

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Maryanna Brywczyński, 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 B-1 zone to an B-2 zone; for the following reasons:

An error was made in the original zoning and the area warrants the use, and 2, that a variance be granted for an 8-foot setback on the west side line as set forth on the plat, because of practical difficulties in use with regard to the building, rendering an unreasonable hardship to the owner.

Section 238.2 - Side Yard - 30 feet

See Attached Description

3. and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, i.e. a used motor vehicle outdoor sales area, separated from a sales agency building.

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.

Maryanna Brywczyński
Legal Owner

Address: 7214 Holabird Ave., #22

Protestant's Attorney

Address: 7232 Holabird Avenue, #22

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of February, 1962, 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 105, County Office Building in Towson, Baltimore County, on the 25th day of April, 1962, 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 February, 1962, that the herein described property or area should be and the same hereby reclassified, from a B-1 zone to an B-2 zone, and/or a Special Exception for a used motor vehicle outdoor sales area 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

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 25th day of April, 1962, 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 B-1 zone; and/or the Special Exception for used motor vehicle outdoor sales area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PROPERTY SURVEY IN CITY OF BALTIMORE
DEVELOPING SUBURBAN PROPERTIES A SPECIALTY
BUILDING PLANS OF ALL KINDS FURNISHED
TOPOGRAPHICAL SURVEYS
SURVEYS FOR EXCAVATING

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4604 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

January 18, 1962

#7216 Holabird Avenue
N.W.C. Holabird Avenue and Vesper Avenue
12th District Baltimore County, Maryland

Beginning for the same at the point of curve 1 intersection of the north side of Holabird Avenue with the west side of Vesper Avenue shown on Baltimore County Right of Way Plat entitled Widening Wise, Holabird Avenue, North Point Blvd. to Dundalk Avenue recorded in Highways Right of Way 52 - 096 and running thence binding on the north side of Holabird Ave. 50 feet wide North 80 degrees 47 minutes East 89.52 feet thence leaving Holabird Avenue for three new lines of division as follows: North 8 degrees 44 minutes East 42.12 feet to a fence now erected thence along part of said fence South 80 degrees 38 minutes East 40 feet and North 5 degrees 53 minutes East 159.53 feet to the northern outline of the whole tract of land of which the land now being described is a part thence binding on part of said northern outline South 8 degrees 04 minutes East 68.49 feet to the west side of Vesper Avenue thence running and binding on the west side of Vesper Avenue 40 feet wide South 5 degrees 53 minutes West 179.54 feet and thence a line curving to the right with a radius of 20 feet for a distance of 34.38 feet to the place of beginning.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 4-5-62
Posted for: used motor vehicle outdoor sales area
Petitioner: Maryanna Brywczyński
Location of property: 7214 Holabird Ave. & 4604 Vesper Ave. N.W.C.
Location of Signs: at three signs posted northwest corner of Holabird & Vesper Avenues
Remarks: George R. Hummel
Posted by: George R. Hummel Date of return: 4-6-62

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

TO: T. Bayard Williams, Esq.
6732 Holabird Ave.
Baltimore 23, Md. BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01622		Advertising and posting of property for Maryanna Brywczyński	37.30
			730

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.

BALTIMORE COUNTY, MARYLAND

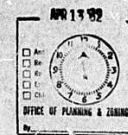
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: April 13, 1962
FROM: Mr. George R. Gavellis, Deputy Director
SUBJECT: #5536-RXV. B-1 to B-2, Special Exception for a Used Motor Vehicle Outdoor sales area, separated from a sales agency building and a variance to permit 8 foot setback instead of the required 30 feet. Northside of Holabird Avenue and the West side of Vesper Avenue. Being property of Maryanna Brywczyński.

12th District
REMARKS: Wednesday, April 25, 1962 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification to B-2 zoning together with a special exception for a used car lot and a variance. It has the following advisory comments to make with respect to pertinent planning factors:

- In the opinion of the Planning staff creation of B-2 zoning here - with its less restrictive use potentials, would in fact create a condition of spot zoning. The uses in the B-2 zone would not be in harmony with those of the residential properties adjacent on Vesper Avenue. The used-car lot particularly would not be conducive to the use and enjoyment of abutting nearby dwellings for the purposes within their residential zoning context.
- The subject petition has the aspect of the creation of a separate commercial use on a side residential street. Access to the proposed service building and office together with access to the used-car sales area is exclusively by means of Vesper Avenue. Commercial zoning should orient to Holabird Avenue rather than Vesper Avenue.



CERTIFICATE OF PUBLICATION

TOWSON, MD. - April 5 - 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 successive weeks before the day of April, 1962, the first publication appearing on the day of April, 1962.

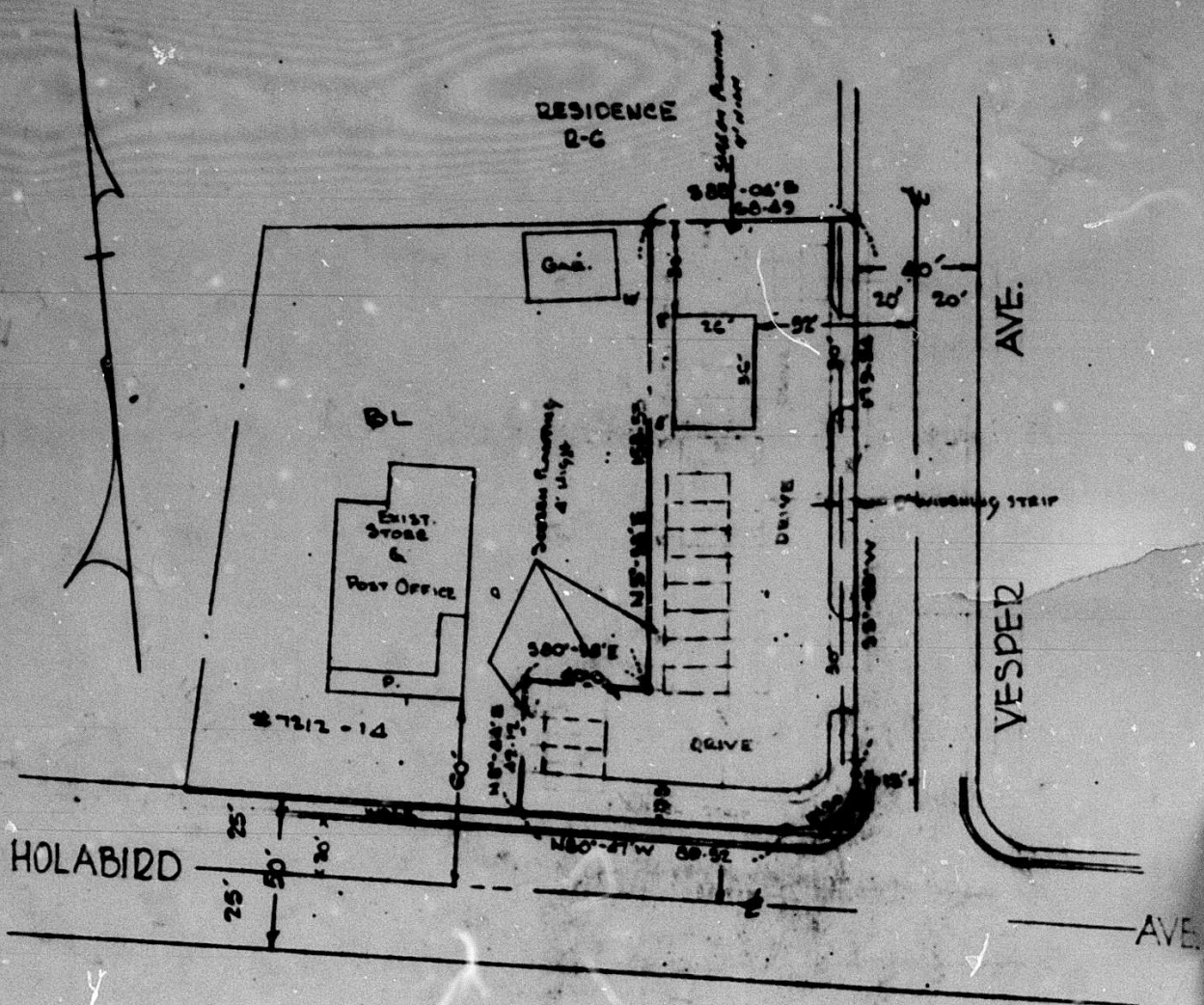
The COUNTY Paper, Inc.
Manager: John G. Ross

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

TO: T. Bayard Williams, Esq.
6732 Holabird Ave.
Baltimore 23, Md. BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01622		Petition for Reclassification & Special Exception for Maryanna Brywczyński	50.00

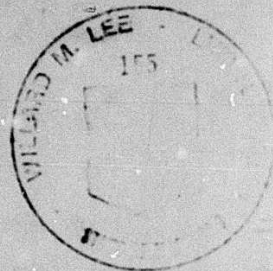
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



12TH DISTRICT BALTIMORE CO. MARYLAND
 Scale: - 1" = 50'

Date: 1-18-62

#5536 RXV
 MAP
 #12
 SEC. 4-A



PRESENT USE - NONE
 PROPOSED USE - USED CAR LOT
 PRESENT ZONING - BL
 PROPOSED ZONING - BR

13,988 Sq. Ft.

REVISED 2-12-62

William M. Lee
 CIVIL ENGR

