PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EYEDDROX

to secal EDMARD. J. ERYSTOFTAK ... legal owner... of the property situate in Be-County and which is described in the described and plain attached property or master in a traperty but hereby petition (i) that the tording status of the herein described property he re-classified, pursuant to the Zoning Law of Paltimore County, from an ... Residential Bles ...

That a part of the property is now 2 oned Commercial B-L-16. That the property adjoining to the east is now used as a commer-cial property for a Tavern and Parking Area.

SECTION: 232.2.6 - SIDE MARDS - Rog. 4.2 instead Hrag. 12"

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning . equiations of Baltimore County, to use the herein described property, for Sales. - Sarrice & Repairs of ... LAWA MOMERS & Service Harage )

erty is to be notted and arvertised as prescribed by Zoning Reg I, or we, agree to pay expenses of above re-classification and or Special Exception advertising. i, or we, agree to pay expenses or anove re-classification and or Special Exception advertising, posting, etc., upon filing of this petition, and trither agree to and are to be bound by the source regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Balti; orc.

Stephen M. Kopera, Agent.

1806 Enstern Ave. 31.

Tel: DI 2 - 6134 ....

Ednard J. Erysto lak

Edward Mystofick

ress 302 German Hill Boad. 88.

... Tel; AT 4 - 9118

ORDERED By The Zoning Commissioner of Baltimore County, the . . . 25th June ... 198.2 , that the subject matter of this petition be advertised, as

ed by the Zoning Law of Baitimore County, in two newspapers of general circulation through-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 10th day of September 1 198.2 at 17400 o'clock

JUN 25 102

ORE COUNTY, MARYLAND

TO John G. Ross, Zoning Commissioner PROM George E. Gavrelie, Deputy Director Date August 20, 1962

NUMBERCT. #5625-raw. B-6 to B-L, Special Exception for Service Garage and a Variance to perati-side yard of Ls, feet instead of the re-quired 12 feet. Northatde of German Hill Road 115.) Feet East of Meadow Road. Being property of Meaned J. Raystofiak.

property of Ed Hearing: Monday, September 10, 1962 (10:00 A.H.)

The staff of the Office of Flamming and Zoning has reviewed the subject petition for soning reclassification, special exception and variances. It has the following useful exception oth respect to pertinent planning features

I respect to perturbed the examined land use data with respect to the area vicinal to the subject property. It is source of no change in the phusical character of the neighborhood which would justify extension of commercial noting here. Hereover, it does not believe that the Zonia gas for the 12th District was in error with respect to residential soning classification for the subject properties.



#302 GERMAN HILL ROAD. PROPERTY OF EDWARD J. KRYSTOFIAK AND

ANNA M. KRYSTOFIAK, HIS WIFE

BEGINNING for the same on the north side of German Hill Road (50 feet wide) at a point distant 145.31 feet, more or less, easterly from its intersection with the east side of Meadew Read (50 feet wide) said point also being in the 3rd line of that parcel of ground as described in a deed dated June 4, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1392 Police 100 was conveyed by Victoria Pancsessen to Edward J. Krystofiak and Anna M.Krystofiak. his wife, running thence and binding on part of said 3rd line, as new surveyed, South 14 degrees-38 minutes-20 seconds West 26.73 feet to a point at the end thereof and in the center of German Hill Road thence running and binding on the center of German Hill Road and also binding on the 4th line of said parcel North 83 degrees 55 minutes-12 seconds East 188.76 feet to a point at the end thereof thence runnir - and binding on the lat line of said parcel North 9 degrees-46 minutes-20 seconds West 385.50 feet to a point at the end thereof thence running and binding on the 2nd line of said parcel South 74 degrees-08 minutes-20 seconds West 20 feet to a noint at the end thereof and thence running and binding on part of the aforesaid 3rd line South 14 degrees-38 minutes-20 seconds West 380.93 feet to the place of beginning

Containing 39,521 square fast of land more or less.

Being Known as No. 302 German Hill Road

Being the same parcel of ground as described in the deed, hereinhefore mentioned.

SURVEYORS

TELEPHONE

124

BALTIMORE COUNTY, MARY ND

No. 12852 OFFICE OF FINANCE

DATED JUNE 2, 1962

00.

INPORTANT: 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

OF 2 E B 4



# 5625 PXV

BR. PRITTION FOR RECLASSIFICATION

SEC.4-A

\$5625 RXV

BALTTHOPE COUNTY

from an "Bod' East a Barl East of the Abert position (1) for reclassification for an a Barl East (2) for a postal arrespitate for a special exception for a special exception (2) for a variance to Section 22.2 (8) of the Loning Engelstime, the putitioner council property that was send ID RRIT Phairses Local and "IF Pair" "Bad". This constitutes an error and the requested change in seem 3B Fart Should be granted.

The existing building which will now better as "R-6" need for business local purposes since the goning line the petitioner has been changed as aforesaid.

The variance requested to Section 29.2 (b) to permit vi of h.) feet instead of the required 12 will give relief sistems without subctantial injury to the public health and the liter of the locality involved.

For the above reasons the reclassification, special exception and variance should be granted.

exception and variance should be granted.

Commissioner of Balthone Committy, USBACD, filter, that the following described property or area should be and the same in barrely related the force as "filed Case to a "Bot' Zone, second, a protein compare the operation of the case the same is a protein compare to the committee of the

Baltimore County, SEGINING for the name on the ordinal state of the Section of Section 1. Section 1

112 55 f. 4 A

# 5625 RXV

PIFF

LEPHONE

BALTOORE COUNTY, MARCAND

No. 14126

OFFICE OF FINANCE

DATE 9/20/62

COURT HOOM

156.36 50.90 0.20

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

# 5625 District. 1.2. M Date of Posting 2- 23-62-Dure of Posting d 1 Person of Care Both Some there we seemed to the service of frey states to the water of the service of the

Remarks:
Prouted by Alles yel & Afternoon! Under all return. 8-24-62

A COMMAND TO STATE OF THE PARTY OF THE PARTY

UNITY

