

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Patrick F. Akhurst, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part thereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B-3 zone to an BR-X zone; for the following reasons:

1. change in the character of the neighborhood;
2. mistake in original zoning.

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 USE OF LOT.

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.

Robert F. Akhurst, Jr.
 Petitioner's Attorney
 Address: 408 Jefferson Building
 Towson 4, Maryland

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ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of July, 1963, 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 11th day of September, 1963, at 10:00 o'clock.



CERTIFICATE OF PUBLICATION

TOWSON, MD., August 23, 1963.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD. successive times before the 16th day of September, 1963, on the 9th day of August, 1963, appearing on the 22nd day of August, 1963.

THE JEFFERSONIAN,
Robert F. Akhurst, Jr.
 Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rose, Zoning Commissioner Date: September 6, 1963

FROM: Mr. George B. Savoyles, Deputy Director

SUBJECT: BR-X, B-3, and B-4 and Special Exception for Used Car Lot, North Side of Joppa Road 1 1/2 feet Northeast of Belair Road, Being property of Patrick F. Akhurst.

11th District
 HEARING: Monday, September 16, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Reclassification from B-3 to B-4 zoning together with a Special Exception for a Used Car Lot. It has the following advisory comment to make with respect to pertinent planning factors:

1. The Planning staff notes that used car lots have been developed on the south side of Joppa Road, but that there are no B-4 uses on the north side of Joppa Road. In its opinion, the staff believes the use potentials of the B-4 zone should be limited to the south side only and B-4 zoning should not be extended to the north side.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

.....the above reclassification 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....., 1963, that the above reclassification 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.

Charles D. Hurley
 Deputy Zoning Commissioner of Baltimore County

DOLLEBERG BROTHERS

Registered Professional Engineers & Land Surveyors
 709 WASHINGTON AVENUE AT YORK ROAD
 TOWSON 4, MD.

June 27, 1963

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the north side of Joppa Road at the distance of 1 1/2 feet measured westerly along the north side of Joppa Road from the northwest side of Belair Road and running thence and binding on the north side of Joppa Road South 81 degrees 00 minutes West 203 feet, thence leaving said road and running the three following courses and distances viz: North 15 degrees 30 minutes East (binding on the westmost outline of the land of Patrick F. Akhurst) 142.56 feet, North 81 degrees 00 minutes East 143.76 feet and South 9 degrees 00 minutes East 130 feet to the place of beginning.

Containing 0.52 of an acre of land more or less.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11 Date of Posting: 9/2/63
 Posted for: HEADLINE: B-3, B-4, and Special Exception for Used Car Lot, North Side of Joppa Road 1 1/2 feet Northeast of Belair Road, Being property of Patrick F. Akhurst.
 Petitioner: PATRICK F. AKHURST, JR.
 Location of property: NW. of Joppa Rd. 1 1/2' NW. of Belair Rd.
 Location of Signs: 1 1/2' from Joppa Rd. NW. 81' from Belair Rd. NW. 142.56' from Joppa Rd. NW. 143.76' from Belair Rd. NW. 130' from Joppa Rd. NW.
 Remarks: 1 1/2' from Joppa Rd. NW. 142.56' from Belair Rd. NW. 143.76' from Joppa Rd. NW. 130' from Joppa Rd. NW.
 Posted by: Robert F. Akhurst, Jr. Date of return: 9/6/63

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 20112

DATE: 9/2/63

TO: Robert F. Akhurst, Jr., Esq.
 Jefferson Building
 Towson 4, MD.

BALTIMORE Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
0162		Petition for Reclassification & Special Exception for Patrick Akhurst	35.00
		Advertising and posting of property for Patrick Akhurst	35.00
			70.00

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FROM: George A. Butler

Date: August 5, 1963

TO: John Rose, Zoning Commissioner

SUBJECT: Special exception for used car lot North side Joppa Road 1 1/2' NW of Belair Road District 11 Property owner - Patrick Akhurst Present Zoning B-3

A serious drainage condition exists over the captioned lot. It is the recommendation of this office that the special exception be subject to PMS in support of the owner's responsibilities regarding Joppa Road widening, installation of adequate drains and rights-of-way required to carry the drainage to an accepted outfall.

John Rose
 O.A.S.

GAT:mg

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 17884

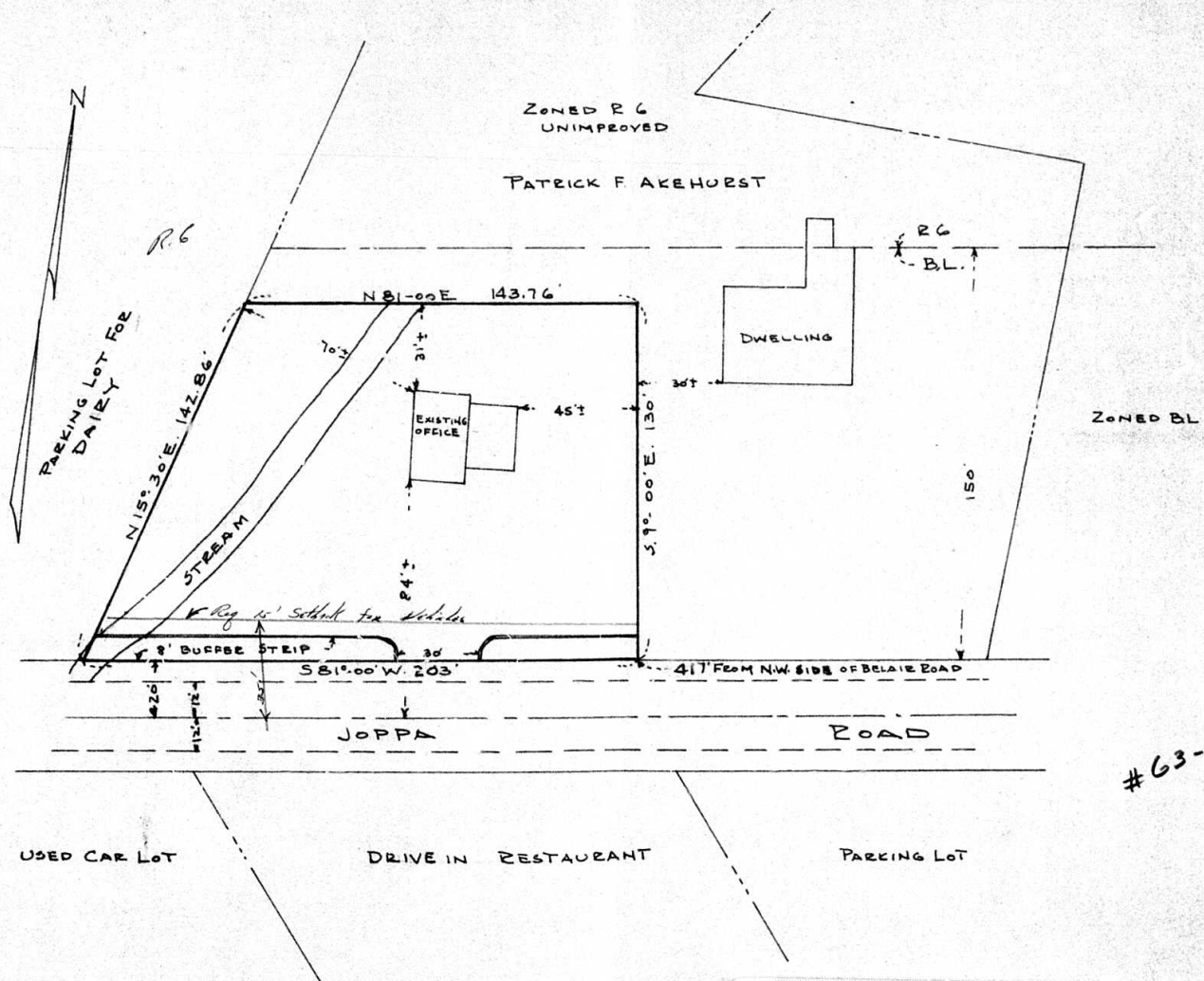
DATE: 7/2/63

TO: Robert F. Akhurst, Jr., Esq.
 Jefferson Building
 Towson 4, MD.

BALTIMORE Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
0162		Petition for Reclassification & Special Exception for Patrick Akhurst	50.00
			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.



#63-62 RX

ZONING PLAT
PROPERTY LOCATED
IN
11TH DISTRICT - BALTO. CO. MD.

PRESENT ZONING	=	B.L.
PROPOSED ZONING	=	B.R.
PRESENT USE	=	USED CAR LOT
AREA	=	0.52 ACRE ±



SCALE = 1" = 40' JUNE 25, 1963
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON, MD.