MATZ, CHILOS & ASSOCIATES, INC. Engineers - Server -- Site Planers 2129 N. Charles St. - Bahimore 18, Maryland

HOpline 7-5700 DESCRIPTION

SPECIAL EXCEPTION FOR SERVICE GARAGE AND RECLASSIFICATION FROM R-6 TO B-L, NEAR OLD FREDERICK ROAD AND HARLEM LANE, MAP FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND 5E1.2-A

Beginning for the same at an iron pipe now set in the fourth or 9/1/62 N. 88* 47' 53" E., 130.61 foot line of the land which by Deed dated April 11, 1961 and recorded among the LandRecords of Baltimore County in Liber W. J. R. No. 3830. Folio 10 was conveyed by John M. Sasser and wife to Varsity Auto Repair. Inc., said point of beginning being at the distance of 1000 feet, as measured along said fourth line, from the iron pipe heretofore set at the beginning thereof, said point of beginning being located S. 00° 31' 10" E., 150.03 feet from a point on the south side of Old Frederick Road, as laid out 40 feet wide, said last mentioned point being located N. 89° 27' 33" W., 495, 14 feet, more or less, as measured along said south side of Old Frederick Road. from its intersection with the west side of Harlem Lane, and running from said point of beginning, binding on a part of the fourth line of said land, (1) S. 89° 27' 33" E., 120.61 feet to the iron pipe heretofore set at the end thereof, thence leaving the outlines of said land and running for a line of division, (2) S. 01" 35' 10" E., 298.70 feet to an iron pipe now set in the last or S. 87 3/4° E., 41 perches line of the third parcel of the land which

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5639 EX

TO Hr. John A. Rose, Zoning Counts oner Date. September 11, 1962 Mr. George E. Cavrelis, Deputy Director SEP 14 62

Deergo E. Garranio, and Special Exception for a Sperice on Repair German. Southeride of Gid Frederic Again Special Englishment Grant Special States Special Sp

Wednesday, September 26, 1962 (1:00 P.M. SHRE OF PLASSES & ZUNES)

The staff of the Office of Planning and Zoning has reviewed the subject patition for reclassification from R-c to B-L soning together with aspecial exception for a service and repair garage. It has the following advisory comments to make with respect to periment planning factors:

- 1. In sating its reconsensitions for comprehensive soning in this portion of the lat District, the Planning staff recognized the convertal uses and noting along (1dd Prederick Road and recognized also the existing residential character at the course of till Frederick head and Barbas Lane. In convention with our proposal to extend ultimately Long Ties Daive to Barbas Lane by seaso of a route rimin, gainong the mortherly boundary of the Section Examinary School, residential soning later fronting on did Prederick Road. From a planning view-point, residential soning was appropriate here.
- 3. The Planning staff is of the opinion that extension of commercial anding to the extraordinary depth requested here is not in accordance with the intent of the Comprehensive Zonling Map and is inappropriate.
- h. If granted, the granting should be conditioned upon mandatory provision of the 60 foot right of way for Long View Drive together with appropriate screening.

MAT CHILDS & ASSOCIATES,

221: Special Exception for Service Garage and Reclassification

from R-6 to B-L, Near Old Frederick Road and Harlem Lane, First Election District, Baltimore County, Maryland

In Liber .2-A by Deed dated May 29. 1957 and recorded among said Land Record last line, (3) S. 89° 58' 20" W., 126. 15 feet to an iron pipe now set, and thence, leaving said last line, (4) N. CO* 31' 10" W., 299, 80 feet to the place of beginning.

(Containing 0.8473 Acres of land.) out also Saving and excepting from reclassification from R-6 to B-L that

portion of the land herein described that is now zoned B-L.

(8) EXCEPTING THAT PORTION to a depth of coffee FOR RICKT OF WHOLE WIOTH OF THERERR FOR LONG VIEW DRIVE

HGW:sbr

7/10/62

J. O. #62122

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#5639 Towson, Maryland

Present for land by by pour land - Sant + Server Sauge Present for March Care B - Sant + Server Sauge Present of July Saubrul Road 395 H. Warf Harbon Location of property of July Saubrul Road 395 H. Warf Harbon Land of Land Saubrul Road Saubrul Harbon Land of the Land Saubrul Road Saubrul Saubrul Road Saubrul Treating at Store Bottle segre partial on property knowner 5623 Posted by Louge Bafferound Date of return: 9-6-62

BALTIM RE COUNTY, MARYI ND OFFICE OF FINANCE

No. 12903

THE AN 7--962 7124 . . TIL-

RTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND E. TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND ASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTINORE COUNTY, MARY AND OFFICE OF FINANCE No. 14169 104.46 9-09- 426 . . IIL-PRETAIT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

RELITMORE COUNTY, MD. September 13,19 62-THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of cne successive weeks before the 25th

,19 62 , the first publication doy of September appearing on the 6th day of September

> John M. Martin Manager. John M. Martin

Cost of Advertisement \$ 29.50

THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

Sept. 11, 1962

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary land, once a week for One Week namenta annala before the same was inserted in the issues of

September 7, 1962. THE BALTIMORE COUNTIAN

By Paul J Margary

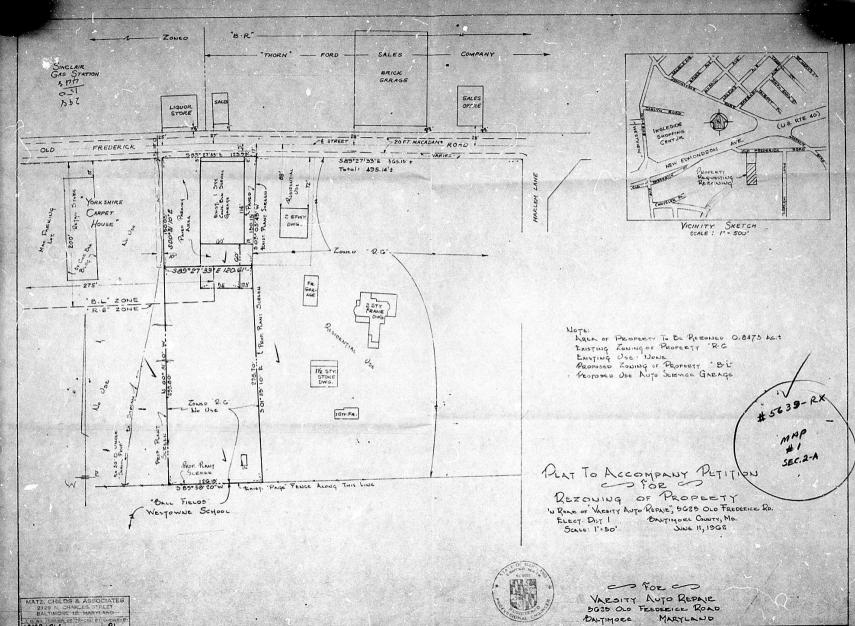
PETITION FOR ZONING AND/OR SPECIA	L EXCEPTION *
ZONING COMMISSIONER OF BALTIMOF	RE COUNTY:
ty and which is described in the description by petition (1) that the zoning status of the he	and plat attached hereto and made a part hereof, ercin described property be re-classified, pursuan6
the Zoning Law of Baltimore County, from an-	R-6 zone to an BL-
B-L zone; for the following	lowing reasons:
For changes in the area since th	e adoption of the Land Use kap
on April 5, 1960.	
See Attached Description	
d (2) for a Special Exception, under the said Zor unty, to use the herein described property, for- garage	ning Law and Zoning Regulations of Baltimore use as a service and repair
sting, etc., upon filing of this petition, and furt	rescribed by Zoning Regulations. as. 'fication and/or Special Exception advertising, ther agree to and are to be bound by the zoning dopted pursuant to the Zoning Law for Baltimore
5° 0° 8	VARSITY AUTO REPAIR, INC.
Contract purchaser	By Manne Pres. John M. Sasser Legal Owner
ldress	Address 5625 Old Frederick Road
At Les Harrison	Baltimore 28, Maryland
W. Lee Harrison Petitioner's Attorney	***************************************
The Jefferson Bldg.	1
ldress Towson 4, Maryland VAlley 3-6200	·

Γ:rsuant to the advertisement, posting of property, and public hearing on the above petition and	
it appearing that by reason of _lecation, the safety, health and the general walfare of	
the locality involved not being detrimentally affected.	
5 14.1	
the above Reclassification should be had; xmt-it-fariber-presented by the recommendation of the state of the	
excepting that portion of the property, described in the within patition, to a	
depth of 60 foet for right-of-way along the whole width of the rear of the subject	t
property for Long View Drives and it further appearing by reason of location	
a Special Exception for a Service and Repair Garage	
IT IS ORDERED by the Zoning Commissioner of Baltimore County this	
day of October	
the same is hereby reclassified; from 43. "8-5" none to a. "8-1" excepting the described in the within paid bless proposed the first for fight for fight for the reasy along the fight for the first form of the fight for the first form of the first fight form the first form of the first fight fight form of the first fight fi	t por
granted, from and after the date of this order, subject, however, to approval of plan by the Division of Land Development and the Office of Planting Tobing.	
Zoning Commissioner of Baltimore County	
Zoning Commissioner of Bantimore County	
Pursuant to the advertisement, posting of property and public hearing on the above petition	
and it appearing that by reason of	
and it appearing that of temporal visits	
the best of the state of the Special Presential should NOT DE	
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	
of, 196, 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 azone; and/or the Special Exception for	
be and the same is hereby DENIED.	
Zoning Commissioner of Baltimore County	



County, on the ______26th ____day of Sertember_____

19/26/ce



113-1