

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

To the Zoning Commissioner of Baltimore County:

I, **ALFRED SAKIN**, Treasurer and one of the principle stockholders of S.S. & G. Realty Holding Co., Inc., the owners of property located at 504 Eastern Avenue, Essex, Baltimore 21, Maryland, (for description see attached Plat and description)

heretby 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 Regulations of Baltimore County, to use the above described property, for a used motor vehicle outdoor sales area

Property to be posted as prescribed by Zoning Regulations.

I, **ALFRED SAKIN**, agree to pay expenses of the above reclassification and Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the Zoning Regulations and Restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

S.S. & G. Realty Holding Co., Inc.

Alfred Sakin
Legal Owner-Treasurer
1130 Eastern Blvd. (21)
Address

John Maguire
Wetmore
825 Eastern Ave
#31

Received zoning fees
Feb. 14, 1961
9:20 AM

3:05 PM
3/15/61

1-LACA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5227

Date of Posting: 2-28-61

District: 15
Posted for: an B-2 zone to an B-1 zone & special exception
Petitioner: S.S. & G. Realty Holding Co., Inc.
Location of property: located at 504 Eastern Avenue, Essex, Baltimore, Md.
Location of Signs: Posted on property between 504 Eastern Avenue
Remarks: George R. Hummel
Posted by: George R. Hummel Date of return: 3-1-61

SPOTLIGHT FOR ZONING
RECLASSIFICATION AND
SPECIAL EXCEPTIONS

NOTICE: From B-1 Zone to B-2 Zone in the 15th District. Special Exception for Used Motor Vehicle Outdoor Sales Area. Petitioner: S.S. & G. Realty Holding Co., Inc. Location: 504 Eastern Avenue, Essex, Baltimore, Md. Hearing: 11:00 AM, Tuesday, March 15, 1961, at 200 P. M. Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 2nd 1961

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 two successive weeks before the 15th day of March 1961, the first publication appearing on the 2nd day of March 1961.

The COUNTY Paper, Inc.
Manager.

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

No. 9743
DATE 11/29/61

TO: Messrs. Brewster, Boone, Maguire,
Bryman & Cook
202 Eastern Ave.
Baltimore 21, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00	COST
01622	1	Advertising and posting of property for S.S. & G. Realty	30.00	
		Petition for Reclassification & Special Exception for S.S. & G Realty	20.00	

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.

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

No. 4266
DATE 2/14/61

TO: John Maguire
Attorney
825 Eastern Ave.
Baltimore 21, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00	COST
01622	1	Petition for Reclassification & Special Exception for S.S. & G Realty	50.00	

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.

USG - 7 61 AM

CERTIFICATE OF PUBLICATION

ZONING DEPARTMENT
TOWSON, MD., March 3 1961

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 15th day of March 1961, the first publication appearing on the 3rd day of March 1961.

THE JEFFERSONIAN,
Frank Struthers, Manager.

Cost of Advertisement \$

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PLEASANT STREET
BALTIMORE 1, MD.

March 14, 1961

RE: Zoning Petition No. 5227-RX
B-1 Zone to B-2 Zone
Special Exception
(Route 150) 504 Eastern Avenue

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

John L. Durr
Asst. Development Engineer

JLD/sm

OFFICE OF PLANNING
Inter-Office Correspondence

From: George K. Garrels, Deputy Director March 2, 1961

To: John G. Rose, Zoning Commissioner

Subject: #5227-P-1 to B-2 and Special Exception for Used Motor Vehicle Outdoor Sales Area, 504 Eastern Avenue, Essex, Maryland S.S. & G. Realty Holding Co., Inc.

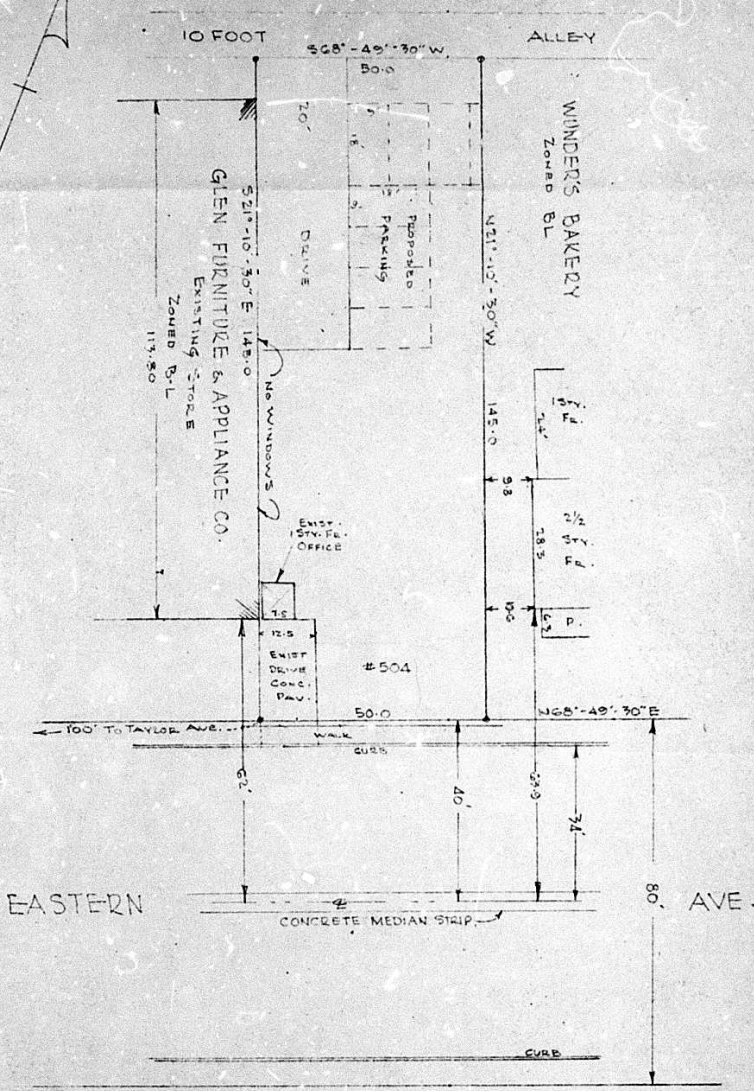
15th District March 15, 1961 2:00 P.M.

The Staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and special exception for Used Motor Vehicle Outdoor Sales Area, and has the following advisory comment to make:

- Examination of the zoning maps and land use data indicates that the entirety of this block is zoned Business Local, and is occupied by uses permitted in a B-1 zone. Tentative Master Plan studies for the Essex area propose retention of B-1 zoning within this block. Creation of B-2 zoning for the subject property would create land use potentials that would not be in keeping with the character and use potentials of those properties in the remainder of the block.

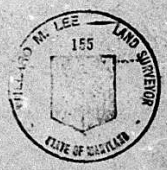
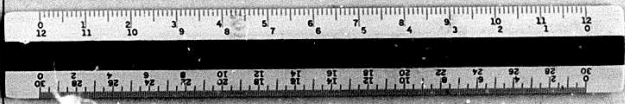
GEJ:600

MAR - 2 61 AM
ZONING DEPARTMENT



LOT 3 BLOCK D SECTION A.
 "ESSEX"

15TH DISTRICT BALTIMORE CO. MARYLAND
 SCALE: 1"=20'
 DATE: 2-2-61



EXISTING USE - USED CAR LOT
 PROPOSED USE - USED CAR LOT
 PRESENT ZONING - B-L
 PROPOSED ZONING - B-2 & SPECIAL EXCEPTION FOR
 USED CAR LOT

at 280 2/4/61 *M. Lee*
 CIVIL ENGR.