

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

%, or we, Joseph A. Diensbach & Julia A. Diensbach, Legal Owners,
and ANDREW C. FISCHER, 1/3 Andy Fischer's Automobiles, Lessee

All that lot of ground and premises, situate, lying and being in the 12th District of Baltimore County, beginning for the same at a point on the northeasterly side of Holabird Avenue, 380 feet westerly from the intersection of Holabird Avenue and Merritt Avenue, thence running and binding on said northeasterly side of Holabird Avenue North 71 degrees west 140 feet to a point, thence north 19 degrees east 405 feet to a point, thence south 71 degrees east 140 feet to a point, thence south 19 degrees west 405 feet to the place of beginning, containing approximately 1.3 acres more or less.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and 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.

Robbie Cashlow
Robbie Cashlow
Robbie Cashlow

Joseph A. Diensbach
JOSEPH A. DIENSBACH

Julia A. Diensbach
JULIA A. DIENSBACH, Legal Owners
504 Charing Cross Road
Baltimore 29, Maryland

Andrew C. Fischer
ANDREW C. FISCHER, Lessee
c/o Walter B. Stinson
103 W. Chesapeake Avenue
Towson 4, Maryland

CL3-7102

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "B-1" Zone to an "B-M" Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for used car sales lot.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and 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.

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CL3-7102

ORDERED BY the Zoning Commissioner of Baltimore

County this 27th day of May, 1957

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 thereon be had in the Office of the Zoning Commissioner of Baltimore County, Maryland, on the 8th day of July, 1957, at 10:00 o'clock

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from a "B-1" Zone to a "B-M" Zone and (2) for a special exception to use said property for a used car sales lot, and it appearing that by reason of location, the reclassification and special should be granted, therefore:

It is in this 26th day of December, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted; the first, for reclassification from a "B-1" Zone to a "B-M" Zone and, second, for a special exception to use said property for a Used Car Sales Lot, subject, to approval of increase and apportion by the State Lands Commission.

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 6-26-57
Posted for Car Sales Lot on B-M Zone 1st and 2nd
Petitioner: Joseph A. Diensbach
Location of property 504 Charing Cross Road, Baltimore 29, Maryland
Location of Sign Posted on property known as 7550 Holabird Avenue
Remarks: George B. Stinson Date of return: 6-27-57

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From GEORGE B. STINSON July 3, 1957
To WALTER B. STINSON
Subject Zoning Petition #121-57, B-1 to B-M and Special Exception for Used Car Lot, Northeast side of Holabird Ave., beginning 380 feet West of Merritt Ave. Approx. 1-2/7 Avenue, 12th District. Hearing: July 3, 1957 (10:00 A.M.)

Attached is a right of way plat showing the required widening from the property for improvements to the Use Avenue/Merritt Boulevard-Dunne Road Intersection.

Zoning of this parcel should be subject to the owner reviewing his plan to conform to these improvements. Plans will be available in the near future showing the proposed road improvements. (Copy are now in the process of revision for contract.)

The construction plans indicate one 35' entrance for this property. Owner should be advised that no other entrances will be allowed.

It is suggested that the depth of zoning be limited to allow a suitable buffer strip between this lot and the houses to the east. Present B-1 zoning is for a depth of approximately 365' from proposed strip of way line.

George B. Stinson
GEORGE B. STINSON
Chief - Permit Section

Office
Attach.
CC: Mr. Stirling (Planning)

OFFICE OF PLANNING
Inter-Office Correspondence

From Office of Planning July 3, 1957
To Walter B. Stinson, Zoning Commissioner
Subject Zoning Petition #121-57, B-1 to B-M and Special Exception for Used Car Lot, Northeast side of Holabird Ave., beginning 380 feet West of Merritt Ave. Approx. 1-2/7 Avenue, 12th District. Hearing: July 3, 1957 (10:00 A.M.)

Land use opinion of this Office:

A number of uses permitted in the B-1 Zone, including "Used Car Lot" which in the stated intention of the Petitioner, are intrusive to nearby residents and are thus out of place in the vicinity of extensive residential development. The subject site lies near a large area of group housing and just across a 20 foot alley from its most northerly arm.

In addition, we note that while a 30 foot sidewalk is required for commercial building in the B-1 Zone, the Petitioner's plat shows a "proposed one story concrete building" on the East border of the property with no sidewalk whatsoever.

GB/sth

\$2.00

RECEIVED of Walter B. Stinson, attorney for petitioner, Joseph A. Diensbach, the sum of Two dollars (\$2.00) to cover cost of additional advertising of the property located on the Northeast side of Holabird Avenue, 380 feet West from Merritt Avenue - 12th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
JUL 9 1957
COUNTY CLERK'S OFFICE

OFFICE OF
THE BALTIMORE COUNTEAN

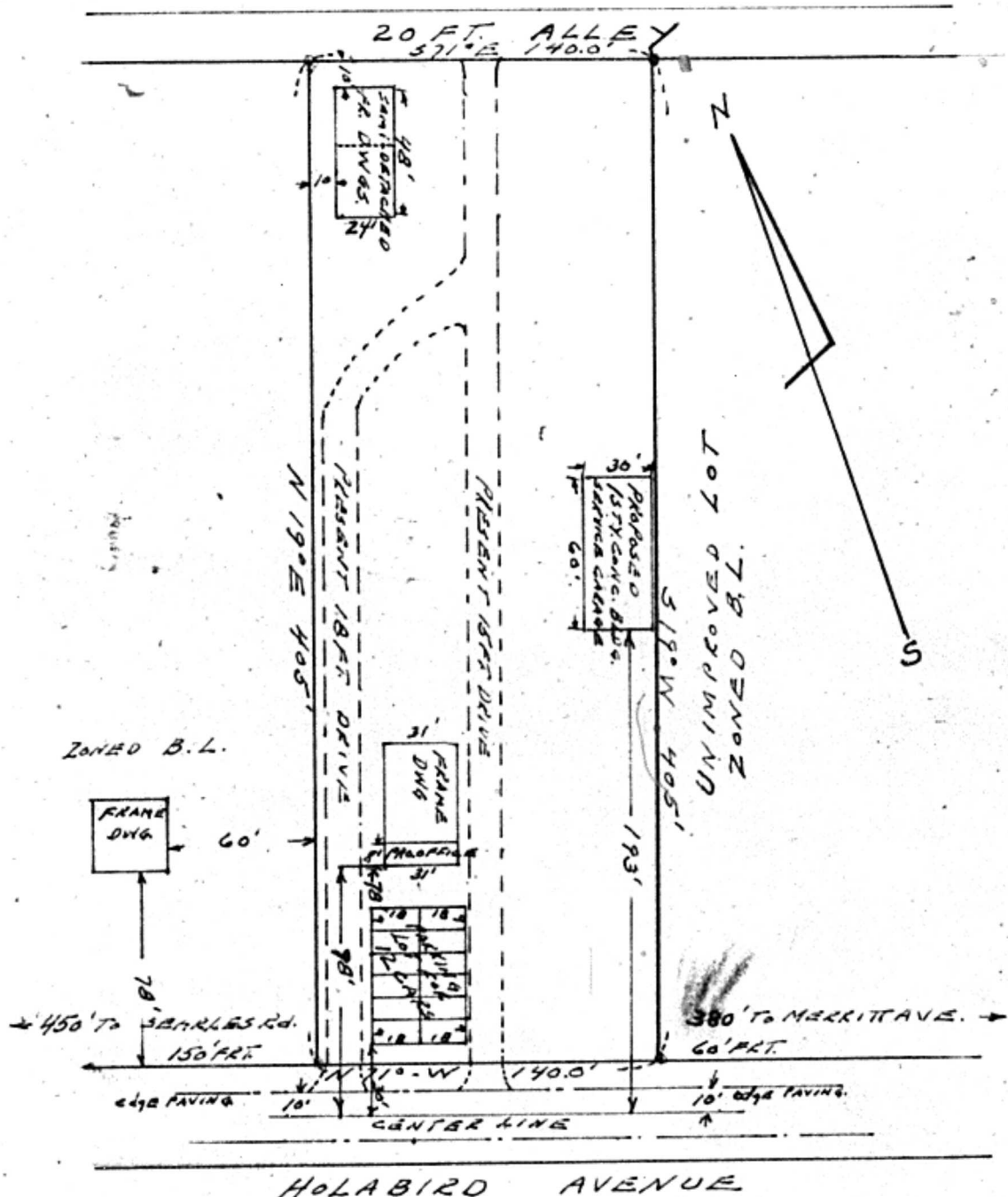
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catoctinville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Walter B. Stinson, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 27th day of June, 1957, that is to say the same was inserted in the issues of

June 21 and 28, 1957.

THE BALTIMORE COUNTEAN

By Paul J. McCreary
Editor and Manager



Plat showing lot at No. 7550 Holabird Ave. 12th. District, Balto. Co., Md.

Now zoned B.L. proposed zoning, special exception for Automobile Display (Outlot) and service garage, in rear.

Area in lot 1.2 acres..

Scale 1 in. to 50 Feet
Robert C. Norris, Reg. Surveyor

