



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 18, 1998

Joseph W. McGraw, Jr., President
JST Engineering Company, Inc.
6912 North River Drive
Baltimore, MD 21220

RE: Zoning Verification
3945 North Point Blvd.
15th Election District

Dear Mr. McGraw:

This letter responds to your correspondence and plans submitted for zoning review concerning the intensity of the used car sales use as approved on the above referenced site by certain zoning hearings.

A review of the provided information by staff, as well as a discussion with Mr. Chen of the Code Enforcement Office, reveals that the number of cars to be sold is shown as "approx. 25" on the site plan in case #4547. The subsequent zoning case #5563 requested "an extension of the previous used car business" and certain variances. The Zoning Commissioner granted the variances and a special exception for "a used motor vehicle outdoor sales area".

The question concerning the allowed number of used vehicles permitted for sale on site is not resolved by case #5563. An extension was requested and the special exception for the used car sales area was granted, but it left intact the limiting number of used cars on the #4547 site plan. Due to the fact that the number as approved remained unchanged at approximately 25 vehicles, staff can only give administrative confirmation that no more than 30 used vehicles can be located on the site for sale at any one time.

Should you disagree with this response, staff suggests that a zoning special hearing could be requested to allow a determination of this question by the zoning commissioner or alternatively, a request could be made to amend the prior site plan cases to allow an increased number of used vehicles for sale. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John L. Lewis
Planner II, Zoning Review

c: Jerry Chen, Code Enforcement
Zoning Case #4547-RX & #5563-RXV



Mr. Wilkie H. Adams
Zoning Commissioner
of Baltimore County
Towson 4, Maryland

Dear Mr. Adams:

In connection with the application 4547-R, for a
Special Exception for a Gasoline Service Station in the above
captioned application, please be advised that my client is
withdrawing the petition for said Gasoline Service Station.

Very truly yours,

John H. Whitmyer
John H. Whitmyer

December 22, 1958

ORDERED by the Zoning Commissioner of Baltimore County
this 18th day of November, 1958,
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 17th day of
December, 1958, at 11 o'clock
A. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassi-
fication from a "B-1" Zone to a "B-2" Zone and (2) for a special
exception to use a portion of the above described property for a
Used Car Lot, and it appearing that by reason of location, the
safety, health and the general welfare of the locality involved
not being detrimentally affected, the reclassification and special
exception should be granted, therefore:

It is this 22nd day of December, 1958, by the
Deputy 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-2" Zone and
second for a special exception to use that part of the above
described property delineated on the plat for a Used Car Lot,
subject, however, to the approval of the site plan for the
development of said property by the Office of Planning and the
Bureau of Land Development of Baltimore County, and, further,
that ingress and egress shall be subject to the approval of the
State Roads Commission.

John H. Whitmyer
Deputy Zoning Commissioner
of Baltimore County

131
4547 RX
MAP
#15-B
BR-X
12/10/58
PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, John C. Hesse and Ann K. Hesse Legal Owners

All that parcel of land in the Fifteenth District of Baltimore County,
beginning for the same at a point on the Southwest side of North Point Boulevard,
said point being located where the division line between lots Nos. 92 and 93, as
shown on the Plat of Battle Grove, said plat being recorded among the Land Re-
cords of Baltimore County in Plat Book W.P.C. No. 5, Folio 75, intersects the
Southwest side of North Point Boulevard; thence running and binding along the
Southwest side of North Point Boulevard; North 26 degrees 29 minutes West 150.69
feet; thence running North 82 degrees 31 minutes West 111.16 feet to the division
line between lots Nos. 90 and 91, as shown on the Plat aforesaid; thence running
and binding on the division line between lots Nos. 90 and 91, as shown on the
Plat aforesaid, South 7 degrees 29 minutes West 100 feet, more or less, to inter-
sect a line drawn parallel to and distance of 150 feet measured Southeastwardly at
right angles from the southwest side of North Point Boulevard; thence running and
binding along said parallel line so drawn in a Southeastwardly direction 120 feet,
more or less, to intersect a line drawn parallel to and distance of 175 feet measur-
ed Northwardly at right angles from the North side of Battle Grove Road; thence run-
ning and binding along said last mentioned parallel line so drawn South 82 degrees
31 minutes East 10 feet, more or less, to intersect the division line between
lots Nos. 91 and 92, as shown on the Plat aforesaid; thence running and binding
West 50 feet to intersect the first mentioned parallel line so drawn; thence run-
ning and binding along said first mentioned parallel line so drawn in a South-
easterly direction 145 feet, more or less, to intersect the North side of Battle
Grove Road; thence running and binding along the North side of Battle Grove Road
South 62 degrees 31 minutes East 30 feet, more or less, to the division line
between lots Nos. 92 and 93 as shown on the Plat aforesaid; thence running and
binding along the division line between lots Nos. 92 and 93, North 7 degrees 29
minutes East 200.74 feet to the place of beginning.

pursuant to the zoning law of Baltimore County.

John C. Hesse *Ann K. Hesse*

Abraham B. Lust *Ann R. Hesse*

Legal Owner

Address

herely 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-2 Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for Used Car Lot and Gasoline Service Station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassi-
fication 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.

John C. Hesse *Ann K. Hesse*

Abraham B. Lust *Ann R. Hesse*

Legal Owner

Address

OFFICE OF PLANNING

Inter-Office Correspondence

From George B. Garrelles December 19, 1958

To Mr. John T. Hesse, Deputy Zoning Commissioner

Subject Zoning Petition #4547-RX - Reclassification
from B-1 to B-2 Special Exception for Used Car
Lot & Gasoline Service Station, Southwest side of
North Point Blvd., beginning 280 ft. N.W. of Battle
Grove Road.

The Office of Planning has reviewed a "concept" site plan for the subject petition
which delineates the area that would be used for (a) a used car lot with a maximum
of 25 cars and (b) a service garage on the northerly portion of the property.

We have the following comments to make:

- 1 - Tentative studies by this office for zoning this portion of the
15th District call for the establishment of B-1 zoning along this
stretch of North Point Boulevard. We therefore, have no objection
to the reclassification from B-1 to B-2.
- 2 - For purposes of zoning description we are satisfied with the
delineation of the used car lot as shown on the attached plat.
The used car lot is shaded in green.
- 3 - If your decision is to grant the Special Exception for the used
car lot, the Office of Planning requests that the granting be
made subject to the following conditions:
 - a. Approval of a site plan by this office and the Bureau of
Engineering.
 - b. Approval of ingress and egress by State Roads Commission.
 - c. Compliance by the petitioner with the requirements of the
County and the State for improvements (if any), curb or
gutter, etc., on North Point Boulevard.

GBG/lh

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The used car lot is shaded in green.
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made subject to the following conditions:
 - a. Approval of a site plan by this office and the Bureau of
Engineering.
 - b. Approval of ingress and egress by State Roads Commission.
 - c. Compliance by the petitioner with the requirements of the
County and the State for improvements (if any), curb or
gutter, etc., on North Point Boulevard.

GBG/lh

orCar # E 3266 Req J2443

Certificate Of Publication

ESSEX, MD., December 2nd., 1958

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 17th day of December 1958, the first publication appearing on the 26th, day of November 1958.

THE EASTERN ENTERPRISE, INC.

Shelton D. Hilderson
office Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 12-4-58
#4547
Posted for: Ans. to E-Zone to an B-R Zone + Gasoline Service Station
Petitioner: Rose C. F. Carr & Son
Location of property: S.W. 1/4 of North Point Blvd. E. of Battle Home
Address: Sublot
Location of Signs: Northwest corner of North Point Blvd. Battle Home
Road:
Remarks: Henry R. Hummel
Posted by Henry R. Hummel Date of return: 12-4-58
Signature

COMMISSION
ROBERT G. BONNELL, CHAIRMAN
EDGAR T. BENNETT JOHN J. MULLEN

C. R. PEASE,
SECRETARY
A. B. GORDON,
SPECIAL ASST. TO CHM.
ROLAND E. JONES,
SPECIAL ASST. TO CHM.
C. L. WANNEN,
COMPTROLLER
JOSEPH D. BURCHER,
SPECIAL ASST. ATT. GEN.



STATE OF MARYLAND STATE ROADS COMMISSION

108 EAST LEXINGTON STREET
BALTIMORE 3, MD.

December 11, 1958

NORMAN M. PRITCHETT,
CHIEF ENGINEER
W. C. HOPKINS,
DEPUTY CHIEF ENGINEER
P. A. HOWSON,
ASST. CHIEF ENGR.
C. A. GOLDBERGER,
ASST. CHIEF ENGR.

DEVELOPMENT ENGINEERING DIVISION
ENGEL BUILDING - 20 HOPKINS PLACE
BALTIMORE 1, MARYLAND

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

Re: Zoning Petition #4547-RX
B-L Zone to a B-R Zone Southwest Side of
North Point Boulevard (Route 151) near
Battle Grove Road

Dear Mr. Adams:

This office has reviewed the subject petition and has no objection to the changes; however, if the Zoning Commissioner should see fit to grant this petition, it is requested that the plans for ingress and egress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

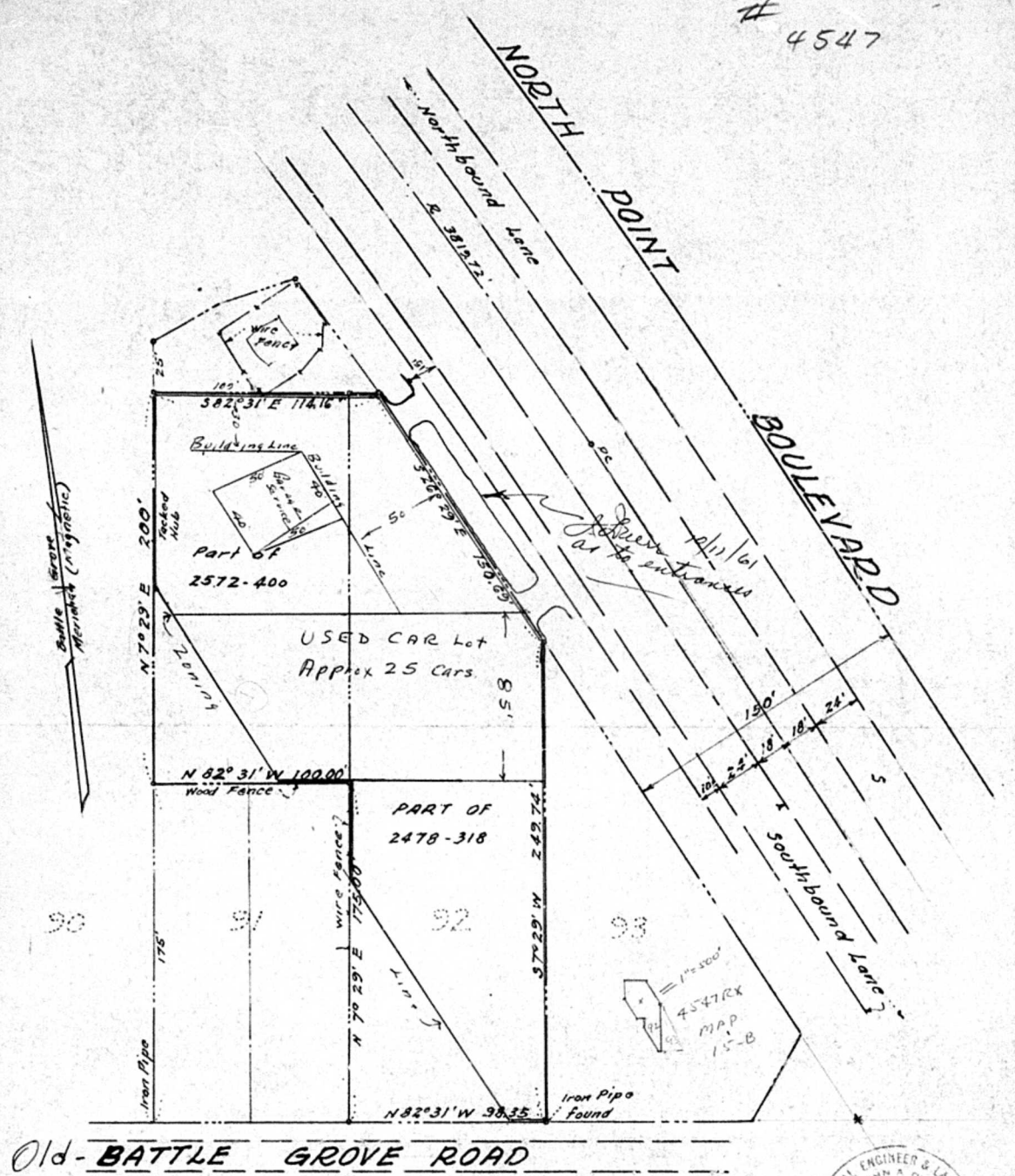
Very truly yours,

C. Stuart Linville
Development Engineer

John L. Duerr
Asst. Development Engineer

cc: Mr. O. M. Stirling

4547



Old-BATTLE GROVE ROAD

PROPERTY OF
ROSS HERR
PARTS OF LOTS 91 & 92
BATTLE GROVE

RECORDED PLAT BOOK 5 FOLIO 75
BALTIMORE COUNTY, MARYLAND
OCT 27 1958

SCALE 1"=50'



JOHN ALLEN DIVEN
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR
11 ST. MICHAELS WAY
BALTIMORE 12, MD.

