

RE: PETITION FOR SPECIAL EXCEPTION
for Used Motor Vehicle Outdoor Sales
Area - SW/2 Liberty Road, 135'
from Offutt Road
Second District
Schmidt Ford, Inc., Ernest M. Wolf
and Mary H. Wolf
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5749-X

ORDER OF DISMISSAL

Petition of Schmidt Ford, Inc., Ernest M. Wolf and
Mary H. Wolf, for special exception for a Used Motor Vehicle
Outdoor Sales Area on the southwest side of Liberty Road, 135'
from Offutt Road, in the Second District of Baltimore County.

Whereas the Board of Appeals is in receipt of an
Order of Dismissal dated May 24, 1963 from the attorney
representing the petitioners in the above entitled matter.

Whereas the said attorney for the said petitioners
requests that the appeal filed on behalf of said petitioners, be
dismissed and withdrawn as of May 24, 1963.

It is hereby ORDERED this 24 day of June,
1963 that said appeal be dismissed with prejudice as of the
aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ACTING CHAIRMAN

PETITION FOR SPECIAL EXCEPTION
FOR USED MOTOR VEHICLE OUTDOOR
SALES AREA - S. W. Side Liberty Road
135' from Offutt Road, 2nd District,
Schmidt Ford, Inc., Ernest M. Wolf
and Mary H. Wolf

Petitioners

BEFORE THE
COUNTY BOARD
OF
APPEALS
No. 5749-X

ORDER FOR DISMISSAL

Mr. Clerk:

Will you kindly dismiss the appeal to the County Board of Appeals
from the Order of the Zoning Commissioner of Baltimore County dated
January 24, 1963.

James H. Cook
22 W. Pennsylvania Avenue
Towson 4, Maryland
VA 3-4111
Attorney for Petitioners

PETITION FOR SPECIAL EXCEPTION
FOR USED MOTOR VEHICLE OUTDOOR
SALES AREA - S. W. Side Liberty Road
135' from Offutt Road, 2nd District,
Schmidt Ford, Inc., Ernest M. Wolf
and Mary H. Wolf

Petitioners

BEFORE THE
ZONING
COMMISSIONER OF
BALTIMORE COUNTY
No. 5749-X

NOTICE OF APPEAL

Mr. Clerk:

Please enter an appeal to the County Board of Appeals from
the Order of the Zoning Commissioner of Baltimore County dated January
24, 1963.

Boone and Cook
305 W. Chesapeake Avenue
Towson 4, Maryland
VA 3-4111
Attorneys for Petitioners

RE: PETITION FOR SPECIAL EXCEPTION
FOR USED MOTOR VEHICLE OUTDOOR
SALES AREA - S. W. Side Liberty
Road 135' from Offutt Road, 2nd
Dist., Schmidt Ford, Inc., Ernest
M. Wolf and Mary H. Wolf,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5749-X

The petitioners in the above matter seek a special exception
to use the subject property for a Used Outdoor Vehicle Automobile business
adjoining a garage, which has been in existence for 25 or 30 or more years.
The petitioners are in a unique position in that they operated on the
subject property without complying with the Baltimore County Zoning
Regulations. During this time the neighbors have been able to observe
the type of operation that they might expect in the future. This
operation has proven to be most undesirable.

The neighbors who own homes on a narrow crusher run street,
immediately adjacent to the subject property, have been subjected to
the unpleasantness of noise and dust resulting from the storage and
moving of farm equipment kept for sale on this property. In addition,
the petitioners have given demonstrations of the use of the farm equip-
ment in both winter and summer, day and night. This situation is an
intolerable one for the residents who live so close. This definitely
violates Section 502.1-1 of the Baltimore County Zoning Regulations
which reads as follows:

"Before any Special Exception shall be granted, it
must appear that the use for which the Special Excep-
tion is requested will not:

Be detrimental to the health, safety, or general
welfare of the locality involved."

For the above reasons the special exception should
be denied.

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Schmidt Ford, Inc. and Ernest M. Wolf and
I, or we, Mary H. Wolf, legal owner of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition (1) that the zoning of the above described property be reclassified as
Western Area MAP SEC. 2-C "X" 1/17/63

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 used motor vehicle outdoor sales area,
separated from sales agency building.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification 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

Boone and Cook
305 W. Chesapeake Avenue
Towson 4, Maryland VA 3-4111

ORDERED BY THE Zoning Commissioner of Baltimore County, this 2nd day
of November, 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 held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 21st day of January, 1963, at 11:00 o'clock
A.M.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rosa, Zoning Commissioner Date: January 21, 1963
FROM: Mr. George E. Gwells, Deputy Director
SUBJECT: 5749-X, Special Exception for Used Motor Vehicle
Outdoor Sales Area, separated from sales agency
building, Southwest side of Liberty Road 135 feet
southeast side of Offutt Road, being property of
Ernest M. Wolf.
2nd District
REMARKS: Wednesday, January 23, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed
the subject petition for special exception for Used Motor
Vehicle Outdoor Sales Area, separated from sales agency
building. It has the following advisory comment to make with
respect to pertinent planning factors:

1. If granted, the Planning Staff suggests that the prop-
erty be limited to a depth of not more than 250 feet and
that adequate screening be provided in accordance with
an approved site plan.

Description to Accompany Petition for
Special Exception Schmidt Ford, Inc.

October 9, 1962

Beginning for the same on the Southwest side of Liberty Road
as proposed to be widened to 80 feet, at a point distant 135 feet more
or less measured southeasterly from the Southeast side of Offutt Road
said point of beginning being also on the second or South 37° West 430
foot line of Lot #6 as secondly described in a deed dated May 17, 1917,
from Hannah Belle Curtis to Jacob M. Shertzer and Mary E. Shertzer, his
wife, and recorded among the Land Records of Baltimore County in Liber
W.P.C. 482 folio 12 at a distance of 37 feet from the beginning of said
second line, running thence binding on the Southwest side of said Liberty
Road South 54° East 94.5 feet more or less to intersect the fourth or
North 35° East 419 foot line of Lot #5 as firstly described in the above
mentioned deed, running thence binding reversely on part of said fourth
line South 35° West 382 feet more or less to the beginning of said fourth
line, thence binding on the Southwest sides of Lots #5 & 6 as described
in the above mentioned deed North 59° 15' West 113 feet thence binding
reversely on part of the second line of said Lot #6 referred to above
North 37° East 393 feet more or less to the place of beginning.

Containing 0.92 acres of land more or less.

It is this 24th day of January, 1963, by the Zoning
Commissioner of Baltimore County, ORDERED that the Special Exception
requested in the above matter, be and the same is hereby DENIED.

Zoning Commissioner of
Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

2nd
District *2nd* Date of Posting *1-2-62*
Posted for *personal property for sale, make new lot, Catonsville, Md. area*
Petitioner: *Schmidt Ford, Inc.*
Location of property: *U.S. of Liberty Rd. 135 ft. from Md. E.S. of Offutt*
Road, etc. See map
Location of Signs: *on west side of Liberty Road, 180 ft. east of Offutt*
Road
Remarks:
Posted by: *George R. Hume* Date of return: *1-2-62*
Signature

TELEPHONE
VALLEY 3-3000

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

No. 16404
DATE 2/4/63

TO: Messrs. Boone & Cook,
305 W. Chesapeake Avenue,
Towson 4, Md.
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Appeal in the matter of petition of Schmidt Ford, Inc. No. 5749-1	\$70.00
	2-663 3773 * * * TIL -	000

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.

TELEPHONE
VALLEY 3-3000

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

No. 14258
DATE 11/2/62

TO: Mr. Lawrence Foster
c/o Messrs. Boone & Cook,
305 W. Chesapeake Ave.,
Towson 4, Md.
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Cost of petition of Schmidt Ford, Inc. for special exception	\$20.00
	11-262 2189 * * * TIL -	000

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.

TELEPHONE
VALLEY 3-3000

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

No. 15463
DATE 1/23/63

TO: Schmidt Ford, Inc.
Randallstown, Md.
BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of your property	\$36.27
	1-2363 4408 * * * TIL -	827

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.

**PETITION FOR ZONING
SPECIAL EXCEPTION**
2nd District

ZONING: Petition for Special
Exception for Used Motor Vehicle
Outdoor Sales Area, separated
from sales agency building.
LOCATION: Southwest side of
Liberty Road 135 feet from the
Southeast side of Offutt Road.
DATE & TIME: WEDNESDAY,
JANUARY 23, 1963
at 11:00 A.M.

PUBLIC HEARING: Room
109, 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 Second District of
Baltimore County.

Beginning for the same on the
Southwest side of Liberty Road,
as proposed to be widened to
80 feet, at a point distant 135
feet more or less measured
southeasterly from the Southeast
side of Offutt Road said point
beginning being also on the
second or South 87 degrees West
430 foot line of Lot No. 6 as
secondly described in a deed
dated May 17, 1917, in J. Han-
nah Belle Curtis to Jacob H.
Shurtz and Mary E. Shurtz,
his wife, and recorded among
the Land Records of Baltimore
County in Liber W.P.C. 482 folio
42 at a distance of 77 feet
from the beginning of said sec-
ond line, running thence bind-
ing on the Southwest side of
said Liberty Road South 84 de-
grees East 14.5 feet more or
less to intersect the fourth or
North 35 degrees East 418 foot
line of Lot No. 2 as finally de-
scribed in the above mentioned
deed, running thence binding re-
versely on part of said fourth
line South 35 degrees West 302
feet more or less to the begin-
ning of said fourth line, thence
binding on the Southwest side
of Lots No. 8 & 9 as describ-
ed in the above mentioned deed
North 20 degrees 15 minutes West
115 feet thence binding rever-
sely on part of the second line
of said Lot No. 6 referred to
above North 17 degrees East 303
feet more or less to the place
of beginning.

Containing 0.92 acres of land
more or less.
Being the property of Schmidt
Ford, Inc. et al. as shown on
plat plan filed with the Zoning
Department.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Jan. 4, 1963.

**OFFICE OF
THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS
Baltimore, Md.

THE BALTIMORE COUNTY
COUNTIAN

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

January 7, 1963.

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 ~~before~~ before
the 7th day of January, 1963, that is to say
the same was inserted in the issues of
January 4, 1963.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager

