

Mr. Anita D. Bramble
7524 Highland Rd. Bklyn. 46, N.Y.
Mr. Chas. A. Dyckier
7524 Highland Rd.
Mrs. Blanche Arkon
94 20 Hillcrest Ave

District: _____ #3050
 Posted by: gsh Date of Posting: 10-17-53
 Pasted for: W. B. & Sons to care of L. K. Jones & Sons for a new mobile home to be S.S.
 Preparer: Joseph S. Gandy
 Location of property: W.S. of Gandy Hwy at the back of G. Jones, above corner
47 3rd St. S.E. 1st
 Location of Signs: front side of Highway Rd 30th month of 1st street road.
 Remarks: _____
George R. Hummel Date of return: 10-10-53

The UNION NEWS
W. F. Rogers
Manager.

I, or we, agree to pay expense of the above reclassification and Special Permit, 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.

Joseph Suarez
Legal Orders
3000 TENTS Ave.
Address
#14

DOROTHY T. JACKSON
ATTORNEY AT LAW
—
TURNBULL BAKER

DEC 2 - 55 AM

1 2 3 4 5 6 7 8 9 10 11 12

TURNING DEPARTMENT

Mr. Wilsie Adams
Zoning Commissioner
County Office Building
Towson 4, Maryland

Dear Mr. Adams:

Will you please enter an appeal in the matter of the petition for reclassification and special exception for a paved car lot at Hillcrest Avenue and Harford Road. The owner of the property is Mr. Joseph Suarez.

Very truly yours,
Dorothy T. Jackson
 Dorothy T. Jackson

ORDERED BY the Zoning Commissioner of Baltimore County this 2nd day of October, 1955 that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing be held in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 11th day of October, 1955, at 2:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon filing on petition (1) for reclassification of property described in the within petition from a "B.L." Zone to a "B.R." Zone and (2) to use said property for a Used Motor Vehicle Sales lot, the property in question being presently zoned "B.L." permits varied uses but does not include a Used Car Lot; also the properties immediately adjacent are zoned for business local uses and are being used at the present time for such purposes.

It is the opinion of the Zoning Commissioner that the granting of this reallocation would permit any use which is permitted in a "B.1." (business major zone), plus other uses permitted in a "B.1." (business medium) zone, which would be detrimental to the safety, health and general welfare of the community involved.

It is this 22 day of November, 1955, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition should be and the same is hereby denied and the property is continued as "B.1." (business local) zone.

It is this 22nd day of November, 1955, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition should be and the same is hereby denied and the property is continued as "B.L." (business local) Zone.

William A. Cullen
Zoning Commissioner
of Baltimore County

October 3, 1955

\$38.99

RECEIVED of Joseph Secares, petitioner, the sum of Thirty Eight (\$36.00) Dollars, being cost of petition for Reclassification, Special Exception, advertising and posting property, 7600 Block of Harford Road, 9th District of Baltimore County.

Zoning Commissioner of Baltimore County

RECEIVED
OCT 3 1955
COMPTROLLER'S OFFICE

IN THE MATTER OF
PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR USE
NOTOR VEHICLE SALES LOT - W.S.
HARFORD ROAD BROOMING AT CITY
LINE - NINTH DISTRICT - JOSEPH
SUAREZ, PETITIONER

BEFORE THE
BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

OPINION AND ORDER

This is an Appeal from an Order of the Zoning Commissioner refusing to reclassify a lot of ground on the west side of Harford Road at the Baltimore City line from "Business Local" to "Business Roadside" and for a Special Exception to use the property for the sale of used motor vehicles.

The lot is already zoned "Business Local" and can be used for the many types of commercial use permitted in this zone. However, outdoor sales of used motor vehicles are not permitted in a "Business Local" Zone and it is for this reason that the Applicant seeks a reclassification to "Business Roadside". Even in a "Business Roadside" Zone this type of operation is not permitted except by a Special Exception.

We have concluded that this property logically belongs in a "Business Local" Zone as it is now classified. If it were changed to a "Business Roadside" Zone, it would open up the possibility that it could be used for a number of uses which we think should obviously not be permitted in this locality. For example, a soft drink bottling establishment or a printing plant are permissible in a "Business Roadside" Zone and are entirely unsuitable to this location.

It is obvious that the regulations contemplate that "Business Roadside" Zone should be located in the outer suburbs away from the congested areas of local business districts. This location clearly does not lend itself to this classification.

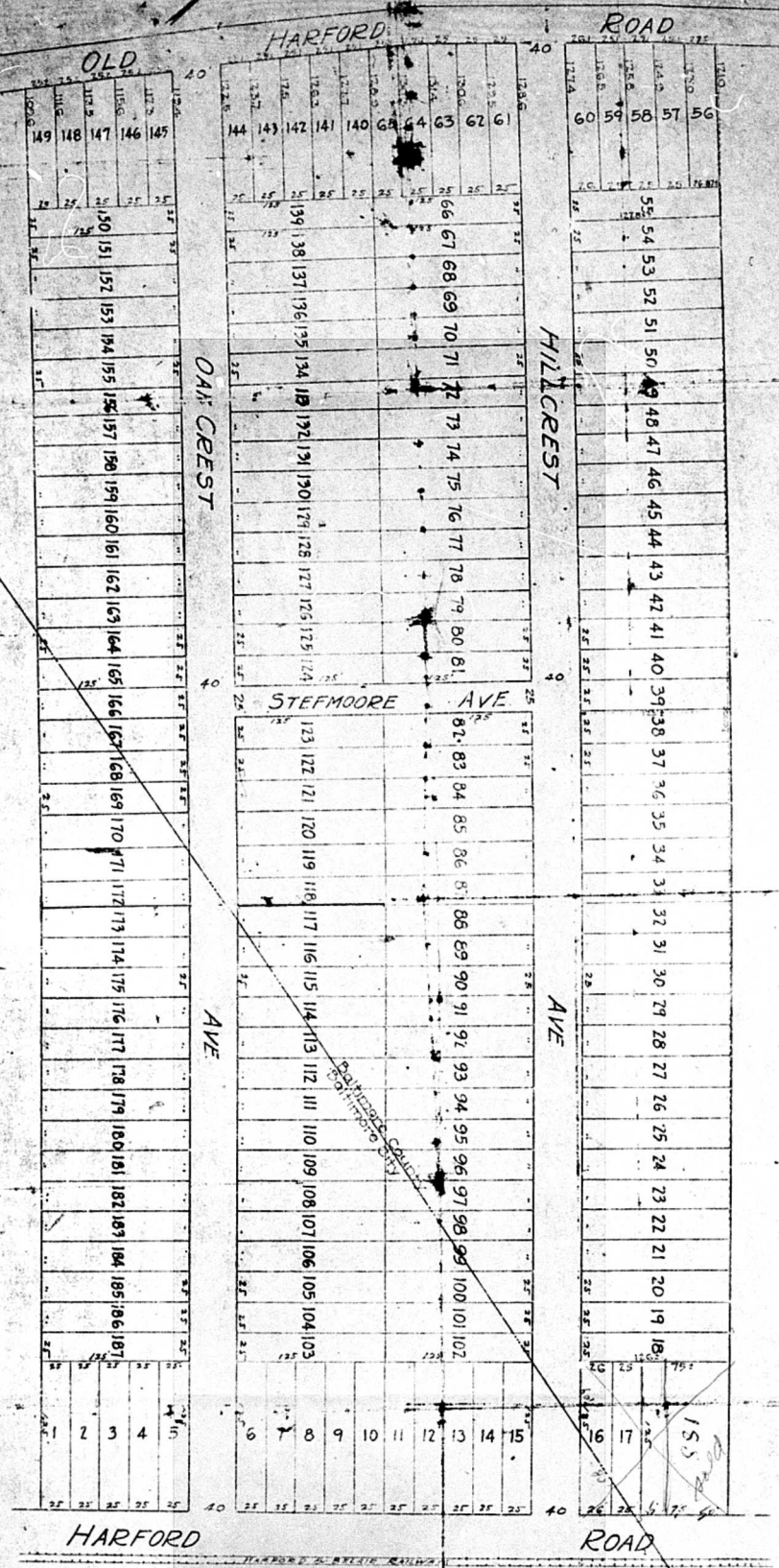
For these reasons we have concluded that the Petition to reclassify the property from "Business Local" to "Business Roadside" should not be granted. This makes it unnecessary to consider the question of the Special Exception applied for.

December 5, 1955

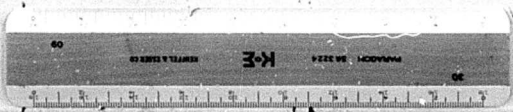
RECEIVED of Miss Dorothy Jackson, attorney for
Jos. Suarez, Petitioner, the sum of Fifty (\$50.00) Dollars
being cost of appeal to the Board of Zoning Appeals of Balti-
more County from decision of Zoning Commissioner denying the
reclassification of property at the corner of Harford Road
and Millers Avenue, 9th District.

Zoning Commissioner

PAID
DEC 6 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
W.V.



OAK CREST 6/172



Scale: 1"=60'