

403

#5159 RX
MAP #1-B
BR-X

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

To the Zoning Commissioner of Baltimore County:

I, or we, Charles D. Julio and Company, Incorporated Legal Owner
BEGINNING for the same at a point on the North side of the Baltimore National Pike, formerly called (Edmondson Avenue Extended), 3550 feet measured in a Westerly direction along the North side of said Pike from the Rolling Road, said point being at the end of the third line of the land described in a deed from Alfred W. Gieske to Charles D. Julio and Company dated January 19, 1951, and recorded in the Land Records of Baltimore County in Liber G.L.B. No. 1915, folio 320, etc., thence running along and binding on the North side of the Baltimore National Pike on a curve having a radius of 7564.4 feet in a Westerly direction for a distance of 219.4 feet; thence running North 15 degrees 41 minutes East 254.8 feet; thence running South 72 degrees 35 minutes East 219.4 feet; thence South 15 degrees 41 minutes West 290.8 feet to the point 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 used motor vehicle outdoor sales area.

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.

CHARLES D. JULIO AND COMPANY,
INCORPORATED

By Charles D. Julio
5302 York Rd.
"12" President

Ralph E. Dantz
Ralph E. Dantz, Attorney
212 Washington Avenue
Towson 4, Maryland

CHARLES D. JULIO & CO., INC.
5302 YORK ROAD, BALTIMORE, MD.
1st Dist.
#5159 RX

#5159 RX

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4033
DATE 11/9/60

TO: Charles D. Julio & Co., Inc.
5302 York Rd.
Baltimore 12, Md.

BILLED BY: Zoning

| QUANTITY | DESCRIPTION | TOTAL AMOUNT |
|----------|--|--------------|
| 1 | Petition for Reclassification and Special Exception - C. D. Julio & Co | 50.00 |

11-960 2925 * * * TEL = 5000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

#5159-RX

MAP #1-B
BR-X

ORDERED by the Zoning Commissioner of Baltimore County
this 9th day of November, 1960,
that the subject matter of this petition be advertised in the
newspapers 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 11th day of
December, 1960, at 10:00 o'clock

A. M.
Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from an "R-6" Zone to a "B-R" Zone and (2) for a special exception to use said property for a Used Motor Vehicle Outdoor Sales Area, the Planning Board has indicated on their proposed map for the western area that the subject property should be zoned "B-R". There have been many changes in the area to warrant such zoning, the granting of which will not be detrimental to the health, safety and the general welfare of the locality involved.

For the above reasons the reclassification and special exception should be granted.

It is this 14th day of December, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be granted; the first, for reclassification from an "R-6" Zone to a "B-R" Zone, and, second, for a special exception to use said property for a Used Motor Vehicle Outdoor Sales area.

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 11-22-60
#5159
Posted for: Charles D. Julio & Co., Inc. 5302 York Rd. Baltimore, Md.
Petitioner: Charles D. Julio & Co., Inc.
Location of property: W. Side of Baltimore National Pike 3550' west of Rolling Road, etc., etc.
Location of sign: North side of Baltimore National Pike 3650' west of Rolling Road, etc., etc.
Remarks: As per
Posted by: George H. Marshall Date of return: 11-23-60

COMMISSION MEMBERS
JOHN B. FINE, Chairman
WALTER J. GARDNER, Vice Chairman
PAUL A. BLAKE
HAROLD W. WENSHFIELD
ROBERT E. GILBERT
THOMAS H. MAY
JOHN J. MULLIGAN
WILLIAM B. SCHWAB

OFFICE OF PLANNING
STATE ROADS COMMISSION
300 WEST PINESTON STREET
BALTIMORE 1, MD.
(TELEPHONE AREA 3-3000)

NOVEMBER 21, 1960

DEPARTMENT OF ENGINEERING
DAVID H. FISHER, Chief Engineer
WALTER J. GARDNER, Deputy Chief Engineer
ROBERT E. GILBERT, Asst. Chief Engineer
THOMAS H. MAY, Asst. Chief Engineer
JOHN J. MULLIGAN, Asst. Chief Engineer
WILLIAM B. SCHWAB, Asst. Chief Engineer

Mr. John G. Rose
Deputy Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Zoning Petition No. 5159-RX
R-6 Zone to an B-R Zone and a
Special Exception for a Used
Motor Vehicle Outdoor Sales Area
North side Baltimore National Pike
(Route 40) 3550' West of Rolling Road

Dear Mr. Rose:
This office has reviewed the subject petition and has no objection to the change or Special Exception, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for egress and ingress be made subject to the approval of the State Roads Commission.
Thank you for your cooperation.
Very truly yours,
Charles Lee, Chief
Development Engineering Section
By: John L. Duerr
Asst. Development Engineer

JLD/as

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4118
DATE 12/14/60

TO: Charles D. Julio & Co., Inc.
Baltimore, Maryland

BILLED BY: Zoning
#5159 RX

| QUANTITY | DESCRIPTION | TOTAL AMOUNT |
|----------|---|--------------|
| 1 | Additional posting & advertising for property | 43.00 |
| 1 | RECLASSIFICATION | 3.00 |

DEPOSIT TO ACCOUNT NO. 01622
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF PLANNING
Inter-Office Correspondence

From: George E. Gavrellis, Deputy Director
To: Mr. John G. Rose, Deputy Zoning Commissioner
Subject: #5159-RX, R-6 to B-R, Special Exception for Used Vehicle Outdoor Sales. Northside of Baltimore National Pike beginning 3550 feet west of Rolling Road. C.D. Julio et al.

1st DISTRICT
HEARING: December 14, 1960 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comment to make:

- The comprehensive zoning proposals of the Planning Board contained in the Master Plan for the Western Planning Area recommends the establishment of B.R. zoning alongside this portion of the frontage along Baltimore National Pike. Several public hearings have brought no adverse reaction to this broad zoning proposal. The Planning Board, therefore, has established its policy as to the basic suitability of this tract for B.R. zoning.
- However, B.R. zoning is proposed to be established northerly from Baltimore National Pike to within approximately 170 feet from the south-side of Powers Lane. We note that the ownership apparently includes more property than that requested for reclassification in this petition. No detailed review or recommendation has been made with respect to access to the rear of the property now zoned R-6. If this petition is granted, it is requested that the granting of the special exception be made subject to approval of the provision of access to the potential commercial property to the rear by this office and by State Roads.
- It is to be noted that Baltimore National Pike is a dual lane highway. Sections 236.1 and 236.4 of the regulations would limit the display of vehicles not closer than 35 feet from the right of way line.

CEB:ms
DEC-2 '60
ZONING DEPARTMENT

ZONING DEPARTMENT
OF BALTIMORE COUNTY
PETITION FOR ZONING
RECLASSIFICATION
AND SPECIAL EXCEPTION
-1ST DISTRICT

Pursuant to petition filed with the Deputy Zoning Commissioner of Baltimore County for change or reclassification from R-6 Zone to an B-R Zone and a Special Exception for a Used Motor Vehicle Outdoor Sales Area, the Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, December 14, 1960, at 10:00 A.M.

To determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for a Used Motor Vehicle Outdoor Sales Area should be granted to wit:

All that parcel of land in the first District of Baltimore County, beginning for the same at a point on the North side of the Baltimore National Pike, formerly called (Edmondson Avenue Extended), 3550 feet measured in a Westerly direction along the North side of said Pike from the Rolling Road, said point being at the end of the third line of the land described in a deed from Alfred W. Gieske to Charles D. Julio and Company dated January 19, 1951, and recorded in the Land Records of Baltimore County in Liber G.L.B. No. 1915, folio 320, etc., thence running along and binding on the North side of the Baltimore National Pike on a curve having a radius of 7564.4 feet in a Westerly direction for a distance of 219.4 feet; thence running North 15 degrees 41 minutes East 254.8 feet; thence running South 72 degrees 35 minutes East 219.4 feet; thence running South 15 degrees 41 minutes West 290.8 feet to the point of beginning, as shown on plat plan filed with the Zoning Department, being property of Charles D. Julio and Company et al.
By Order of:
JOHN G. ROSE
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION
BALTIMORE COUNTY, MD. December 2, 1960

THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 14th day of December, 1960, the first publication appearing on the 25th day of November 1960.

THE TIMES
John F. Martin
John H. Martin

Cost of Advertisement, \$ 13.00
Purchase order - P 3014
Requisition no. - L 27

ZONED R-6
(UNIMPROVED)

470' TO POWERS LANE

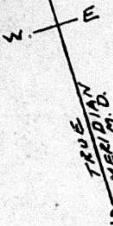
572.35 ± 219.4

R-6
N 15° 41' E 254.8

515.41 W 290.0

REINDEER SHOPPES
NO. 6536
ZONED B-L
1542

ZONED B-R
4576
(UNIMPROVED)



30.5

R=756.4 L=219.4

EDMONDSON AVE. EXTENDED
(BALTO. NATIONAL PIKE)
BALTO. R.T.C. NO.

3550' TO ROLLING ROAD

#5159-RX

MAP

#1-B

APPROVED FOR FILING
Reviewed By [Signature]
Date 11/9/60

PRESENT ZONING R-6
OWNER CHAS. JULIO, INC.

FIRST DIST. BALTO. CO., M.D.
SCALE 1"=40' OCT. 22, 1960
ROBERT C. NORRIS REG. SURVEYOR
OLD COURT RD. BALTO. 7

