

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles R. Gross 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 BL EXX AND R-6 zone to an B-1 zone; for the following reasons:

Trailer Sales

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:

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.

Contract purchaser
Address Holman C. Schoenberger

201 W. Penna. Ave., Towson 4,
Petitioner's Attorney

Legal Owner
Address Charles R. Gross
Hampstead, Md.

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of October, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of January, 1963, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 14250

DATE 10/29/62

TO: Holman C. Schoenberger, Esq.
201 W. Penna. Ave.
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT	154.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Petition for Reclassification for Charles Gross	50.00	
2	10-5062 1-649 * * * TEL-	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.

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 above Re-classification should be had, and it is hereby ordered that the

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of October, 1962, that the herein described property or area should be and the same is hereby reclassified; from BL EXX AND R-6 zone to a B-1 zone, and the same is hereby DENIED.

and from the date of this order, subject, however, to approval of the site plan by the State Roads, Division of Land Development and the Office of Planning and Zoning.

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 29th day of October, 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 BL EXX AND R-6 zone; and/or the Special Exception for Trailer Sales be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 15401

DATE 1/2/63

TO: Charles R. Gross
P.O. 1 Lees Mill Road
Hampstead, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT	28.09
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Advertising and posting for Reclassification	28.09	
2	10-263 4186 * * * TEL-	28.09	

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.

TOPOGRAPHICAL SURVEY
SURVEYS FOR ELEVATING

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4804 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

October 26, 1962

N.W.S. Pulaski Highway 175 feet N.E. Golden Ring Road
15th District Baltimore County, Maryland

Beginning for the on the northwest side of Pulaski Highway at the distance of 175 feet North 46 degrees 05 minutes 50 seconds East along the northwest side of Pulaski Highway from the intersection of Pulaski Highway and Golden Ring Road and thence running and binding on the northeast side of Pulaski Highway North 46 degrees 05 minutes 50 seconds East 168.70 feet to the end Right of Way Line of Through Highway Station 258 plus 51 as shown on Plat No. 10671 State Roads Commission of Maryland entitled Balto., Co. Beltway, Belair Road to Pulaski Highway thence leaving Pulaski Highway binding on the Right of Way line of Road D as shown on said plat as follows: 50 minutes West 114.06 feet and South 40 degrees 15 minutes 10 seconds West 105.28 feet thence leaving said Right of Way for a new line of division South 43 degrees 54 minutes 10 seconds East 264.48 feet to the place of beginning.

Containing 1 acre of land more or less.



CERTIFICATE OF PUBLICATION

TOWSON, MD., 12th Dec., 1962
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 4th day of JANUARY, 1963, the first publication appearing on the 10th day of Dec., 1962.

THE COUNTY NEWS WEEK

W. F. Rogers
Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 11, 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 successive weeks before the 11th day of January, 1963, the first publication appearing on the 11th day of December, 1962.

THE JEFFERSONIAN

Franklin D. Jones
Manager
Cost of Advertisement, \$.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose Date: November 27, 1962

FROM: Walter J. Addison

SUBJECT: Property on the northwest side of Pulaski Highway 175 feet Northeast of Golden Ring Road, 15th District, Present zoning B.L. and R-6, proposed zoning B.M.

The subject property was item 2 of the agenda of the November 16, 1962 meeting of the Zoning Advisory Committee. It is understood that the present use of this property is trailer sales. Presumably, the proposed zoning would permit the continuation of this activity as well as its extension into the area which is presently zoned R-6.

It is noted that this or any other commercial use of the area, which in reality is a portion of an interchange, is conducive to hazardous situations because of turns into moving lanes of traffic from entrances more or less screened by the structure carrying the Beltway over Pulaski Highway. Any extension or expansion of the activities on this site that would result in the increase in the traffic movements and from Pulaski Highway should be considered as similarly increasing the traffic hazard.

Both present and proposed zoning would permit new uses which would result in more intensive traffic movements. The greater area that would become available under the proposed B.M. zoning might be more conducive to this development. This would seriously increase the traffic hazards at this particularly hazardous location.

WJA:QON:ach



Walter J. Addison, Chief
Division of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rose, Zoning Commissioner Date: December 17, 1962

FROM: Mr. George E. Garvels, Deputy Director

SUBJECT: #5728. B-1 and R-6 to B-1. Northwest side of Pulaski Highway 175 feet Northeast of Golden Ring Road. Being property of Charles R. Gross.

15th District
Friday, January 4, 1963 (11:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification. In light of the unique highway situation adjacent to the site, it feels that residential zoning is completely inappropriate. At the same time it appears that the proposed trailer sales use would be less of a traffic problem than would be uses permitted under the present zoning.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 12-13-62

Posted for: Charles R. Gross

Petitioner: Charles R. Gross
Location of property: N.W.S. Pulaski Hwy 175 ft. N.E. of Golden Ring Road, 15th Dist.
Location of Sign: at intersection of Pulaski Hwy 255 ft. Northwest of Belair Hwy Road

Remarks: None
Posted by: George E. Garvels Date of return: 12-14-62

