PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#5664-RXV

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, ~~we~~, M. Adelaide Mueller, 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 ~~and~~ BL zone to an BR zone; 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.

~~and/or~~ zoned for the following reasons:

Present building on lot is in dilapidated condition and would require extensive improvements at a cost that would not justify such expenditure from an investment standpoint. In its present condition, it is not usable for any commercial purpose.

Best use of lot would be to raze building and use for used car sales.

Section 238.2 - Side & rear yds. 30' Requesting 17' for west side yd. and 25' for rear yd.

See Attached Description

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.

~~None~~ M. Adelaide Mueller

Contract purchaser — Legal Owner

Address — Address 3314 Foster Avenue

Baltimore, 24, Maryland

George Hofferbert

Petitioner's Attorney — Protestant's Attorney

Address 1601-04 Court Square Bldg.
Baltimore, 2, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of August, 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 through out 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 10th day of October, 1962, at 2:00 o'clock P. M.

AUG 2 - '62

OFFICE OF PLANNING & ZONING

Zoning Commissioner of Baltimore County

(over)

5664-RXV
M. ADELAIDE MUELLER
NW cor. of Eastern Blvd. & Mace Ave.
15th

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the reclassification should be had; and it appearing further that by reason of location a special exception should be granted for a Used Car lot

~~the above reclassification should be had; and it further appearing that by reason of~~

The Variance to permit a side yard of 17 feet and a rear yard of 25 feet instead of the required 30 feet, should be granted.

~~a special exception for~~ ~~should be granted~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of October, 1962, that the herein described property or area should be and the same is hereby reclassified; from a "B-L" zone to a "B-R" zone, and a special exception for a Used Car Lot should be granted ~~, and the same is hereby granted~~ from and after the date of this order. The Variance to Sec.238.2 of the Zoning Regulations is granted which permits a west side yard of 17 foot and a rear yard of 25 feet instead of the required 30 feet.

The granting of the subject petition is subject to approval of the site plan by the Division of Land Development and the Office of Planning and Zoning.

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 ____ day 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 a ____ zone; and/or the Special Exception for ____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Salto. COUNTY ZONING OFFICE

Zoning Imp Amendment Petition

Petition No. 5664-RXV Map No. ____ Date: ____

Applicant: M. Adelaide Mueller

Applicant's Address: ____

Owner: Same

Owner's Address: ____

Requested Change: From B-L To B-R & S.E.

Public Hearing: Date ____ Time ____

Location of Property: N/W corner of Eastern Ave (Rte 150) and S. Mace Ave.

RECOMMENDATION OF MARYLAND STATE ROADS COMMISSION DEVELOPMENT ENGINEERING SECTION

Date: Today

Applicable Comments as indicated:

___ No Comment.

___ Property NOT affected by any present tentative proposed Maryland State Roads Commission highway improvement plans.

___ Property affected by present tentative proposed Maryland State Roads Commission highway improvement plans as denoted on attached plan.

✓ Construction and operation of any proposed commercial enterprise on this property generating vehicular ingress and egress to the State Highway will be subject to Maryland State Roads Commission entrance permit requirements.

Remarks: ____

John L. Truax
(Signature)
Asst Dist Engr.
(Title)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5664-RXV-A

TO Mr. John G. Rose, Zoning Commissioner Date September 28, 1962

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5664-RXV. B-L to B-R. Special Exception for Used Car lot and a Variance to permit west side yard of 17 feet and a rear yard of 25 feet instead of the required 30 feet. Northwest corner of Eastern and Mace Avenues. Being property of M. Adelaide Mueller.

15th District

HEARING: Wednesday, October 10, 1962 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a zoning reclassification together with a special exception for a Used Car lot and has the following advisory comment to make with respect to pertinent planning factors:

1. Land usages along this portion of Eastern Avenue are predominally those devoted to roadside uses. Within the context of those uses B-R zoning here may be appropriate. If granted, the Planning staff notes specifically that the site plan as submitted is not satisfactory. This portion of Eastern Avenue is a dual lane highway which establishes a 50 foot front yard for commercial buildings. Section 236.1 of the Regulations states that storage and display of vehicles are permitted not more than 15 feet in front of the required front building line. Widening may be required for Mace Avenue. Access absolutely should be forbidden via the adjoining alley. Screening should be provided for the adjacent residential area.

GED:hwm

SEP 28 '62

OFFICE OF PLANNING & ZONING

INVOICE

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 12962

DATE 8/2/62

TO: M. Adelaide Mueller
3314 Foster Ave.
Baltimore 24, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Petition for Reclassification, Special Exception & Variance to your property	$50.00

8-3&2 0310 * 12962e HP-- 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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#5664

District 15th Date of Posting 9-20-62

Posted for: Am. B-L to B-R & Special Use for Used Car Lot & Variance

Petitioner: M. Adelaide Mueller

Location of property: N.W. corner of Eastern & Mace Avenues etc.

Location of Signs: 1 sign on property, partial Northwest Corner of Eastern and Mace Avenues

Remarks: ____

Posted by Thos. B. Herman
Signature

Date of return: 9-21-62

INVOICE

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 14190

DATE 10/3/62

TO: George Hofferbert, Esq.
1601 Court Square Building
Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Advertising and posting of property for M. Adelaide Mueller	$39.00

10-362 0321 * * * 12L-- 39.00

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.

#5664-RXV

PETITION FOR ZONING RECLASSIFICATION SPECIAL EXCEPTION AND A VARIANCE
15th District

ZONING: From B.L. to B.R. Zone Special Exception for Used Car Lot and a Variance to permit west side yard of 17 feet and rear yard of 25 feet instead of required 30 feet

LOCATION: Northwest corner of Eastern Avenue and Mace Avenue.

DATE & TIME: WEDNESDAY, OCTOBER 10, 1962 at 2:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake 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:

Concerning all that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same at the intersection of the northwest side of Eastern Avenue and Mace Avenue and thence running and binding on the northwest side of Eastern Avenue North 51 degrees 30 minutes East 200.92 feet thence leaving Eastern Avenue and binding on the west side of a 17 foot alley North 23 degrees 30 minutes West 150.00 feet to the south side of a 15 foot alley thence running and binding on the south side of said 15 foot alley North 66 degrees 24 minutes West 82 feet and South 83 degrees 04 minutes West 69 feet thence running South 23 degrees 30 minutes East 178.29 feet to the north side of Eastern Avenue and thence running and binding on the north side of Eastern Avenue North 65 degrees 12 minutes East 78.54 feet to the place of beginning.

Being the property of M. Adelaide Mueller, as shown on plat plan filed with the Zoning Department.

By order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.

9-26-14

CERTIFICATE OF PUBLICATION

TOWSON, MD., 20th Sept., 19 62

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 10th day of October, 19 62, the first publication appearing on the 20th day of Sept., 19 62.

THE COUNTY NEWS WEEK

W. E. Keyser
Manager

5664

PETITION FOR ZONING RECLASSIFICATION AND A SPECIAL EXCEPTION AND A VARIANCE—15th District

ZONING: From B.L. to B.R. Zone. Special Exception for Used Car Lot. Petition for a Variance to permit west side yard 17 feet, rear yard of 25 feet instead of required 30 feet.

LOCATION: Northwest corner of Eastern Avenue and Mace Avenue.

DATE & TIME: Wednesday, October 10, 1962 at 2:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake 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 concerning all that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the intersection of the northwest side of Eastern Avenue and Mace Avenue and thence running and binding on the west side of Mace Avenue North 23 degrees 30 minutes East 200.92 feet, thence leaving Mace Avenue in a southwesterly direction 8.31 feet to the east side of a 17 foot alley thence running and binding on the east side of said 17 foot alley South 23 degrees 30 minutes East 150.00 feet to the north side of a 15 foot alley thence running and binding on the north side of said 15 foot alley the two following courses and distances viz: North 66 degrees 24 minutes West 82 feet and South 83 degrees 04 minutes West 69 feet thence running South 23 degrees 30 minutes East 178.29 feet to the north side of Eastern Avenue and thence running and binding on the north side of Eastern Avenue North 65 degrees 12 minutes East 78.54 feet to the place of beginning.

Being the property of M. Adelaide Mueller, as shown on plat plan filed with the Zoning Department.

By order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County

Sept. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 21, 1962

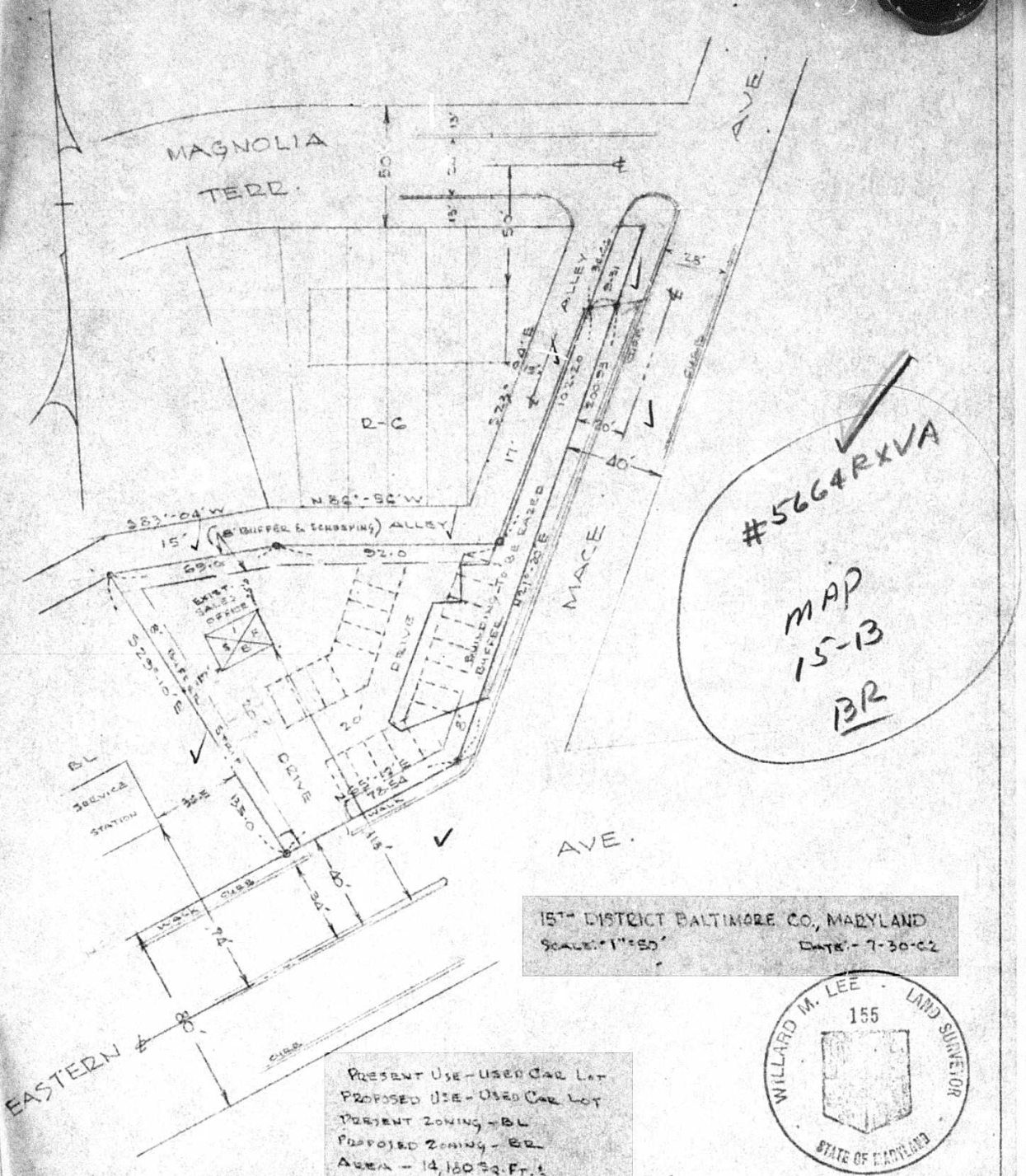
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 time successive weeks before the 10th day of October, 19 62, the first publication appearing on the 21st day of September, 1962.

THE JEFFERSONIAN,

Frank Murdock
Manager.

Cost of Advertisement, $____

5664



#5664RXVA

MAP
15-13
BR

15TH DISTRICT BALTIMORE CO., MARYLAND
SCALE: 1"=50' DATE: 7-30-62

PRESENT USE - USED CAR LOT
PROPOSED USE - USED CAR LOT
PRESENT ZONING - BL
PROPOSED ZONING - BR
AREA - 14,180 SQ. FT.±

WILLARD M. LEE · LAND SURVEYOR
155
STATE OF MARYLAND

Willard M. Lee
REG. CIVIL ENGR.