

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lester C. Chenoweth and Margaret D. Chenoweth, wife, legal owner... 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-1a (Business Local) zone to an R-2a (Business Roadside) zone; for the following reasons:

1. There have been numerous changes in the area.
2. Because of error in the original zoning.

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 a Used Car Sales Lot.

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.

Woodrow D. Humphreys Lester C. Chenoweth
Woodrow D. Humphreys, Esq. Lester C. Chenoweth
Lawrence F. Enzor, Esq. Margaret D. Chenoweth
Address: 2446 Woodcroft Road Address: 2820 Chenoweth Avenue

Baltimore 14, Maryland Baltimore 14, Maryland
Lawrence F. Enzor, Esq. Protestant's Attorney
Address: Campbell Building, Towson 4, Md.
VA 3-02-50

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of October, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of December, 1961, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

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

the above Reclassification should be had; and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1961, that the herein described property or area should be and the same is hereby reclassified; from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of... error when adopted by the County Commissioners and that sufficient changes in the area have not taken place to warrant the change in zoning, therefore,

the above re-classification should NOT BE HAD, and ~~no Special Exception should be granted~~. The variance to Section 232.2 of the Zoning Regulations to permit a setback of 0 feet instead of the required 30 feet is also denied.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of December, 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 ~~no Special Exception should be granted~~ that the variance to Section 232.2 of the Zoning Regulations ~~and no Special Exception should be granted~~ is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 17, 1961

FROM: Mr. George E. Gavrelis, Deputy Director

SUBJECT: #5419-RX. B-1 to B-2, Special Exception for Used Car Sales lot and Variance to permit a side yard of 0 feet instead of the required 30 feet. Northeast side of Chenoweth Avenue and Northwest side of Harford Road. Being property of Lester Chenoweth.

9th District

HEARING: Wednesday, December 6, 1961 (11:00 A.M.)

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

- 1.- In the opinion of the staff, creation of B-R zoning on the subject tract would result in land use potentials, which would be grossly out of character with those of the adjacent B-1 areas to the north and south, and the residence immediately abutting to the west.
- 2.- With respect to the Special Exception the Planning staff feels that a used car lot is not an appropriate use here.

EG:hes



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

No. 8176
DATE 10/13/61

To: Lawrence F. Enzor, Esq.
Campbell Building
Towson 4, Md.

BILLED TO: Zoning Department of Baltimore County

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00	COST
1	Petition for Reclassification, Special Exception & Variance for Lester Chenoweth	50.00	

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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. 9738
DATE 11/29/61

To: Lawrence F. Enzor, Esq.
Campbell Building
Towson 4, Maryland

BILLED TO: Zoning Department of Baltimore County

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$38.50	COST
1	Advertising and posting of property for Lester C. Chenoweth	38.50	

3

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 POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 11-15-61

Posted for: George E. Gavrelis

Petitioner: Lester C. & Margaret D. Chenoweth

Location of property: N.E. S. of Chenoweth Ave. & N.W. S. of Harford Road, 16. 14. 15. 16.

Location of Signs: All four signs Northwest corner of Harford Road and Chenoweth Avenue

Remarks: George E. Gavrelis

Posted by: George E. Gavrelis Date of return: 11-16-61

PETITION FOR A ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND/OR VARIANCE TO THE ZONING REGULATIONS OF BALTIMORE COUNTY

DONOR: From B-1 to B-2, Special Exception for Used Car Sales lot and Variance to permit a side yard of 0 feet instead of the required 30 feet. Northeast side of Chenoweth Avenue and Northwest side of Harford Road. Being property of Lester Chenoweth.

LOCATION: Northeast side of Chenoweth Avenue and Northwest side of Harford Road. Being property of Lester Chenoweth.

DATE AND TIME: WEDNESDAY, DECEMBER 6, 1961, 11:00 A.M.

PLACES: HEARING: Room 106, County Office Building, 116 W. Chenoweth Avenue, Towson, Maryland.

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition at the time and place specified above.

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 one successive weeks before the 6th day of December, 1961, the first publication appearing on the 16th day of November, 1961.

The COUNTY Paper, Inc.
Manager

AREA = 10,325 SQ.FT.
EXISTING USE = PARKING
PROPOSED USE = USED CAR SALES
PRESENT ZONING = B-L
PROPOSED ZONING = B-L WITH SPECIAL EXCEPTION
AND VARIANCE FOR ZERO SIDE YARD SETBACK
INSTEAD OF REQUIRED 30' SIDE YARD SETBACK

