

PETITION FOR (1) ZONING RECLASSIFICATION

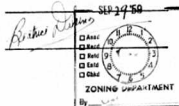
To the Zoning Commissioner of Baltimore County:

I, or we, William F. Small Legal Owner
 All that parcel of land in the Ninth District of Baltimore County on the North side of Joppa Road beginning 200 feet East of Edge Avenue; thence Eastery and bounding on the North side of Joppa Road 100 feet; thence North 1 degree 10 minutes East 66 feet; thence North 5 degrees 17 minutes East 217.6 feet; thence South 79 degrees 10 minutes West 109 feet; thence South 1 degree 77 minutes East 204.6 feet to the place of beginning.

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-R zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Shops, Restaurants and Service Garages.

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.



William F. Small
 Legal Owner
1748 E Joppa Rd.
 Address
 Nov. 16, 1959. Petition withdrawn by
 T. William F. Small
 Zoning Commissioner of
 Baltimore County.



Sandoff Real Estate Company
 REALTORS
 SAM SERIO
 Vice President
 Noted
 Res. Phone
 722-2722



STATE OF MARYLAND
 STATE ROADS COMMISSION
 300 WEST PAVILION STREET
 BALTIMORE 10, MD.
 (FALLING THROUGH AT 1000 N. BALTIMORE, MD.)

November 15, 1959

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

RE: Zoning Petition #4780
 R-6 Zone to a B-R Zone
 North side of Joppa Road
 (Route 147) 200' East
 Edge Avenue

Dear Mr. Adams:

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the 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,

Edward D. Reilly
 Development Engineer

JY: John L. Duerr
 Asst. Development Engineer

JLD/na

ORDERED by the Zoning Commissioner of Baltimore County
 this 29th day of September, 1959,
 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 16th day of November, 1959, at 11:00 o'clock P.M.

Zoning Commissioner
 of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

November 13, 1959

From: OSCAR E. DAVALL
 To: WILE H. ADAMS
 Subject: # 4780 - R-6 to B-R. Northside of Joppa Road.
beginning 200 feet E of Edge Avenue. Approx-
imately 150 acres.
W.F. Small
9th District
Room 100 11/16/59 11:00 P.M.

The Office of Planning has reviewed the subject petition for reclassification from R-6 to B-R zoning and has the following advisory comment to make:

1. Extension of B-R zoning for one property to a depth twice that provided for other adjacent properties by the Ninth District Zoning Map would represent, in our opinion an intrusion of a commercial zone into an otherwise residential area. The Zoning Map for the Ninth District provided for a pattern of land uses which banded into the commercial frontage along Joppa Road. This would have been implemented by creating R-6 lots on the westerly side of a private road extending easterly from Edge Avenue.
2. Inspection of the petitioner's site plan leads us to a preliminary conclusion that a better solution might be a request for a variance to one side yard setback together with a use permit for customer parking on the residential portion of his property.

OSD:mas
 Nov. 13, 1959

TOWSON COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING

Re: W/o Joppa Rd. beg. 200' East of Edge Ave.
9th District
William F. Small - Petitioner

Re: W/o Joppa Rd. beg. 200' East of Edge Ave.
9th District
William F. Small - Petitioner

TIME: 11:00 P.M.

DATE: Monday, November 16, 1959

PLACE: Room 100, County Office Building, 111 W. Chesapeake Street
Towson, Maryland

Zoning Commissioner
 of Baltimore County

RECEIPT

PAID - Baltimore County - Office of Planning

RECEIVED of: Sam Serio Real Estate Co. 11-4-59 4000
 LOCATION OF PROPERTY: 1748 E Joppa Rd. 11-4-59 4000
 AMOUNT: \$40.00
 500 W. North Ave. #17

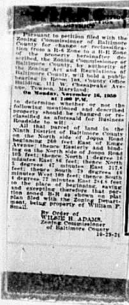
Zoning Commissioner
 of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 30th 1959

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY Paper, Inc. a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 2 successive weeks before the 16th day of November 19 59, the first publication appearing on the 29th day of November 19 59.

The COUNTY Paper, Inc.
William F. Small
 Manager.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#4780

District: 9th Date of Posting: 11-4-59

Posted for: William F. Small

Petitioner: William F. Small

Location of property: 1748 E Joppa Rd. beg. 200' East of Edge Ave.

Location of signs: Posted on property between 1748 E Joppa Rd.

Remarks: None

Posted by: George R. Hammer Date of return: 11-5-59

PROPOSED BUILDING
FOR
GIORGIO MOTORS, INC
1748 E JOPPA RD
TOWSON, MD.
9th ELEC DIST JALTO CO

ZONED
R-6

ZONED R-6

THIS AREA
TO BE ZONED ROADSIDE COMMERCIAL
(B-R)

(Now Zoned R-6)

SERVICE
AREA

175' OVERALL BLDG.

20' DEEP

195' OVERALL

20' DEEP

ZONED ROADSIDE COMMERCIAL (B-R)

PROPOSED AUTO SHOWROOM
(MERCEDES-BENZ)

110' TO ZONING LINE

109' TO ZONING LINE

PARKING AREA

PARKING AREA

ZONED
B-R

House

ZONED
B-R

NURSERY STOCK
+
FLOWER SALES

Scale 1" = 20'

ENTRANCE

EXIT

260' ± TO EMGE AVE

531' ± TO EDINSTON RD

N 89° 34' E 105'

4 JOPPA ROAD. 10' WIDE

OK FBO 9/21/59



