

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE #5460RXV

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William Burkhardt, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-1 zone to an BR-XV zone; for the following reasons: Used Car Lot.

Section 238.2 - Side & Rear Yards - 30 feet.
Requesting side yard of 25' and rear yard 16' instead of required 30'

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 used car lot

Property is to be posted and advertised as prescribed by Zoning regulations.

I do, we, agree to pay expenses of above reclassification 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.

William Burkhardt
Address 821 Eastern Ave. Baltimore 21, Md.
Legal Owner
Address 7346 Judy Avenue
Petitioner's Attorney
Address 1000 N. Broadway

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of November, 1962, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of January, 1962, at 10:00 o'clock A. M.



INVOICE		BALTIMORE COUNTY, MARYLAND		No. 10281	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 1/23/62	
COURT HOUSE		TOWSON 4, MARYLAND			
TO: Robert J. Romacka, Esq., 821 Eastern Ave. Balto. 21, Md.		BILLED Zoning Department of Baltimore County			
01622				DUE 15.00	
DEPOSIT TO ACCOUNT NO.	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	COST		
Advertising and setting of property for William Burkhardt		1	15.00		
1-362 022 • • • HL-		1	5.00		

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		No. 8247	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 11/15/61	
COURT HOUSE		TOWSON 4, MARYLAND			
TO: Robert J. Romacka, Esq., 821 Eastern Ave. Baltimore 21, Md.		BILLED Zoning Department of Baltimore County			
01622				TOTAL AMOUNT \$20.00	
DEPOSIT TO ACCOUNT NO.	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	COST		
Petition for Reclassification, Special Exception & Variance for William Burkhardt		1	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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~by reason of~~ sufficient changes in the area having taken place to warrant the requested zoning.

the above Reclassification should be had; and it further appearing that ~~by reason of~~ the granting of the special exception complies with 506.1 of the Zoning Regulations.

a Special Exception for a Used Car Lot should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of JANUARY, 1962, that the herein described property or area should be and the same is hereby reclassified, from a R-1 zone to an BR-XV zone, and ~~for~~ a Special Exception for a Used Car Lot should be and the same is granted, from and after the date of this order. The Variance requested to Section 238.2 of the Regulations is also granted which permits a side yard of 25 feet and a rear yard of 16 feet instead of the required 30 feet. The used Car Lot may not be used until plan for ingress and egress has been approved by the Division of Land Development and the Office of Planning & Zoning.

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 NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1962, that the above reclassification 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 R-1 zone; and/or the Special Exception for used car lot be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PROPERTY SURVEYS IN CITY OR COUNTY
DEVELOPING SUBURBAN PROPERTIES A SPECIALTY
BUILDING PLANS OF ALL KINDS FURNISHED
TOPOGRAPIHICAL SURVEYS
SURVEYS FOR E-CAVATING

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4800 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

William Burkhardt
N.E.C. Orens Road and Judy Avenue
15th District Baltimore County, Maryland

Beginning for the same at the intersection of the north side of Orens Road as widens with the South 20 degrees 12 minutes West 38 foot line of the 0.585 acre tract of land which by deed dated August 22, 1939 and folio 425 was conveyed to the F.B. & W.B. Co. in Liber C.W.B. Jr. 4072 and thence running and binding on the north side of Orens Road North 85 degrees 11 minutes West 112.61 feet thence of a line curving to the right with a radius of 15 feet or a distance of 27.46 feet to the right of Judy Avenue a line curving and binding on the west side of Judy Avenue proposed 50 feet wide North 19 degrees 41 minutes East 112.11 feet thence leaving Judy Avenue for a new line of division South 70 degrees 19 minutes East 100.50 feet to intersect the South 19 degrees 41 minutes West 319.73 feet line of the 1.164 acre tract Dora Wojcikowski to William A. Burkhardt recorded among the land records of Baltimore County in Liber 1212 folio 194 thence running with and binding on part of said line South 19 degrees 41 minutes East 30.22 feet to the end thereof and to intersect the South 69 degrees 48 minutes East 444.60 foot line of the 0.585 acre tract above referred to thence running with and binding on part of said line South 69 degrees 48 minutes East 31.40 feet to the end thereof and thence running with and binding on part of the South 20 degrees 12 minutes West 31.61 feet to the place of beginning.



CERTIFICATE OF PUBLICATION

TOWSON, MD., January 4, 1962
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 week before the 21st day of January, 1962, the first publication appearing on the 15th day of January, 1962.

The COUNTY Paper, Inc.

Man-21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 22, 1962
FROM: Mr. George R. Gervelle, Deputy Director

SUBJECT: 5460-RXV, S-1 to S-4, Special Exception for Used Car Lot and Variance to permit a side yard of 25 feet and a rear yard of 16 feet instead of the required 30 feet. Northeast corner of Orens Road and Judy Avenue. Being property of William Burkhardt.

15th District

DATE: Wednesday, January 24, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification, special exception for used car lot, and variance to the side and rear yards. It has the following advisory comments to make with respect to pertinent planning factors:

- 1- Planning studies for the Eastern Planning Area indicate the appropriateness of business roadside zoning here. The use within the existing R-1 zone adjacent to the westerly side of the subject property appear more appropriately to fall within the context of R-1 rather than B-1 zoning.
- 2- Inasmuch as the building for which the setback variances are being sought is an existing structure, the Planning Staff has no adverse comment to make with respect to the zoning variances.
- 3- The special exception for the used car sales facility should be conditioned upon the petitioner's compliance with an approved site plan, final location of access, and a parking plan for sales and customer vehicles.

GE:bas



CERTIFICATE OF PUBLICATION

TOWSON, MD., January 5, 1962
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 one~~ one successive week before the 21st day of January, 1962, the first publication appearing on the 15th day of January, 1962.

THE JEFFERSONIAN
Frank Stuckert
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15
Date of Posting: 1-4-62
Posted for: William Burkhardt
Petitioner: William Burkhardt
Location of property: N.E. corner of Orens Rd. & Judy Ave. etc.
Location of Signs: Call them signs North East corner of Orens Road and Judy Avenue
Remarks: George R. Gervelle
Posted by: George R. Gervelle Date of return: 1-5-62

#5460RX ✓
MAP
15-B
BR

LM

GOLDEN
RING
ROAD

SERVICE STA.
B-L

JUDY - AVE
(UNRECORDED PAVED ROAD)

OREMS

ROAD

RESIDENCE
B-L

APPROVED FOR FILING

Reviewed By *[Signature]*
Date *1/12/1964*



15TH DISTRICT BALTIMORE COUNTY, MARYLAND
Scale: - 1" = 50'

Date: 11-1-61

EXISTING USE - RESTAURANT
PROPOSED USE - USED CAR LOT
PRESENT ZONING - B-L
PROPOSED ZONING - RA + SP. F.
AREA: - 12,050 Sq. Ft.

[Signature]
REG. CIVIL ENGR.

