

63-79-XV
MAP #9
SEC-3-C
XVA

RECEIVED
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 63-79-XV
Petitioner
The petitioner has requested a Special Exception for a Used Motor Vehicle Outdoor Sales Area and Variance to permit 24' side yard setback from the west property line instead of the required 30' and to permit 24' front property line instead of 25'.

It appears that by reason of location and hardship, the safety, health and general welfare of the locality involved not being detrimentally affected the Special Exception and Variance should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30 day of September, 1963, the Special Exception for a Used Motor Vehicle Outdoor Sales Area should be and the same is granted from and after the date of this Order. The Variance requested to Sections 239.1 and 239.2 of the Zoning Regulations should be and the same are hereby granted.

Edward D. Hardesty
Deputy Zoning Commissioner

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

TO: Messrs. Cook, Hald and Howard
22 W. Penna. Ave.
Towson 1, Md.

RECEIVED
Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 0422
QUANTITY
RECEIVED UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property for Lawrence Sims
#63-79-XV
59.00

PAID - Baltimore County, Md. - Office of Finance
F-3063 4568 • • • TEL - 5900

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.

INVOICE
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Division of Collection and Receipts
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Petition for Special Exception & Variance for Lawrence Sims
50.00

PAID - Baltimore County, Md. - Office of Finance
F-283 1739 • 19220-11P- 5000

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PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION AND VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1. Lawrence F. Sims, 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 the Zoning Commission of the Baltimore County for the following reasons:

1. for a variance from Section 238.2 of the Baltimore County Zoning Regulations for 24 feet side yard setback from west property line and 24 feet setback from front property line, for the following reasons:

The building now existing abuts the requested setback lines and future location of the building will remain the same without the variance requested the existing building conceivably could not be used without unnecessary expenses and hardship.

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

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

1. 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.

Brooks, Buick, Inc.
Contract purchaser
Address York Road & Washington Avenue
Towson 4, Maryland

Lawrence F. Sims
Legal Owner
Address Joppa Road & Loch Raven Blvd.
Bayonneville, Maryland

James H. Cook
Petitioner's Attorney
Address 22 W. Pennsylvania Avenue
Towson 4, Maryland

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of September, 1963, at 10:00 o'clock.

Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9.78 Date of Posting: 8/17/63

Posted for: Lawrence F. Sims Sept 10, 1963 10:00 AM

Petitioner: Lawrence F. Sims

Location of property: N. Joppa Rd. W. of Loch Raven Blvd.

Location of Sign: 22 W. Penna. Ave. Towson 1, Md.

Sign: 63-79-XV

Posted by: Edward D. Hardesty Date of return: 8/17/63

MULLER, RAPHAEL & ASSOCIATES, INC.
201-228 CONVENT AVE., TOWSON 4, MARYLAND
TOWSON 4, MD. 21204

July 11, 1963

MAP #9
SEC-3-C
XV
9/24/63

63-79-XV

BEGINNING for the same at a point 217' westerly from the intersection of Joppa Road and in the 4th of 37°11'00" 100.00' line of the land owned by Lawrence F. Sims to Socomey Mobile Oil Company, Incorporated and recorded among the Land Records of Baltimore County in Liber CLS 2907, Folio 256, and dated March 20, 1956 at the distance of 83.83' from beginning of said 4th line, said point of beginning being on the north side of Joppa Road, as shown on the Baltimore County Bureau of Land Acquisition Drawing No. 10061-061-2, running thence on the north side of Joppa Road, as shown on aforesaid plat by a curve to the left with a radius of 2257.00' for a distance of 118.79' (the chord of said arc being 170°07'53" 118.79') to a point in the 2nd line of the aforesaid lease at the distance of 13.88' from beginning of said 2nd line, thence leaving Joppa Road and running on a part of aforesaid 2nd line 17°11'00" 86.13' to the end thereof, running thence and hindling on all of the 3rd and on part of the 4th line of the land in the aforesaid lease 17°30'00" 126.00' and 37°11'00" 83.83' to the place of beginning.

CONTAINING 0.274 acres of land more or less.

BEING part of the land which by deed dated November 26, 1937 and recorded among the Land Records of Baltimore County in Liber CMB, Jr. 1013, Folio 510, was conveyed by Charles M. Sims and wife to Lawrence F. Sims.

Eugene F. Raphael
Eugene F. Raphael #2246

CERTIFICATE OF PUBLICATION
TOWSON, MD., September 6, 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., on September 2, 1963, before the 25th day of September, 1963, the 1963 publication appearing on the 25th day of September, 1963.

THE JEFFERSONIAN,
Frank J. Thompson
Manager

Cost of Advertisement, \$.....

63-79-XV

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

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F-283 1739 • 19220-11P- 5000

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 11, 1963

FROM: George B. Carris, Deputy Director

SUBJECT: 63-79-XV, Special Exception for Used Motor Vehicle Outdoor Sales Area and Variance to permit 24' front side yard setback from West property line instead of the required 30 feet; and to permit 24' front property line instead of required 25 feet. North side of Joppa Road 217 feet West of Loch Raven Boulevard, being property of Lawrence F. Sims.

SV District

REMARKS: Thursday, September 16, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Used Car lot together with Variance.

The Planning staff votes no objection to the Variance requested inasmuch as they are applied to a building which now exists. However, because of special limitations, no vehicles should be displayed on the portion of the lot which is directly in front of the existing building.

OB:ltas

OFFICE OF THE
BALTIMORE COUNTMAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue
Catonville, Md.

Sept. 9, 1963

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week, September 6, 1963, that is to say the same was inserted in the issues of September 6, 1963.

THE BALTIMORE COUNTMAN
Paul J. Meyer
Editor and Manager

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BR



#63-79XV

BR

MAP
#9
SER. 3-C

PLAT TO ACCOMPANY ZONING PETITION
9TH ELECT. DIST. BALTO CO., MD.
SCALE: 1"=30' JULY 12, 1963

