*5794 EXVA MAP #11+14A RE: PATITION FOR RECLASSIFICATION, : SPECIAL EXCEPTION AND VARIANCES TO SEC. 235.2 OF ZONING REDUIA-: ZONING COMMISSIONER BREAM TIGS - S.E. Side Harford Road and N.E. Side East Ave., 11th Dist., Harford Warehouse Corp., Putitioner Œ BALTIMORE COUNTY No. 5794-RXV

The politicar in the above matter has requested a reclassifi-cation of property designated as Parcel 7% from a 76-17 Zeps to a 76-17 Zeps and property for several parts of the 76-17 Zeps to a 76-17 Zeps and the remaining portion of the 25-17 Zeps and the remaining portion of the 25-17 Zeps and 76-17 to 78-17 Zeps a special reception to use add property from a condition of the 25-17 Zeps a special 25% of the Zeps Zeps Zeps and 25-17 Zeps a 25-

A major portion of the subject property is already being utilized for warehouse use and the requested change sould emble the commer to get a better use of his existing property.

For the above reasons the reclassification should be had, and it appearing that by reason of location the special exception should be granted, also the variance requested should be granted.

be granued, also the variance requested ensure or granues.

Commissioner of Salthers Goodby, GROUND that the Property described as Freel "Mr. 1 to the Law of the Property described as Freel "Mr. 2 toos to a "Mr. 2 too and the Property of the Property of

The variances are also granted which permit one side yard of 10 feet and a second side yard of 0 feet instead of the required 30

The granting of the above potition is subject to approval of the site plan for the development of and property by the Bureau of Pabile Services and the Office of Planning of Source.

Zoning Cornelad sour of

Baltimore County

€ € DOLLENBERG BROTHERS Revisered Professional Engineers & Lond Surveyor WASHINGTON AVENUE AT YORK ROAD TOWSON 4. MD.

6

December 11, 1962

#5794EXV

Zoning Description

Parcel B 16 to Bolto

ENI+ BR Elevanth Election District of Saltimore County, State of Maryland and described as follows to wit:

described as follows to wit:

Seglming for the same at the corner formed by the intersection of the southeast side of introduced the substitution of the southeast side of introduced the substitution of the northeast side of the resoutheast side of right having a residue of Southeast side of the side of the side of the resoutheast side of the side of the resoutheast side of the side of the resoutheast side of the side of th

Containing 4.98 Acres of land more or less.

Saving and excepting therefrom the following described parcel of

land:

Deginning for the same at the beginning of the herein beautibed parcel of land and running thence with a part of fift-first line to-red South Md degrees in laintee to thence running the a in the to-red horth | degrees in laintee the to-red laintee the laintee the laintee the laintee the laintee the laintee the laintee with and by hing on a part of said last line South Md degrees 59 minutes lest 20 feet, 60, the place of beginning. place of beginning.

Also saving and excepting therefrom the portion of the hereir described parcel of land which has heretofore been zoned Business

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5794 PXVA MAP Mr. John G. Rose, Zoning Conxissioner Pate March 1, 1963 #11+144

ROMMr. George E. Cavrelis, Deputy Director

SUBJECT #5794-MV. B-6 and B-L to B-N and B-R, Special Exception for Usedgar SUBDOT 2017-3014. Bee. and Het. 50 Het and Het. 5 Special Exception for Usedar Det and Variance to permit of the steback in them of 12 foot setback on the PR of the steback in the setback of the profit of parcel *A*, to permit from setback of 9 feet 8 intege x/M install of the required 50 feet to the a setback of 39 feet 8 intege instead of required 50 feet tree center line of street; and to permit M feet 8 inhee instead of the required 50 feet on the note of street; and to permit M feet 8 inhee instead of the required 50 feet on the side street on profit Street M feet 8 inhee feet and the street of the street Street

11th District

HEARING:

Wednesday, March 13, 1963 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Zoning Reclassifications together with setback variances. It has the following advisory comments to makes:

- The Planning staff notes that portions of the overall tract now is used in connection with a Moving and Sivrage Scopery. In the use of this property new or as property and the staff of the property new or as property and the staff of the truck terminal, the Planning staff notes that such use is not penalted (In the B-4, zone.
- 2. Are there recorded streets in either Parcel "A" or Parcel "B"? If so,
- Are there recorded streets in either Farcel ¹⁰ of Parcel ¹⁰? If 90; if 90; it would appear that the status of such streets should be clarified and legal abundancest completed writer to making me decisions concerning the saming potential for the state of the special Exception for e Used Gar Lot is sought for that portion of the pottion at the corner of East Avenue (relocated) and Earford Soul, Unit1 such time as an overall place has been agreed to for circulation within the entire area enbraced by this pottion, the Planning stiff is not in accord with the concept of Used Gar Lot here, if may be that portions of this Used Gar Lot will be required for an effective plan of circulation.
- Creation of commercial sowing along East Avenum (relocated) which serves as a principal naturance to this residential area would have an extended towards as the commercial uses which new are criented towards Harford Rout would be extended in depth along one side of East Avenum. Residential soming new occurs on both sides of that read including and opposite Percol "5".

DOLLENBERG BROTHERS Registered Professional Engineers & Land Serveyors MATON AVENUE AT YORK ROAD TOWSON 4, MD.

#5794 PXV MAPHA December 11, 1962

B-I to BRSole BALEBR

Special Exception to Farcel B 18 All that piece or percel of land situate, lying and being in the Leventh Eleventh Eleventh Eleventh Section District of Saltimore County, State of Maryland and 2/14/L3 described as follows to wit:

Beginning for the sace at the corner formed by the interaction of the southeast side of marrord fload with the rortheast side of the relocations relocation and running the thence and binding on the northeast relocation of East Avenue South in degrees in minutes East 150 feet, thence leaving said avenue and running the one East 1.2.75 feet courses and distances vizz morth in degree of the southeast side of and lorth in degrees and control of the southeast side of the marrord fload south in the shade of the southeast side of and the marrord fload so the side of the side of and rond south in the species 59 minutes West 122.75 feet to the place of beginning.

Containing 0.43 of an Acre of lend more or less.

Saving and excepting therefrom the following described parcel of land:

Beginning for the same at the beginning of the herein described percel of lend and running themes with a pert of the first like thereof South 48 degrees all all the control of cets, thence running Fore, like of division and degrees all almintes at 25.28 feet by integrated, by less like in a said parcel of land and thence running via the degree of the control of th

PETITION FOR ZONING RE-CLASSIFICATION #513.4 FM AND/OR SPECIAL EXCEPTION MAP

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Undersigned

County and which is described in the description and plat attached hereto and made a part bereof, hereby petition (1) that the zoning status of the herein described property be re-classified, purposent to the Zening Law of Baltimore County, from an ... R-6. E-L 2/19/63

. Bo and BR ____zone; for the following reasons:

And a variance to section 235.2 to permit an "o" setback in lieu of a 12 foot setback on the northeast property line of parcel "A and a variance to section 238.1 to permit a front/yard setback of 9.8 feet in lieu of the required 25 feet and to permit setback of 39.8 feet the center line of the street in 'leu of the required 50 fee feet from the center line of the street in ? leu of the required 50 fe and a variance of 34.8 feet in lieu of 50 feet on the side street on "B" for the following reasons:

Changes occurring since adoption of original zoning and for such other and further reasons assigned at the time of the hearing. -and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore, A

County, to use the herein described property, for. a used car lot Property is to be posted and advertised as prescribed by 7 ming 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 Balt

See Attached Descriptions . Harford Warehouse Corporation Cal Webe fre.
Legal Owner Contract purchaser Addre-s 9213 Harford Road Baltimore 34, Marylant Protestant's Attorney

ORDERED By The Zoning C ner of Baltimore County, this _____day January, 196.3, 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 to Room 108, County Office Building in Towson, Baltimore County, on the 195.3 , at 10130 o'clock A M.

3/13/63 geoch

BALTIMORE COUNTY, MARYND OFFICE OF FINANCE

No. 16471 DATE 3/1/63

of Collection and R.
COURT HOUSE TOWSON 4, MARYLAND

	ссоинт но. 01.622	1896.31 CONT
PITTHAL	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of your property Potition #579h-EXV	90.31
	Projection of the Page	
	3463 6168 * * • TIL	9031
	2	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

11 Th		2/23/63
Posted for: Hearing	Date of Duck 13th 63	45 10:30 AM
	OF HARFORD RD. NEL	
	- Harrory RP on EAST AVE A	

PARTIE D. M. S. ESTA A. S. ESTA D. J. T. S. ESTA A. S. ESTA A. M. GARANTA TO THE STATE OF THE ST HAS TO PUT MES 3 SIGNS FIRING EAST ALF. Ported by Robert Le Bull Date of return: 7/28/63

Registered Professional Engineers & Land Summer TON AVENUE AT YORK ROAD

#5794 EXVA DIAP V

TOWSON 4, MD. December 11, 1962/ #11+14A

Zoning Description B.Z. 6 Cho

BM+BK All that piece or parcel of land situate, lying and being in the XV Eleventh Election District of Baltimore County, State of Maryland and 2/19/23

distance of 182,75 feet measured northeast side of Harford Hood at the distance of 182,75 feet measured northeasterly along the southeast side of the state of the side of the

Containing 4.98 Acres of land more or less.



5.794

Fabruary 22, 1963

Special Exception to Parcel B. For Used Car Lot

nulng for the same in the intersection fie of the relocation founding themes and ust side of the reli-t South 48 degrees of, thence leaving a the two following:

following lines vir. Sou il minutes East 198.15 offerly by a line curvin

nur (reincated). DATE AND TIME Wednesday, March 12 1962 at 19:30 A.M. FURLIC MEABLING Recon 168, County 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

as follows: bettlen 235.2—Ride Vard 12 Feet. is ion 228.1—Front Vard—25 feet a d feet on the side afterst. The Zentug Commissioner of Balters Countly, by asythetity of the Zonicy, and Reputations of Baltimore Countly, we had a nobline hearing concerning all or 1 time successive weeks before the 13th day of _____ March _____ 19.52., the first publication appearing on the 22nd day of February

THE JEFFERSONIAN, Tearl Stutter

CERTIFICATE OF PUBLICATION

TOWSON MD

Cost of Advertisement, \$.

TELEPHONE

INVOICE

BALTIMORE COUNTY, MARYLAND

No. 15403 DATE 1/3/63

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

Hessrs. Smith & Harrison Jefferson Building Towen h, Md.

BY: Baltimore County

	towen li, Md.	\$50.00	
eposit to account no. Detach upper section and return with your remittance			
EPOSIT TO	Petition for Reclassification & Special Exception for Harford Warehouse	50.00	
	PAGE CONTRACTOR OF THE PAGE TO	CACA CO.	
	1-363 4205 · · · IXt	50.00	
		24,000	
	30 0 per 1-17		
	9	100 Tel 100 Te	

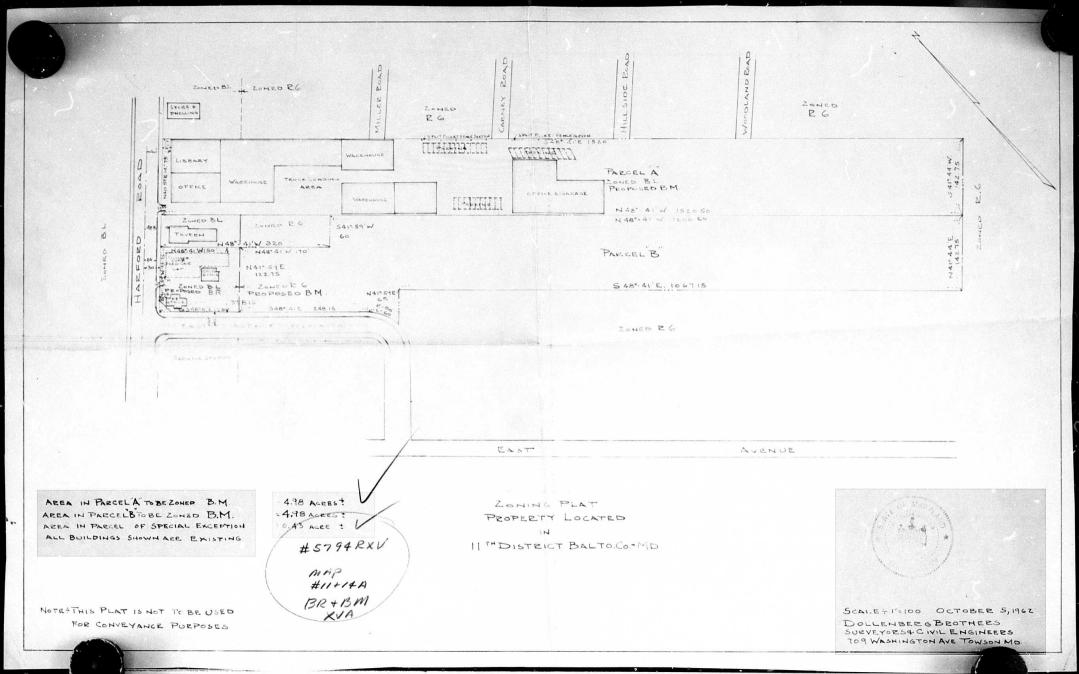
IMPORTANT: MAKE CHECKS PAYABLE TOBALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND MAIL TOUIVISION OF COLLECTION OF THIS BILL WITH YOUR REMITTANCE.
PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

recepted as two processes of the control of the con

CERTIFICATE OF PUBLICATION

TOWSON, MD., __2Iat__Feb ___19 63_ THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NL WS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _Que__ successive weeks before the 13th day of March 19 63, the first publication appearing on the______day of

> THE COUNTY NEWS WEEK W. J. Keyser



N48° 41 W - 150.00 PROPOSED BUILDING CRUSHER RUN TOPPING EXISTING OFFICE ADVERTISING STRUCTURE 5 48 41 E - 150.00 (EXISTING CURB EAST AVENUE

ANY FUTURE STRUCTURE
TO BE LOCATED A MIN. OF
GO'FROM PROPOSED BUILDING, EXCEPT AN ADDITION
MAY BE MADE TO PROPOSED
BUILDING COMMON PARTY.
WALL EXISTS

NOTE SEWER AND WATER AVAILABLE IN HARFORD RD.

60.00

PLANS APPROVED
OFFICE FILANNING & ZONING
BY
PLANNING & ZONING
PLANNING & ZONING
PLANNING & ZONING
PLANNING & ZONING & ZO

517E PLAN 1" = 20'

J. MAUDUIT BERRY
ARCHITECT
DUNCAN BUNDING
TOWSON, MO.



USED CAR LOT & SALES BUILDING

DOUG. GRIFFITH AUTO SALES

9213 HARFORD RD. - IM Dr. BALTIMORE CTY, MD.

DEC. 17, 1963