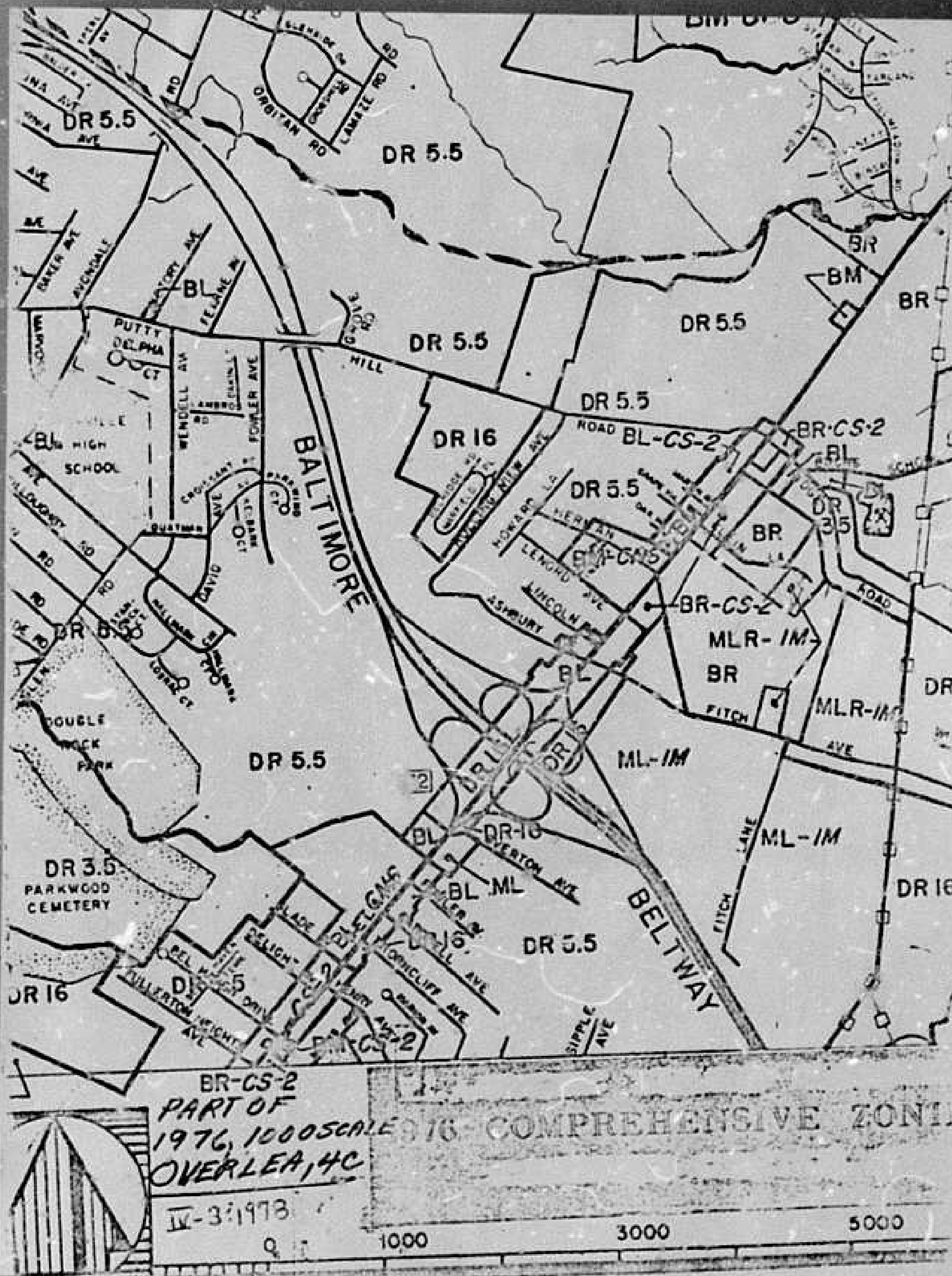
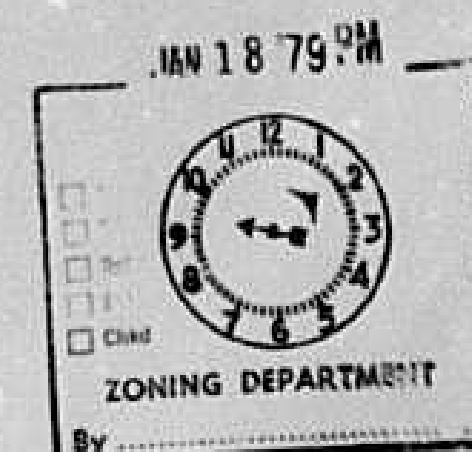
Sincerely yours,

Thomas Toporovich
Secretary

TT:bl

Enc: 1

CC: Leslie H. Graef
Walter A. Reiter



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOSEPH M. ZIMMER and ANN M. ZIMMER, legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an M.L.R.-I.M. zone to an B.R. (Business-Roadside) zone, for the following reasons:

1. That the M.L.R.-I.M. classification was and is erroneous for the reasons set out in the attached Points of Error and Change, which is incorporated by reference herein.
2. That the correct zoning for the entire property was and is B.R.
3. That the Petitioners reserve the right to raise various changes in the neighborhood at such time as such changes may become once again available under applicable law.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for None

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.

Charles Frederick Schluter
Helen V. Schluter
Contract purchaser

Address 7303 Gilbar Road, Kingsville, MD 21087

James D. Nolan

Nolan, Plunhoff & Williams, Petitioner's Attorney

Address 204 W. Pennsylvania Avenue, Towson, MD 21204

Joseph M. Zimmer
Ann M. Zimmer
Legal Owner

Address

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this day

of 1979, 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 156, County Office Building in Towson, Baltimore

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

The Honorable Eugene W. Gallagher
Chairman, Baltimore County Council
Court House
Towson, Maryland 21204

Dear Mr. Gallagher:

At a special meeting on Thursday, December 21, 1978, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, approved a motion to certify to the County Council that early action is manifestly required in the public interest on the petition of Mr. and Mrs. Joseph M. Zimmer (contract purchasers) to change the zoning classification of their property on Klein Avenue from M.L.R.-I.M. to B.R.

The petitioner's attorney made this request, stating that his client currently provides the only heavy towing service that serves Interstate 95, the Baltimore County Beltway, Belair Road and other vital highways in the northeastern Baltimore County area.

Copies of the petition and the appropriate documents are attached. Additional information will be provided upon your request. Notification of the Council's action should be made to the Zoning Commissioner and the County Board of Appeals so that timely actions can be taken in accordance therewith.

Sincerely,
Leslie H. Graef, Secretary
Baltimore County Planning Board

LHG:JCH:rw

Attachments

cc: The Honorable Ronald B. Hickernell
The Honorable Gary Huddles
The Honorable James T. Smith, Jr.
The Honorable Barbara F. Bachur
The Honorable Norman W. Lauenstein
The Honorable Eugene W. Gallagher
The Honorable John W. O'Rourke
Thomas Toporovich, Secretary, Baltimore County Council
Randolph B. Rosencrantz, Administrative Officer
Walter A. Reiter, Chairman, County Board of Appeals
S. Eric DiNenna, Zoning Commissioner

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from M.L.R.-I.M. to B.R.
SW/S Klein Ave. 750' SE Belair Rd. : OF BALTIMORE COUNTY
14th District

JOSEPH M. ZIMMER, et ux,
Petitioners : Case No. R-79-1

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

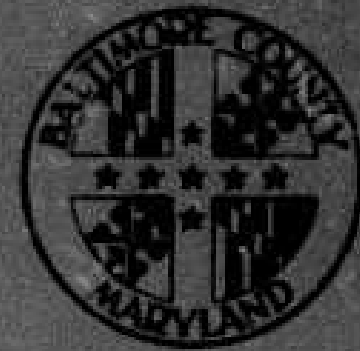
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY THAT ON THIS 13th DAY OF APRIL, 1979, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plunhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Charles Frederick and Helen V. Schluter, 7303 Gilbar Road, Kingsville, Maryland 21087, Contract Purchasers.

John W. Hession, III
People's Counsel

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Vice Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

October 31, 1978

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 3
Petitioner - Zimmer
Reclassification Petition

Dear Mr. Nolan:

The Zoning Plans 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 not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant M. L. R. zoned property, consisting of 3.23 acres, is situated on the southeast side of Klein Avenue, approximately 750 feet southeast of Belair Road in the 14th Election District. Surrounding properties along Klein Avenue are similarly zoned and are improved with an existing dwelling to the south and an electrical contractor's office and residences to the west across from this site. To the west and north are vacant tracts of ground zoned B. R. and M. L. R., respectively.

This Reclassification request to B. R. is necessitated by your client's proposal to construct a body and fender shop on this property. At the time of the meeting with this Committee, the question of the future use of the remainder of the property was introduced. This should be indicated on revised plans, as well as the existing driveway directly opposite the proposed entrance into this site, the proposed right-of-way of Klein Avenue and the front setback of the proposed building from said right-of-way. In addition, all adjacent uses surrounding the property on both sides of Klein Avenue, an indication that the proposed wooden fence to surround the storage area for damaged cars will be a minimum of 8 feet in height and the correct

Zimmer
Page 2
October 31, 1978

number of parking spaces, which are calculated at the rate of one space for each 300 square feet of total floor area of the proposed building, must also be reflected on said plans. If the above comments present a problem, Variances may then be requested and included with this petition.

This petition for Reclassification will be accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1979 and April 15, 1979, will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing as of the
30th day of January, 1979.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Zimmer
Petitioner's Attorney James D. Nolan
Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Item #3 Cycle IV (Oct. 1978 - April 1979)
Property Owner: Joseph M. & Anna M. Zimmer
Page 2
October 26, 1978

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

A public 8-inch water main and public 8-inch sanitary sewerage exist in Klein Avenue.

Very truly yours,

Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. J. Jenner
J. Somers

M-SW Key Sheet
2nd NE 21 Pos. Sheet
NP 7 P Topo
81 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 954-3211

LESIE H. GRAEF
DIRECTOR

October 31, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #3, Zoning Cycle IV, October 1978, are as follows:

Property Owner: Joseph M. and Anna M. Zimmer
Location: SW/S Klein Avenue 750' SE Belair Road
Existing Zoning: M.L.R.-I.M.
Proposed Zoning: B.R.
Acres: 3.23
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to show the following:

1. Proposed Road right-of-way and paving section.
2. The use of surrounding properties.
3. Landscaping.
4. An 8 foot high fence to screen the damaged and disabled vehicles, which must screen the area from off-site view.
5. The proposed driveway should be located to be opposite the existing driveway across the street.
6. The service bays should be indicated on the site plan.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 17, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on item #3, Zoning Advisory Committee Meeting for Cycle IV, are as follows:

Property Owner: Joseph M. & Anna M. Zimmer
Location: SW/S Klein Ave. 750' SE Belair Rd.
Existing Zoning: M.L.R.-I.M.
Proposed Zoning: B.R.
Acres: 3.23
District: 14th

Metropolitan water and sewer are available. Therefore, no health hazards are anticipated.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JRP/fth

cc: W. L. Phillips

DEC 13 1978

October 16, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 3 - ZAC - Meeting for Cycle IV
Property Owner: Joseph M. & Anna M. Zimmer
Location: SW/S Klein Ave. 750' SE Belair Rd.
Existing Zoning: M.L.R.-I.M.
Proposed Zoning: B.R.

Acres: 3.23
District: 14th

Dear Mr. DiNenna:

This site at present will generate approximately 325 trips per day; the proposed rezoning will generate approximately 1600 trips per day.

Klein Avenue is too narrow to support commercial development. Also, note that Belair Road and Putty Hill Avenue is an "F" level intersection.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/nms

October 16, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodore, Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph M. & Anna M. Zimmer
Location: SW/S Klein Ave. 750' SE Belair Rd.

Item No. 3 Zoning Agenda Cycle IV

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy. Also, Proposed building must comply with NFPA Standard 88B on Repair Garages.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hegan* Noted and Approved: *George M. Hegan*
Planning Group Fire Prevention Bureau
Special Inspection Division

October 5, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Mr. DiNenna:

Comments on Item # Zoning Advisory Committee Meeting, CYCLE IV are as follows:

Property Owner: Joseph M. & Anna M. Zimmer
Location: SW/S Klein Ave. - 750' SE Belair Road
Existing Zoning: M.L.R. - I.M.
Proposed Zoning: B.R.

Acres: 3.23
District: 14th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comment: Site plan shall comply to State Handicapped Code.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: Cycle IV

RE: Item No:
Property Owner: Joseph M. & Anna M. Zimmer
Location: SW/S Klein Ave. 750' SE Belair Rd.
Present Zoning: M.L.R.-I.M.
Proposed Zoning: B.R.

District: 14th
No. Acres: 3.23

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

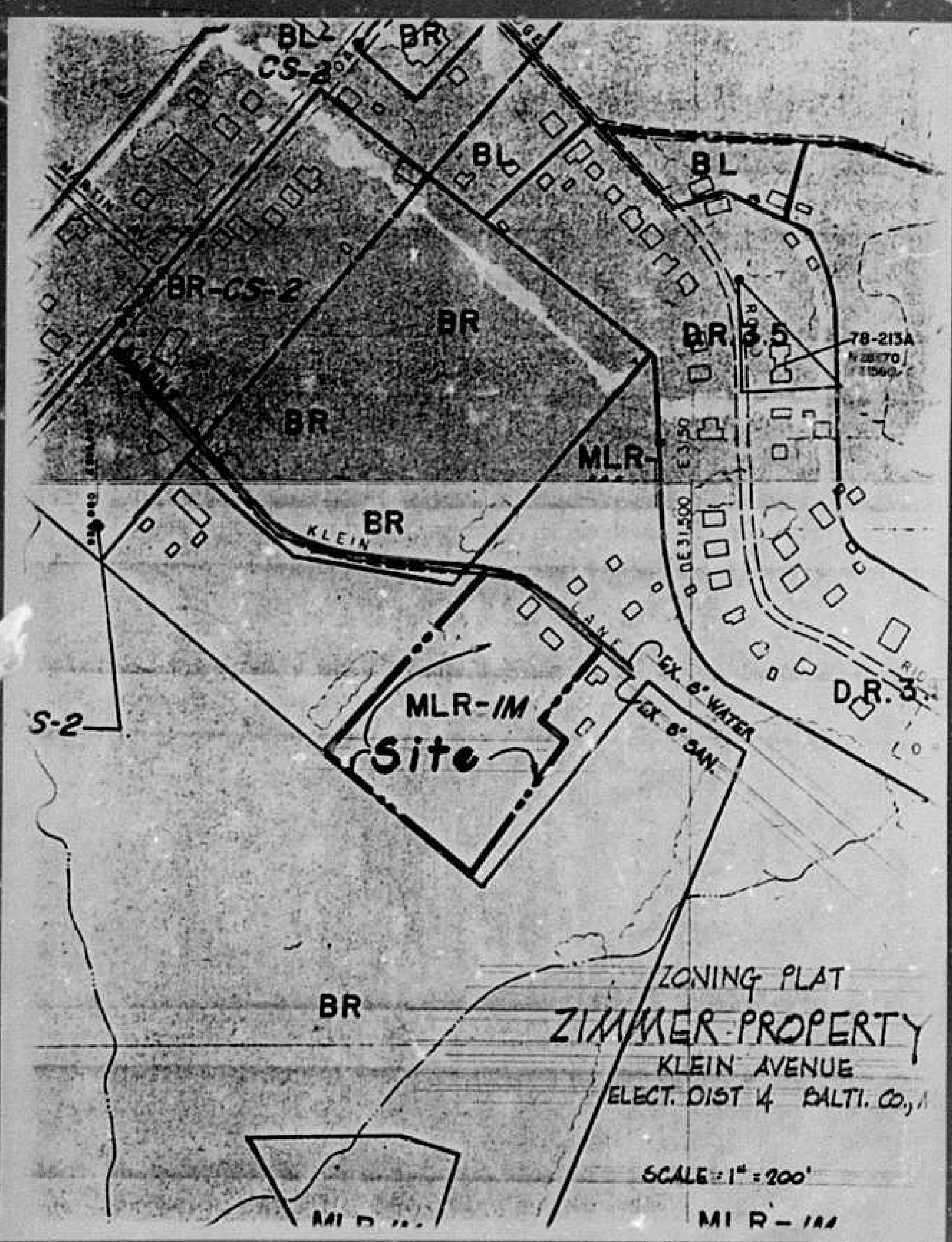
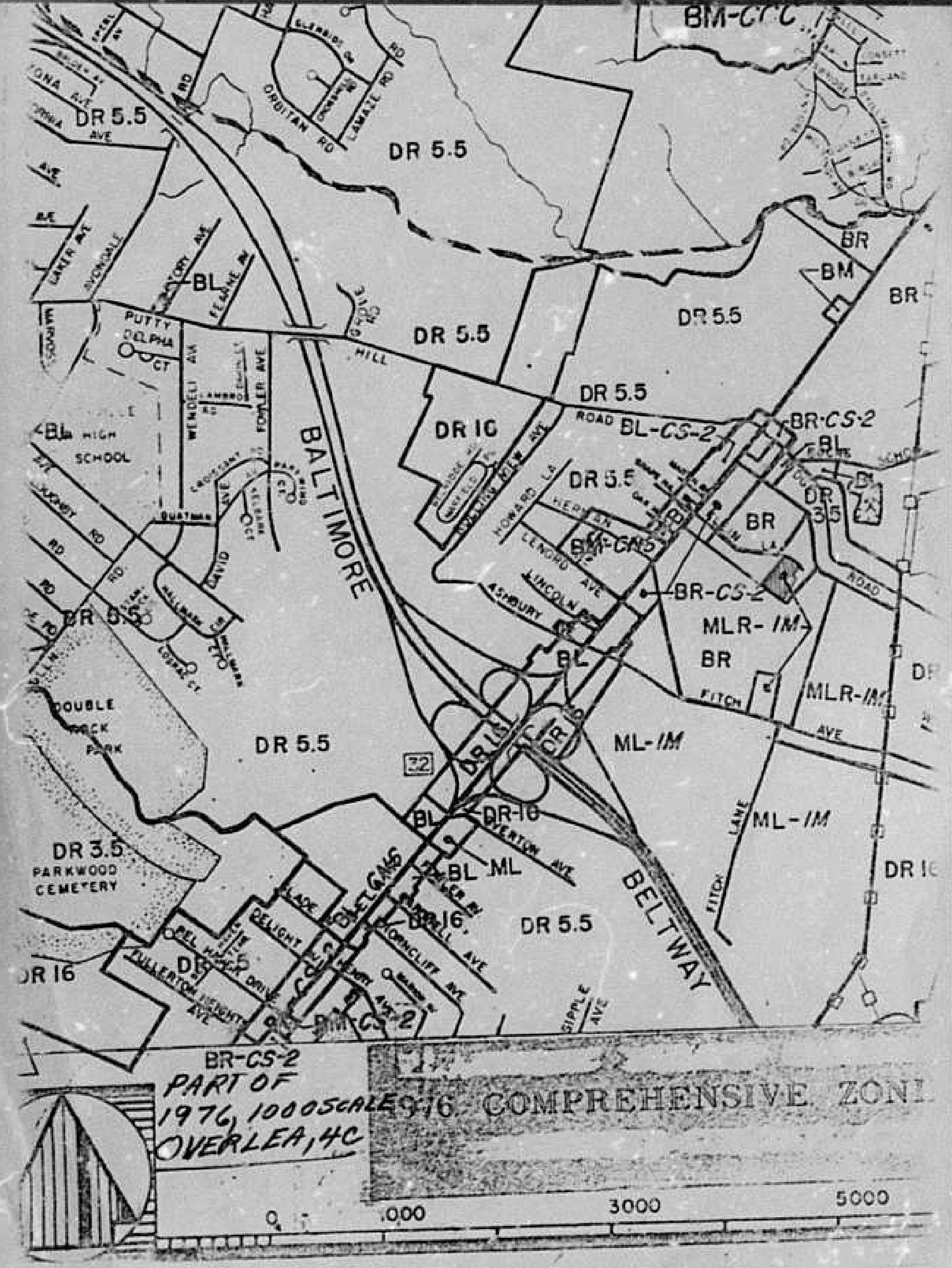
WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBARI

THOMAS H. BOYER
MRS. LORNAINE J. CHIRBUS
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUBEL, SUPERINTENDENT



PETITION FOR RECLASSIFICATION
14th DISTRICT

ZONING: Petition for Reclassification from M.L.R.-I.M. to B.R.
LOCATION: Southwest side of Klein Avenue, 750 feet Southeast of Belair Road
DATE & TIME: Tuesday, May 1, 1979 at 9:30 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Md.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing.

Present Zoning: M.L.R.-I.M.
Proposed Zoning: B.R.

All that parcel of land in the Fourteenth District of Baltimore County

Beginning for the same at a point in the centerline of Klein Avenue; 20 feet wide; said point being 50 feet, more or less, from the intersection formed by Belair Road and Klein Avenue, thence leaving said point of beginning and running and bounding on said centerline, the 2 following courses and distances, viz: (1) South 81 degrees 12 minutes 32 seconds East 43.10 feet, thence (2) South 41 degrees 18 minutes 17 seconds East 214.84 feet, thence leaving said centerline of the aforementioned 20 foot wide road and running the 3 following courses and distances, viz: (3) South 47 degrees 28 minutes 12 seconds West 22.00 feet, thence (4) South 29 degrees 41 minutes 27 seconds East 67.25 feet, thence (5) South 46 degrees 51 minutes 36 seconds West 203.65 feet, thence (6) North 40 degrees 07 minutes 17 seconds West 305.10 feet, thence (7) North 49 degrees 44 minutes 14 seconds East 223.34 feet to the point of beginning.

Containing, in all, 3.23 acres of land, more or less.

This description has been prepared from plat and other title sources for zoning purposes only and is not to be used for conveyance.

Being the property of Joseph M. & Anna M. Zimmer, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, May 1, 1979 at 9:30 A.M.
Public Hearing: Room 218, Courthouse, Towson, Md. 21204.

By Order of:
WALTER A. REITER, JR., Chairman
County Board of Appeals of Baltimore County
April 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1979

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 each week, one time successive weeks before the 1st day of May, 1979, the first publication appearing on the 12th day of April 1979.

THE JEFFERSONIAN,
S. Frank Strickland
Manager.

Cost of Advertisement, \$ _____

PETITION FOR RECLASSIFICATION
14th DISTRICT

ZONING: Petition for Reclassification from M.L.R.-I.M. to B.R.
LOCATION: Southwest side of Klein Avenue, 750 feet Southeast of Belair Road
DATE & TIME: Tuesday, May 1, 1979 at 9:30 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Md.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing.

Present Zoning: M.L.R.-I.M.
Proposed Zoning: B.R.

All that parcel of land in the Fourteenth District of Baltimore County

Beginning for the same at a point in the centerline of Klein Avenue; 20 feet wide; said point being 50 feet, more or less, from the intersection formed by Belair Road and Klein Avenue, thence leaving said point of beginning and running and bounding on said centerline, the 2 following courses and distances, viz: (1) South 81 degrees 12 minutes 32 seconds East 43.10 feet, thence (2) South 41 degrees 18 minutes 17 seconds East 214.84 feet, thence leaving said centerline of the aforementioned 20 foot wide road and running the 3 following courses and distances, viz: (3) South 47 degrees 28 minutes 12 seconds West 22.00 feet, thence (4) South 29 degrees 41 minutes 27 seconds East 67.25 feet, thence (5) South 46 degrees 51 minutes 36 seconds West 203.65 feet, thence (6) North 40 degrees 07 minutes 17 seconds West 305.10 feet, thence (7) North 49 degrees 44 minutes 14 seconds East 223.34 feet to the point of beginning.

Containing, in all, 3.23 acres of land, more or less.

This description has been prepared from plat and other title sources for zoning purposes only and is not to be used for conveyance.

Being the property of Joseph M. & Anna M. Zimmer, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, May 1, 1979 at 9:30 A.M.
Public Hearing: Room 218, Courthouse, Towson, Md. 21204.

By Order of:
WALTER A. REITER, JR., Chairman
County Board of Appeals of Baltimore County
April 12

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 April 12, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Joseph M. Zimmer, et al. was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

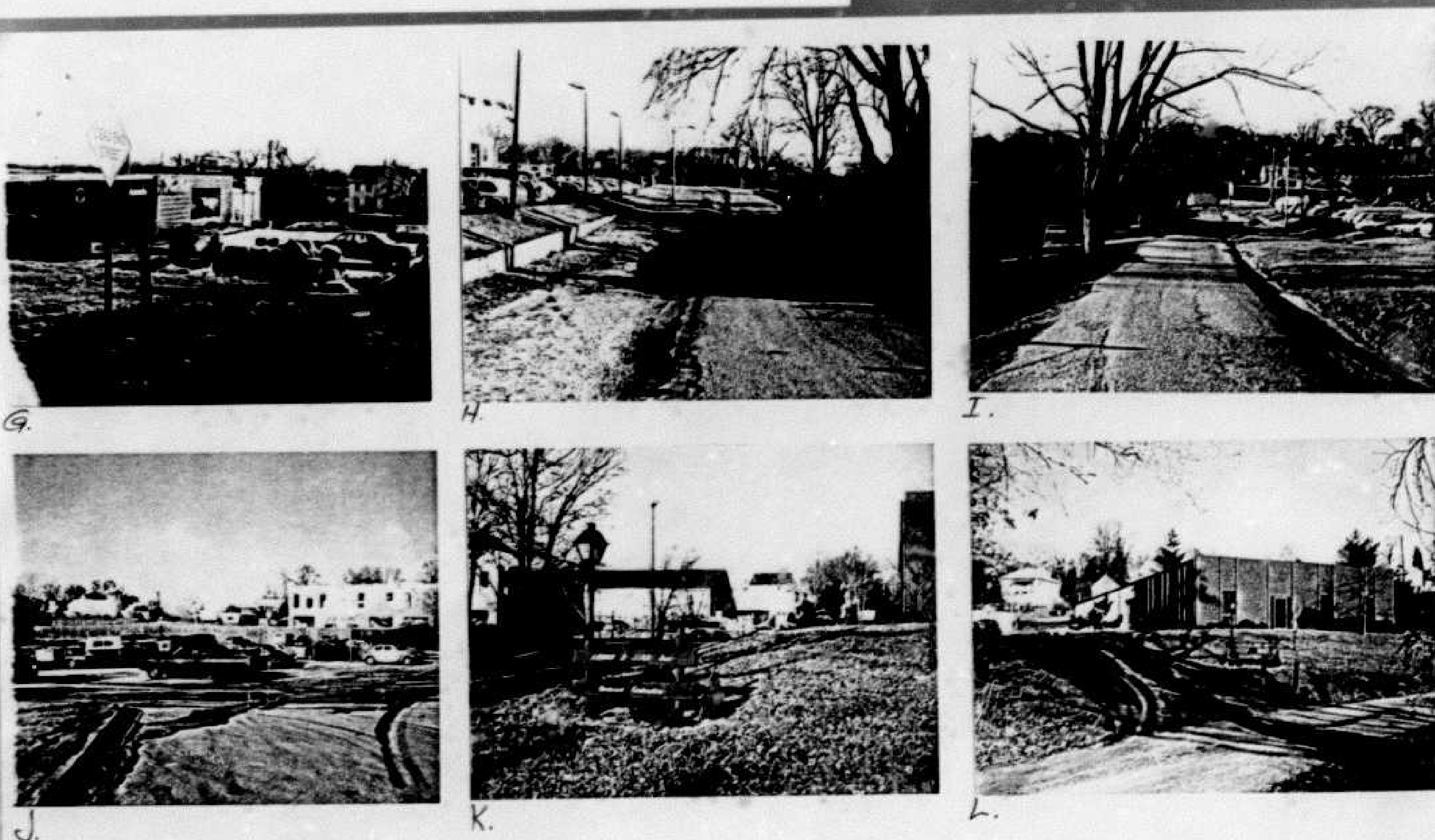
weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 13th day of April 1979, that is to say, the same was inserted in the issues of April 12, 1979

STROMBERG PUBLICATIONS, INC.
Esther Burger

KEY TO PHOTOGRAPHS IN SCHLATER CASE

- A. Present Location - Putty Hill Garage, Southeast Side of Belair Road, southwest of Klein Avenue.
- B. Subject Zimmer Tract looking southwest across Klein Avenue.
- C. Subject Tract looking west to Belair Road.
- D. Looking Northwest from subject property at Pielke Nursery Tract.
- E. Looking northwest on Klein Avenue toward Pielke Nursery.
- F. Pielke Nursery operation near northwest side of property.
- G. Pielke Nursery at southwest corner of Klein Avenue & Belair Road.
- H. Klein Avenue looking southeast with VW Agency on the left side of road.
- I. Looking northwest on Klein Avenue with VW Agency on right and Pielke Nursery on left.
- J. Rear of the VW Service and Parking Area catercorner across Klein Avenue from property.
- K. Electrical Contractor and new warehouse building on northeast side of Klein Avenue opposite site.
- L. Electrical Contractors Building and lot opposite site.

- M. New warehouse under construction on Northeast side of Klein Avenue.
- N. Looking southeast from site across Klein Avenue.
- O. Property on southwest side of Klein Avenue on side of site.
- P. View of Skating Rink and Warehouse under construction near site to northeast.
- Q. Volkswagen Agency from Belair Road northeast of site.
- R. Looking southwest on Belair Road past VW Agency and Pielke Nursery.



R-74-1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 4/6/78

Posted for: Petition for Reclassification

Petitioner: Joseph M. Zimmer et al

Location of property: 3415 E. Klein Ave. 350' E. of Belair Rd

Location of Signs: front of property

Remarks: 1 sign

Posted by: James D. Nolan Signature Date of return: 4/6

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78644

DATE April 27, 1979 ACCOUNT 01-662

AMOUNT \$230.00

RECEIVED FROM Putty Hill Body & Fender Repair

FOR Cost of Advertising and Posting Case No. R-74-1

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78612

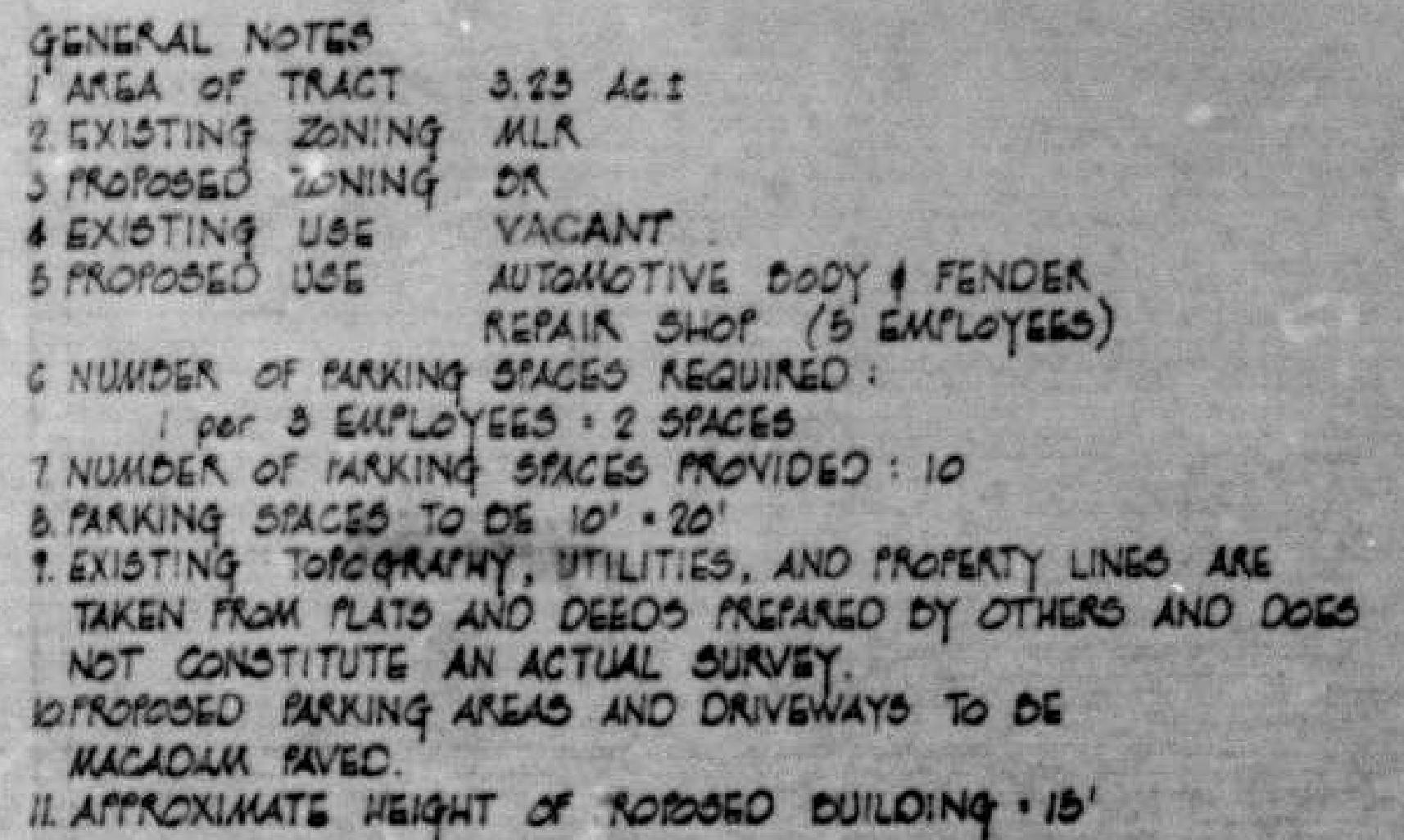
DATE April 4, 1979 ACCOUNT 01-662

AMOUNT \$50.00

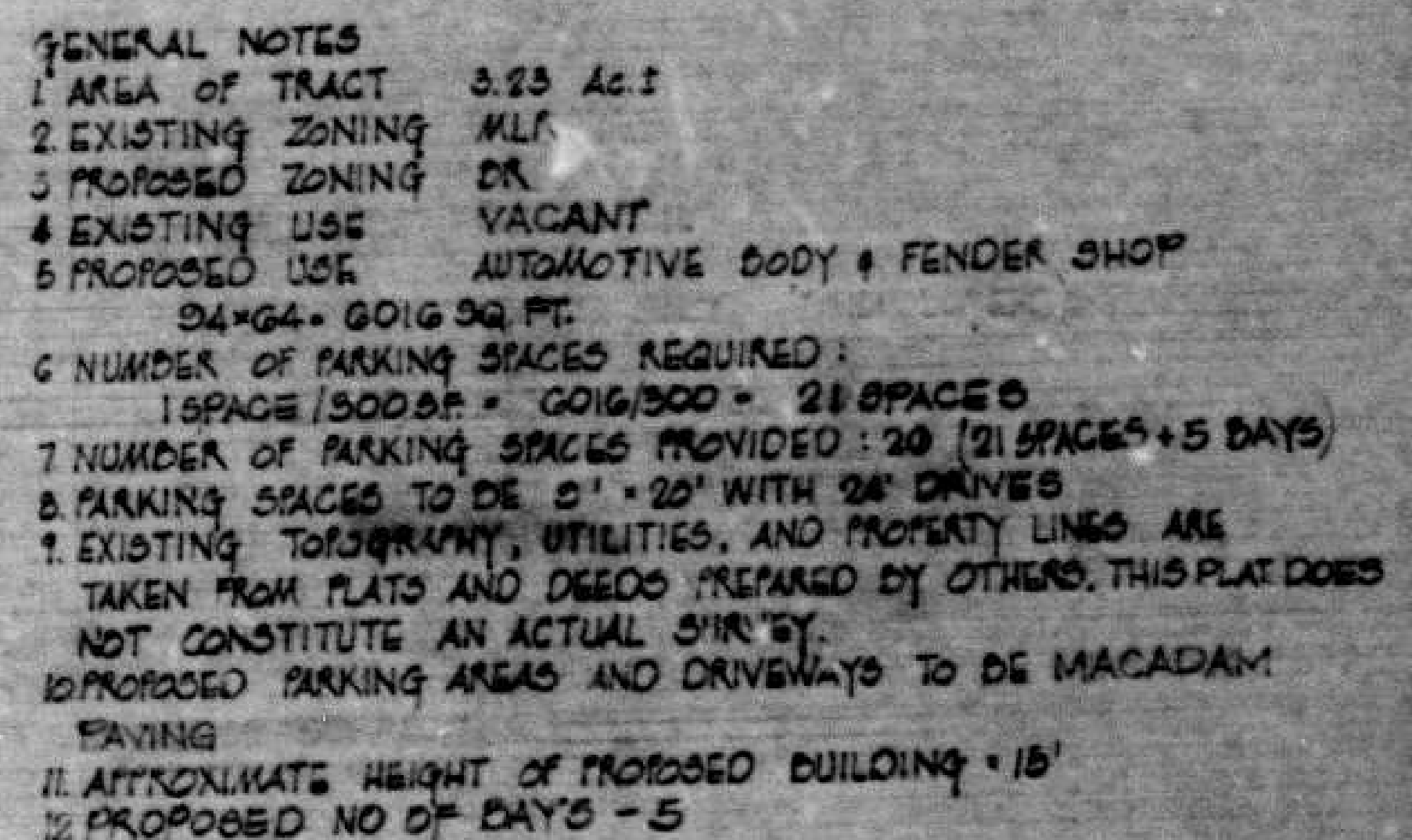
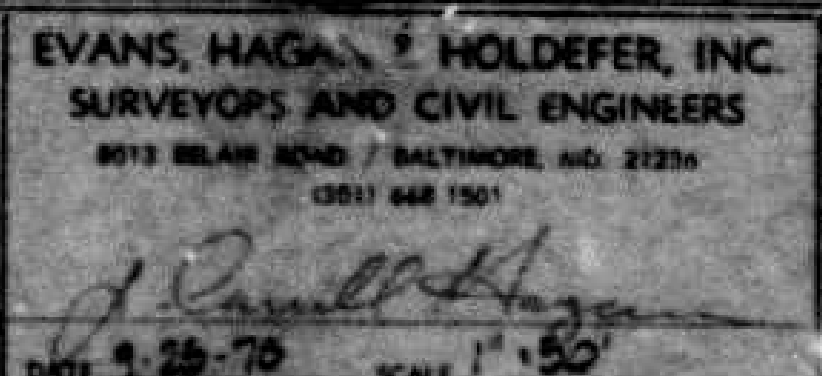
RECEIVED FROM James D. Nolan, Esquire

FOR Filing Fee for Case No. R-74-1

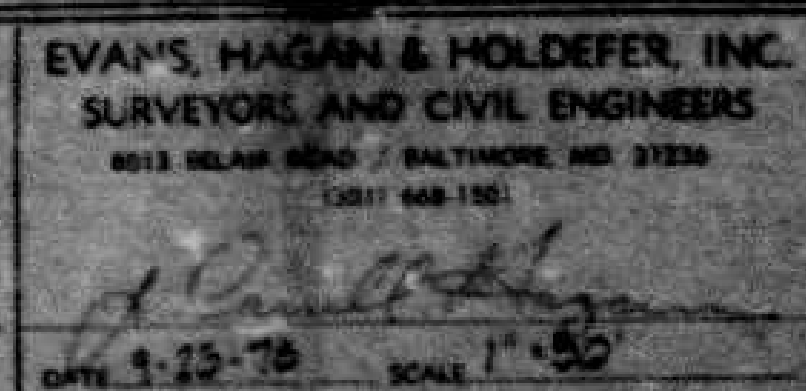
VALIDATION OR SIGNATURE OF CASHIER



PLAT TO ACCOMPANY DESCRIPTION
RECLASSIFICATION OF ZONING
FROM MLR TO DR
JOSEPH M. & ANNA M. ZIMMER
PROPERTY
LOCATED
KLEIN AVENUE
ELECTION DISTRICT 14 BALTIMORE CO., MD.



PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF ZONING
FROM MLR TO DR
JOSEPH M. & ANNA M. ZIMMER
PROPERTY
LOCATED
KLEIN AVENUE
ELECTION DISTRICT 14 BALTIMORE CO., MD.



5. EXISTING TOPOGRAPHY, UTILITIES, AND PROPERTY LINES ARE TAKEN FROM PLATS AND DEEDS PREPARED BY OTHERS. THIS PLAT DOES NOT CONSTITUTE AN ACTUAL SURVEY.

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF ZONING
FROM MLR TO DR

JOSEPH M. & ANNA M. ZIMMER
PROPERTY

LOCATED
KLEIN AVENUE
ELECTION DISTRICT 14 BALTIMORE CO., MD.

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD 21236
(301) 668-1501

DATE 2-27-79 SCALE 1"=50'

DWG F.5366-A