

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, P. Louis Robe, Jr., 1601 N. 1st St., Baltimore 10, Md. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

SEE ATTACHED DESCRIPTION

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ Special Exception for Service Garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or 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.

Contract purchaser _____ Legal Owner P. Louis Robe, Jr.
Address _____ Address 9105 Belair Road
Baltimore 4, Maryland
Petitioner's Attorney Claude A. Hanley
Address First Nat'l Bank Bldg.
Towson 4, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of May, 1961, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 103, County Office Building in Towson, Baltimore County, on the 21st day of June, 1961, at 11:00 o'clock A.M.

OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
(over)

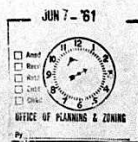
OFFICE OF PLANNING AND ZONING Inter-Office Correspondence

To: John G. Rose, Zoning Commissioner
From: James J. Saville, Deputy Director
Subject: #5296-X - Special Exception for Service Garage
1601 N. 1st St., 1001 N. 1st St. Joppa Rd.
Belair 4, Jr.

11th District 6/21/61 11:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for Service Garage and has the following advisory comment to make with respect to pertinent planning factors:

- The subject property falls between two existing service stations and appears to be an appropriate location for a service garage. If granted, the granting should be conditioned upon the approval of an overall development plan by this office and State Roads which would consider specifically the following:
 - Exact details of provision for ingress and egress from Belair and Joppa roads.
 - The details of providing satisfactory and workable space for off-street customer parking. It is our understanding that weekend cars would not be permitted to be stored outdoors on the subject site.
 - Provision and satisfactory screening between the service garage and the school area on the south side of Joppa Road.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

_____ and it further appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected,

A Special Exception for a Service Garage should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1961, that the above re-classification and the same is hereby granted.

A Special Exception for a Service Garage should be and the same is granted, from and after the date of this order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1961, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MULLER, RAPHEL & ASSOCIATES, INC.

201-108 COURT LANE, TOWSON 4, MARYLAND
VALLEY 3-3000

ZONING TITLE - PROPERTY ON NORTHEAST SIDE OF BELAIR ROAD 100 FT. FROM THE NORTHEAST SIDE OF JOPPA ROAD.

BEGINNING for the same at a point on the Northeast Right of Way line of Belair Road (60 Ft. wide) and the beginning of that parcel of land which by deed dated June 8, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.R. 3182, Folio 190 was conveyed by Otis G. Smith to P. Louis Robe, Jr., said point of beginning being N-47-06-55E 197.27 Ft. from the intersection formed by the Northeast Right of Way line of Belair Road (60 Ft. wide) and the Center Line of Joppa Road (55 Ft. wide) as shown on the Baltimore County Bureau of Land Acquisition plat entitled Plan to Accompany Right of Way agreement No. MDW 68-165 running thence and binding on the Northeast Right of Way line of Belair Road and on the first and second lines of the aforesaid deed S-47-55-08E 78.20 Ft. thence leaving the Northeast Right of Way line of Belair Road and binding on the third to the seventh lines inclusive in the aforesaid deed S-47-55-08E 146.22 Ft. to the North Right of Way line of Joppa Road (55 Ft. wide) as shown on the aforesaid plat of Baltimore County running thence and binding on the eighth line in aforesaid deed and on the North Right of Way line of Joppa Road (55 Ft. wide) S-78-00-55W 95.27 Ft. thence leaving the North Right of Way line of Joppa Road and binding on the Ninth line in aforesaid deed S-47-55-08W 95.31 to the place of beginning.

CONTAINING 0.217 Acres of land, more or less.

BEING the same lot of ground which by deed dated June 8, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.R. 3182 Folio 190 was conveyed by Otis G. Smith to P. Louis Robe, Jr.

LAND SURVEYS - LOTS - FARMS - BOUNDARY - TOWNSHIP - CITIES - VILLAGES - UTILITIES - DRAINAGE - SEWER - WATER - MAPS - ZONING - CONVEYANCES - CONTRACTS - EASES - TESTIMONY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 11th Date of Posting 5-31-61
Posted for: Special Exception for Service Garage
Petitioner: P. Louis Robe, Jr.
Location of property: 1601 N. 1st St. Joppa Rd. Belair 4, Jr.
Location of Signs: 1601 N. 1st St. Joppa Rd. Belair 4, Jr.
Remarks: George D. Hanley
Posted by: George D. Hanley Date of return: 6-1-61

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

No. 4868

DATE 6/21/61

To: Carroll Automatic Transmission Service
9103 Belair Road
Balto. 6, Md.

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for P. Louis Robe	37.00
		37.00

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 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. _____ at _____ o'clock before the _____ day of _____, 1961, the _____ publication appearing on the _____ day of _____, 1961.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 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 _____ successive weeks before the _____ day of _____, 1961, the first publication appearing on the _____ day of _____, 1961.

THE COUNTY Paper, Inc.
Manager

JUN 5 - 61

OFFICE OF PLANNING & ZONING

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

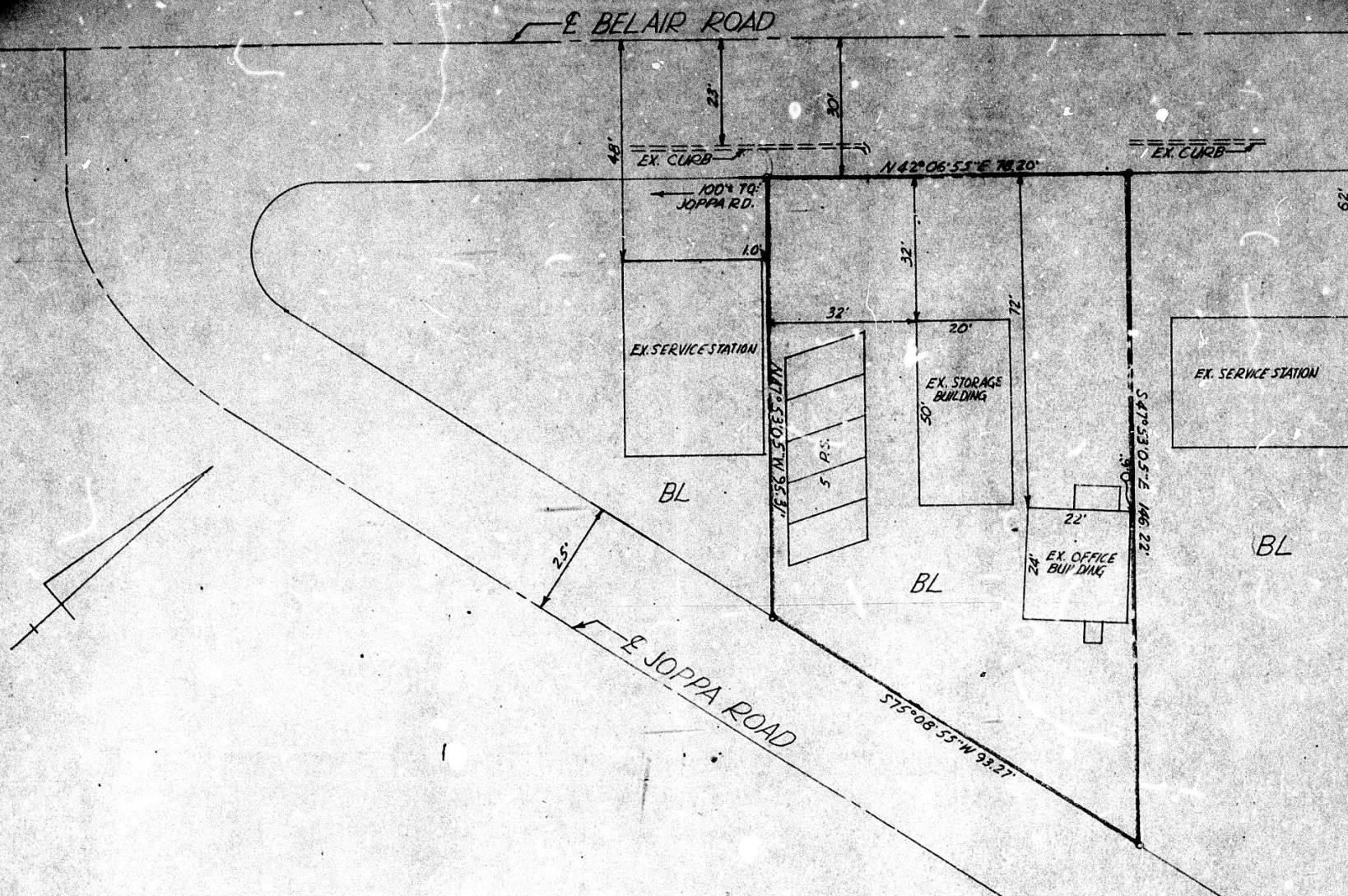
No. 4736

DATE 5/16/61

To: Mr. Claude A. Hanley
Attorney
First National Bank Building
Towson 4, Md.

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Special Exception for P. Louis Robe, Jr.	50.00
		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.



SEWER & WATER AVAILABLE

AREA OF PROP - 0.217Ac±

EXIST. USE OF PROP - OFFICE & STORAGE

PROP. USE OF PROP - GARAGE - SERVICE

PRES. ZONING OF PROP - BL

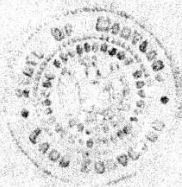
PROP. ZONING OF PROP - BL, SP, EX.

MULLER, RAPHEL & ASSOCIATES, INC.

R.G. ENGINEERS & SURVEYORS

201 COURTLAND AVE.

TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
11TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1"=20' MAR 15, 1960

OK LEO