

#4315 RX

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

To the Zoning Commissioner of Baltimore County:

I, or we, GUARANTEE TITLE HOLDING CORPORATION Legal Owner

All that parcel of land in the Fifteenth District of Baltimore County on the West side of North Point Boulevard, beginning 140 feet South of New Battle Grove Road; thence Southerly and binding on the West side of North Point Boulevard 400 feet; thence South 16 degrees 07 minutes West 210.53 feet; thence North 29 degrees 14 minutes West 146.10 feet; thence North 60 degrees 16 minutes East 150 feet to the place of beginning.

Property is now residential, pursuant to the zoning Law of Baltimore County, from an business Zone to an business/residential Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a used car salesroom and 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.

GUARANTEE TITLE HOLDING CORPORATION

James H. Hays John A. E. Roman
Secty. Pres.

Legal Owner

St. Paul and Lexington Streets
Baltimore, Maryland

Address

POINT BOULEVARD for the same at the intersection of the southeast side of North Point Boulevard as shown on the State Roads Commission Right of Way Plat No. 4701 with the sixth or south 23 degrees west 57.6 perches line of the deed from Sam Glass and Isabelle Glass, No. 535 folio 315, dated January 20, 1921 and running thence binding on said southwest side of North Point Boulevard, as now surveyed and referring all courses to the True Meridian as established by the Metropolitan District of Baltimore County, north 29 degrees 13 minutes 10 seconds west 100 feet to a line of division as now established, thence leaving said North Point Boulevard and binding on said line of division south 60 degrees 16 minutes 20 seconds the Plat of Battle Grove Manor, which Plat is recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 18 folio 66, thence binding on part of the rear line of Lots 21 and 20 to 21 inclusive, south 29 degrees 13 minutes 10 seconds east 50.10 feet to intersect the said south 23 degrees west 57.6 perches line above referred to, thence binding on part of said line north 16 degrees 07 minutes 29 seconds east 210.53 feet to the place of beginning.

#4315 RX

PETITION FOR (1) ZONING RECLASSIFICATION

of the property on the southwest side of North Point Boulevard, more particularly described below.

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an business Zone to an business/residential Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a used car salesroom and 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.

GUARANTEE TITLE HOLDING CORPORATION

James H. Hays John A. E. Roman
Secty. Pres.

Legal Owner

St. Paul and Lexington Streets
Baltimore, Maryland

Address

POINT BOULEVARD for the same at the intersection of the southeast side of North Point Boulevard as shown on the State Roads Commission Right of Way Plat No. 4701 with the sixth or south 23 degrees west 57.6 perches line of the deed from Sam Glass and Isabelle Glass, No. 535 folio 315, dated January 20, 1921 and running thence binding on said southwest side of North Point Boulevard, as now surveyed and referring all courses to the True Meridian as established by the Metropolitan District of Baltimore County, north 29 degrees 13 minutes 10 seconds west 100 feet to a line of division as now established, thence leaving said North Point Boulevard and binding on said line of division south 60 degrees 16 minutes 20 seconds west 150 feet to intersect the rear line of Lots 13 to 21 inclusive, Block A, as shown on the Plat of Battle Grove Manor, which Plat is recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 18 folio 66, thence binding on part of the rear line of Lots 21 and 20 to 21 inclusive, south 29 degrees 13 minutes 10 seconds east 50.10 feet to intersect the said south 23 degrees west 57.6 perches line above referred to, thence binding on part of said line north 16 degrees 07 minutes 29 seconds east 210.53 feet to the place of beginning.

ORDERED BY the Zoning Commissioner of Baltimore

County this 11th day of November, 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 held in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 11th day of December, 1957, at 3 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from a "B-1" Zone to a "B-2" Zone and (2) for a special exception to use said property for a "Used Car Salesroom, Garage and Lot," from the facts presented it was heard the granting of the petition will not be detrimental to the safety, health and the general welfare of the community.

It is this 11th day of December, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the above petition should be granted, the first, for reclassification from a "B-1" Zone to a "B-2" Zone and the second for a special exception to use said property for a "Used Car Salesroom, Garage and Lot," however, to approval of plans for the development of said property by the Office of Planning, Bureau of Land Development and the State Roads Commission.

It is this 11th day of December, 1957, that the Special Exception has been extended to December 12, 1957.

Shirley A. Roman
Zoning Commissioner
of Baltimore County

November 19, 1957

\$44.00

RECEIVED OF Sol C. Berenholz, attorney for the Guarantee Title Holding Corporation, the sum of Forty-four Dollars (\$44.00), being cost of petition, advertising and posting property situated on the West side of North Point Boulevard, beginning 140 feet South of New Battle Grove Road, Fifteenth District of Baltimore County.

Zoning Commissioner
of Baltimore County

WARNING:

Wednesday, December 11, 1957
at 3:00 P. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
NOV 21 1957
COMPTROLLER'S OFFICE

01620-244.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Petitioner: Guarantee Title Holding Corporation
Location of property: 140 feet South of New Battle Grove Road, 15th District, Baltimore County, Md.
Location of Signs: On the West side of North Point Boulevard, beginning 140 feet South of New Battle Grove Road, 15th District, Baltimore County, Md.
Remarks: See map of property.
Posted by: Shirley A. Roman Date of return: 11-21-57



STATE OF MARYLAND
STATE ROADS COMMISSION
100 EAST LEXINGTON STREET
BALTIMORE 3, MD.

December 10, 1957

Mr. Wilbur H. Adams
Zoning Commissioner
Baltimore County Office Building
Towson 4, Maryland

Dear Mr. Adams:

This office requests that should the Zoning Commissioner see fit to grant the prayer of this petition he do so subject to approval of the classification by the Maryland State Roads Commission.

Thank you for your cooperation.

Very truly yours,

C. Stuart Livall
Development Engineer

Edward D. Hally
By: Edward D. Hally
Asst. Development Engineer

cc: Mr. O. W. Stirling
Mr. H. C. Chaney

Department of Public Works

BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE D. JAMES December 11, 1957

To: WILLIAM H. ADAMS

Subject: Zoning Petition #4315
Reclassification and Special Exception
Used Car Lot and Service Garage
North Point Boulevard near Battle Grove Road
District 15

This office requests that any zoning of this property be subject to approval of plans by the Office of Planning, Division of Land Development, and the State Roads Commission.

George D. James
GEORGE D. JAMES
Chief - Permit Section
Division of Land Development

GR:la

CC: Mr. Stirling (Planning)

December 4, 1957

\$3.50

RECEIVED OF Sol C. Berenholz, attorney for petitioner, Guarantee Title Holding Corporation, the sum of Three Dollars and Fifty cents (\$3.50) to cover cost of advertising the property situated on the west side of North Point Boulevard, beginning 140 feet south of New Battle Grove Road.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
DEC 5 1957
COMPTROLLER'S OFFICE

01620-#3.50

C 366 Reg H 3769

Certificate Of Publication

ESSEX, MD., Nov. 26th., 1957.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 11th day of December, 1957, the first publication appearing on the 21st day of November, 1957.

THE EASTERN ENTERPRISE, INC.
John D. Shedd
Office Manager



