RE: FOTITION FOR RE-TASSIFICATION From B-L came to B-d come, Sper. al Exception for Used Cor. Est. Variances to Section 23-2 of Zening Regulations—5/3 Joyst Read 705,32 NW of Belair Read-Lika Mist. Richard J. Tuxomo-Feitidomer

BEFORE #5939 EXVA

ZONING COMMISSIONER MPP Caue No. 5939 RXV 63-56

The petitioner in the above subject matter requested a Re-Classification from a "B-L" zone to a "B-R" zone and a Variance to Section 238.2 of the Baltimore County Zoning Regulations to permit a side setback of 1.12 instead of the required 30' on the west side and a rear yard of 3.6' instead of the required 301. The petitioner also requested a Special Exception to use subject property for a Used Car Lot.

Testimony revealed that such property is currently being used for minor automobile repair work, the male and installation of apholstery

Mr. David Dallas, registered Civil Engineer, was of the opinion there was no drainage problem currently on the premises and no drainage problem would be created if the requested zoning for a Used Car Lot would

Mr. Dolans and Mr. Wilsie Adams, Zoning Consultant, described the subject property as being bounded on the West side by a miniature golf course, on the East side by a Used Car Lot and Gino's Drive-In, on the North side across the street are an existing Used Car Lot and Restaurant. It was, also, testified that the subject tract lies within 600° of the intersection of Joppa and Belair Roads where there are two existing bars and two existing pasoline stations. Mr. Adams further stated that within a 1/2 mile radius there have been twenty (20) various zoning re-classifications since the original adoption of the 11th District

Several protestants testified but their main objection appeared to be more against the use of the property as a junk yard than the use of the property for a Used Car Lot.

> BALTIMORE COUNTY, MARYLA INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date August 28, 1963

FROM Mr. George E. Cavrelia, Deputy Director MANUSCRIPT AND A STATE OF THE S

Monday, September 9, 1963

The staff of the Office of Flamming and Joning has reviewed the subject petition for reclassification from 3-t to 3-t soming together with Special Recognition for Seed Car Fact Warrantes. The hast to Pollowing awringery com-to make with respect to pertinent planning factors;

From the testimony presented, it is the opinion of the Deputy Zoning Commissioner there have been substantial changes in the character of the immediate neighborhood since the original adoption of the 11th District Zoning Map and the petitioner herein has most the requirements of Section 502.1 of the Baltimore County Zoning Regulations concerning

the request for a Special Exception, It is this 13 day of September, 1963, by the Deputy tssioner of Baltimore County, COMPAGE that the herein described property should be and same is Re-Classified from a \*B-L\* zone to a and a Special Exception for a Used Car Lot should be and the same is granted from and after the date of this Order; also the varian granted to Section 238.2 of the Baltimore County Zoning Regulations to permit a side setback of 1,12' instead of the required 30' on the west side, and a rear yard of 3.8' instead of the required 30'.

Educed D. Landet

# 5939 840-63-56

CERTIFICATE OF POSTING NING DEPARTMENT OF BALTIMORE COUNTY Towsen, Maryland

Posted for HEARING MON. SEPT 9-63- AT 15:00 AM. Petitioner: BICHARD J. TUSCANO

Location of property: 5/5 OF Juppe RD 705.32 FROM NW/ SE Belain Rp. Location of Signe App 7" THON ENTRANCE TO TUSCANO COMEN ALTO Shop AND JELFRON FRIBRE WALKWAY ALL SIGN ARE APP.

Remarks STAPRET AND ALL SIEN ARE EACEING JOPPA FO Posted by Robert Long Posted Date of return 8/29/63

BALTI ORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Johr C. Rose, Zening Commissioner Date August 28, 1963

\$5339 \$63-56-EXV. B-4 to B-4, Special Encaption for Used Car Lot and Variance Section 2. The Section Section of the required 30 feet on werk to posterit side setback of 1 feet 2 leads instead of the required 30 feet on werk to, and to permit a rear pract of 3 feet 8 Inches instead of the required 30 feet, feet, and to permit a rear pract of 3 feet 8 feet and 10 feet 1 fe

#63-52

Honday, September 9, 1963

(10100 A.H.)

The reaff of the Office of Figuring and Zoning has reviewed the subject petition for reclassification from Eq. to 3 of among together with Spe Exception for Used Gar Lot and Variances. It has the following advised to make with respect to pertiagnt planning factors:

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: L or we Richard J. and Joan D. Tuscane of the property situate in Ball County and which is describe in the description and plat attached hereto and made a part as proby petition (1) that the zoning status of the herein described property be re-classified, pe to the Zoning Law of Baltimore County, from an \_\_B-t\_\_\_\_ .zone; for the following reasons:

for the purpose of conducting thereon a used car lot and a gara the showing and repairing of automobiles.

Petition for Variance to Section 236.2 - Side & Rear Yards- To permit alias setback of 1.12' instead of required 30', on west side; to permit rear yard of 3.8' instead of required 50'.

and (3) Variation to permit the existing building to general and (3) for a Special Exception, under the add Loang's Lieu Tablic's Collision of Tablifore tenders County, to use the herein described property, for ... used car lots...

Property is to be posted and advertised as prescribed by Zoning Regulations

resperty is to be possed and anvertused as presented by Zoning Regulations.

Low we agree to pay expenses of above re-classification and/or Special Exception advertising, pasting, etc., upon filing of this pelitice, and further agree to and are to be bound by the nonling regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltin

> Becker of Joseph Tuesand Jean Labour Legal Owner Address Box 176, Miller Rd. Kingsville, Maryland

Grone & Edwards Address 6903 Dunmanway, Balto. 22, Md.

G+ 5-0800 er of Baltimore County, this......29tb.......day OPDERED By The Zoning Co.

..., 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 unissioner of Baltimore County in Room 108, County Office Bullding in Towson, Balt

County, on the \_\_\_\_\_9th\_\_\_\_\_ A-M. \_\_ AFR 29 63 \_\_ 9 7 9 OFFICE OF PURSONS & ZONING

TELEPHONE

BALTIMORE COUNTY, MARMAND OFFICE OF FINANCE

Park-tile Auto Trim Shop h127 & Joppa Road Baltimore 36, 5%.

5939

No. 19300

1/9/63

101AL MOUNT 9-963 3460 \* \* \* 111-2.00 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 Frees S.L. to B.R. Zone Petition ectal Exception for Used Car Lot. in for Variance of the Baltimore of the required 20 feet.

ON: South tide of Joppa Rose
feet from the Northwest side of

CERTIFICATE OF PUBLICATION

TOWSON, MD.,.....Angust.23,, 19.63 THIS IS TO CERTIFY, that the annexed advertisement was ublished in THE JEFFERSONIAN, a weekly newspaper printed sk \_ 1 time. \_\_\_\_ socresiseoxeaks before the ... 9th --day of \_\_\_\_\_September \_\_\_\_\_, 19.52\_, the first publication appearing on the \_\_\_ 23rd \_\_\_\_ day of \_\_\_\_ August-THE JEFFERSONIAN,

Frank Strutter Cost of Advertisement, \$\_\_

David W. Dallas, Ir

BALTIMORE 14, MD. AP

8713 OLD HARFORD ROAD

NOSTRPIELD 5-7422

PROPOSED BE MONTHS WITH SPECIAL MICEPTION FOR USED CAR LOT

BESIDELIO for the same on the southernment side of Joppa Wood at a point distant 705.324 feet west of the intersection of the scathernnest side of said Joppa Read with the of said Joppa Road as shown on the plat of Bal-Joppa Park as filed among the Land Records of Ealtimore County in Plat Book 9 folio 40 the two following sources and distances south y SI minutes west 10% HV feet and south 90 degrees 36 minutes west 33.74 feet to the dirigion line between let no. 24 and 25 as shown on and a plat, thence running with and binding on said division line south 13 degrees 45 minutes east 202,10 feet to the south cost side of said lot 25 as shown on said plat, thence running with and binding on said neuthernment side of said lot north 68 degrees 35 minutes east 125.26 feet, three renni: north 9 degrees 09 minutes west 174.98 feet to the place of beginning.

BEIGG the westernment portion of lot 25 as shown on the plat of Bel-Joppa Fark filed as

April 24, 1963

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE Date August 5, 1963

FROM GEORGE A. RETER TO JOHN ROSE, Zoning Commissioner

SUBJECT Special exception for used car lot SS of Joppa Road 705,32 M Belair Road District 11 Property owner - Richard Tuscano Present Zoning BL

#11+14A BR-XV

DF 2 A section drainage condition exists over the captioned lot. This is the rytomeantatton of this office that the special exception be made to PM, in support of the owner's responsibilities regulation in Read and Angling, installation of adequate drains and algebraic any required to dearny the drainage to an accepted colifial.

HR.

GARIVAG

ELEPHONE

BALTIM RE COUNTY, MARYL ND No. 19249 OFFICE OF FINANCE

AUG -6 '63 "

tree Julian

DEN B

ZONING DEPASIMENT

COURT HOUSE
TOWSON 4, MARY\_AND

PER SECTION AND RETURN WITH YOUR REMITTANCE PASSE Bulliners County to 6-963 2216 · · · NL-

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TO PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTAL

