#4-64 RX NB: Petition for Raclassification
B-L Zone to a B-A Zone and
Special Exception for Used Gar Sales
Lot- NM/S Exstern Avenue, 295' SM of
Magner Avenue- 15th District
Estates of Alphons Basial-Petitioner BEFORE MAP DEPUTY ZOUND CONTREST 15-B HO. 64-64-RX BR-XA

The petitioner's property, consists of one acre, is situated on the Northest side of Eastern Avenue, 295 Southwest of Magner Avenue. The petitioner seeks a reclassification from a S-L Zone to a S-L Zone and a Special Evesption for a Uset Car Seles Dic.

The testings showed the subject tract as being located in a highly covered a raw. Next of the property is Back River. By cutil a year as constraint and the tract and the test of this terms ins decreased by first raw is no constraint that the contract and the contract area. The requirement of the traction 5021 of the Zoning Besulation have been met.

- All lights or lighting should be so arranged as not to shine or reflect on adjacent properties or onto Eastern Avenue.
- 2. The lot shall be operated from 9 A.M. to 9 P.M. week-
- He rajor repair work will be permitted on the premises.
- There shall be no junked or dilapidated vehicles stored the property at anytime.

TELEPHONE

BALTIFORE COUNTY, MARWAND OFFICE OF FINANCE

No. 21540

irision of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

BILLEDZoning Department of

| DEPOSIT TO A | CCOUNT NO. 08682 | "8506.00° |
|--------------|--|--------------|
| QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST |
| - | Potition for hominomification & Special Reception for Trustee, et al for the Retate of Alphene Bandel | 50,00 |
| | PAID—Editions County, N.Z.—OR | or of Fenera |
| | 1-1464 6755 • • • IXP | - \$0.00 |
| | 3 | |
| IMPORTAN | TIMAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYL | AND |

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND BI FASE BETLIEN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

64-64 RX

CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY Townen, Maryland

Date of Posting 2/22/64 Posted for Hearing Mon. MAR 9.64. 47 11:00 9.m. Petitioner: Alphon's Buedet Location of property. NWIS FASTERN AUE. 245' SW. OF WAGNER AVE

Location of Signer ON PROPERTY OF OLD Buedel INN AND APP ISFE FADE SICHWALK OF EASTERN DUE AND AIR BIT , FROM END OF PARKING LUT HISIAN APP. 5FT FROM #1 Posted by Robert Le Bull Date of return 1/27/14

PETITION FOR ZONING RE-CLASSIFICATION *** AND/OR SPECIAL PROPERTY AND/OR SPECIAL PROPERTY OF THE PROPERTY OF T

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MAP Leo J. Bowers,

I, skwe, Robert Lee Hickey and legal owners of the property situate in Balf County and which is described in the description and plat attached hereto and made a part here hereby petition (1) that the zoning status of the herein described property be re-classified, parsuant RR-XA to the Zoning Law of Baltimore County, from Man_a_B_L_ 2/27/64 rone: for the following reasons:

Change in the neighborhood; Mistake on the original zoning classification; and other reasons to be known at the time of the hearing.

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 ... a used-car sales lot...

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

Bobert J. Komadka, Trustee, et al for the Latate of Alphons Buddal 809 Eastern Blvd., \$21221 MU 5-8274 Aber Hickory Address Trus Hatery ORDERED By The Zoning Com

January 196.5. that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout 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 ..., 196 1 .. at 11:00 clock

County, on the JAN 22 64 9th day of March ...A.M.,-785 DENER OF PURSUES & TORRES

of Wagnes

BALTMORE COUNTY, MARLAND OFFICE OF FINANCE

No. 21664 DATE 17/4

1. Dyn

TO Nr. George Reter

FROM James G. Hoswell Office of Flanning & Zoning

SUBJECT Bldg. App. #120-64 (eddendum to comment of 9/10/64)

the following revisions and additional informations

5. Location of all signs.

Division of Collection and Reco TOWSON 4, MARYLAND

| | ACCOUNT NO. | 8772-00 |
|-------|--|---------|
| NTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST |
| | Advertising and posting of property for the Estate of Alphone Buedel | 71.00 |
| | MG-G-NI | |
| | PAID - Lockward Control Line - Clear at Young | |
| | 3-1764 1387 * 21664* TEP= | 1199 |
| | The second secon | |
| | 3 | |

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

MULLER, RAPHEL & ASSOCIATES, INC.

ZONING DESCRIPTION

BEGINNING for the same at the distance of 295.08' measured sout BP-# westerly from the intersection formed by the southwest side of Wagner 207/6 Avenue and the northwest side of Eastern Avenue, said point of beginning being also in the 2nd or 205' line of the land which by deed dated March 31, 1937 and recorded among the Land Records of Baltimore County in Liber CWB, Jr. 996, Folio 296, was conveyed by William A. Ruhl et al to Alphonse Buedel and wife at the distance of 150.00' from the end of said line, running thence and binding on the northwest side of Eastern Avenue as shown on Plat #4767 of the Maryland State Roads Commission, the four following courses and distances, as now surveyed, (1) by a curve to the right with a radius of 11,419.16' for a distance of 199.16' (the chord of said arc being S65*46'40"W 119.16'); (2) S65*15'40"W 104.13'; (3) N23*43'20"W 40.00'; (4) S66*16'40"W 18.00' to the easterly shore of Back River and to intersect the 4th line of the aforesaid deed at the distance of 110.90' from the beginning of said line, running thence and binding reversely on a part of said 4th line as now surveyed, N7°59'50"E 110.90' to the end of the 10th or \$15.45.00"E 90.15' line of the land which by deed dated February 24, 1944 and recorded among the Land Records of Baltimore County in Liber RJS 1334, Folio 136, was conveyed by William A. Ruhl et al to Alphonse Buedel and wife, running thence and binding reversely on a part of said 10th line, as now surveyed, N9°09'30"W 16.18' thence leaving said 10th line and running for a line of division N65*59'30"E 246.39' to intersect the 2nd line of the first mentioned deed at the distance of 7.18' from the end of said line, running thence and binding reversely on a part of the aforesaid second line, as now surveyed, \$28*31'00"E 150.00' to the place of beginning.

CONTAINING 0.98 acres of land more or less. BEING a part of the two following deeds,

(1) Deed dated March 31, 1937 and recorded among the Land Records of Baltimore County in Liber CWB, Jr. 996, Polio 296, was conveyed by William A. Ruhl et al to Alphonse Buedel and wife.

LAND SURVEYS - LOTE - FARMS - BOUNDARY - TOPOGRAPHICAL - LOCATION - SUBDIVISIONS - ROADS - UTILITIES DRAINAGE - SEWER - WATER - MAPPING - ZONING CONSULTATION - CONTRACTORS SERVICE - TESTIMONY

ALT: TORS COUNTY ARPEAD

INTER-OFFICE CORRESPONDENCE

The Office of Planning and Zoning has reviewed the subject application

and is withholding endorsement until a new plot plan is submitted that incorporates

2. The paving material to be used in surfacing the entire lot. Existing structures and the notation that they will be rased as soon as the proposed structure is completed. h. Proper lecation of existing access points to the property.

 Correct the scale of the drawing (it seems to be 1" = 50"). 7. The following restrictions noted in soning order #64-64: a. All lights or lighting shall be so arranged so as not to shine m sajase a properties or onto Kastern Avenue.

o. No major repair work will be done on the premises.

Figs. a sign permit application sust be filed for all signs. It must

d. There shall be no junked or dilapidated vehicles stored on the croperty at saytime. 6. A b foot high compact planting along the entire rear property line.

be accompained by four plot plans showing the location of the wigns,

b. The let shall be operated from 9 a.r. to 9 p.m. weekdays only.

1. Light standards and the direction of the lighting.

Date Saptember 23, 1964

(2) Deed dated Pebruary 24, 1944 and recorded among the Land Records of Baltimore County in Liber RJS 1334, Folio 136, was conveyed by William A. Ruhl to Alphonse Buedel and wife.

AND SURVEYS . LOTS . FARMS . BOUNDARY . TOPOGRAPHICAL . LOCATION . SUBDIVISIONS . ROADS . UTILITIES PRAINAGE . SEWER . WATER . MAPPING . ZONING CONSULTATION . CONTRACTORS SERVICE . TESTIMONY



TO Mr. John G. Rose, Zoning Commissioner Date. February 28, 1964

PROM George E. Gavrells, Acting Director Office of Planning and Zoning SUBJECT 6464-RX - From B. L. to B. R. Zone
Petition for Special Exception for a
Used Car Let

15th District - Northwest side of Eastern Avenue 295 feet Southwest of HEARING. Monday, March 9, 1964 at 11:00 A.M. Wagner Avenue

The stoff of the Office of Planning and Zoning has reviewed the subject patition for reclassification and special exception. from B. L. to B. R. zoning together with a special exception for a used reception for the stop of the stop of

GFG A

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 15th DISTRICT

ZONING: From B.L. to B.R.

Petition for Special Exception for a Used Car Lot.
LOCATION: Northwest side of

LOCATION: Northwest side of Esstem Avenue 295 feet Southwest of Wagner Avenue.

DATE & TIME: MONDAY, MARCH 9, 1964 at 11:00 A.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesspeake 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 Fifteenth District of Baltimore County.

land in the Fifteenth District of Baltimore County.

BEGINNING for the same at the distance of 295.08' measured southwesterly from the intersection formed by the southwest side of Wagner Avenue and the northwest side of Eastern Avenue, said point of beginning being also in the 2nd or 205' line of the land which by deed dated March land which by deed dated March 11, 1937 and recorded among the Land Records of Baltimore County in Liber CWB, Jr. 996, Folio 296, was conveyed by William A. Ruhl et al to Alphonse Buedel and wife at the distance of 150.00, from the end of said line. 150.00, from the end of said line, running thence and binding on the northwest side of Eastern Avenue as shown on Plat No. 4767 of the Maryland State Roads Commission, the four following courses and distances, following courses and distances, as now surveyed, (1) by a curve to the right with a radius of 11,-419.16' for a distance of 199.16' (the chord of said are being S65 degrees 46 40" W 119.16; (2) S65 degrees 15' 40"W 104.13'; (3) N23 degrees 43' 20" W 40.00'; (4) S66 degrees 16,40" W 18.00' to the easterly shore of Back River and to intersect the 4th line of the aforesaid deed at the distance of 110.90' from the beginning of said line, running thence and binding reversely on distance of 110.90' from the beginning of said line, running thence and binding reversely on a part of said 4th line as now surveyed, N 7 degrees 59' 50" E 110.90' to the end of the 10th or S 15 degrees 45' 00" E 90.15' line of the land which by deed dated February 24, 1944 and recorded among the Land Records of Baltimore County in Lib er RJS 1334, Folio 136, was conveyed by William A. Ruhl et al to Alphonse Buedel and wife, running thence and binding reversely on a part of said 10th line, as now surveyed, N 9 degrees 09' 30" W 16.18' thence leaving said 10th line and running for a line of division N 65 degrees 59' 30" E 246.39' to intersect the 2nd line of the first mentioned deed at the distance

reversely on a part of the afore-said second line, as now surveyed, S 28 degrees 31' 00" E 155.00' to the place of beginning. CONTAINING 0.98 acres of

mentioned deed at the distance of 7.18' from the end of said line, running thence and binding

land more or lesa.

BEING a part of the two fol-

lowing deeds.

(1) Deed dated March 31, 1937 (1) Deed dated March 31, 1957, and recorded among the Land Records of Baltimore County in Liber CWB, Jr. 996, Folio 296, was conveyed by William A. Ruhl et al to Alphonse Buedel and wife.

wife.

(2) Deed dated February 24, 1944 and recorded among the Land Records of Baltimore County in Liber RJS 1334, Folio 136, was conveyed by William A. Ruhl to Alphonse Buedel and wife. Being the property of the Estate of Alphonse Buedel, as shown on plat plan filed with the Zoning Department.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY Feb. 21

Feb. 21

ORIGINAL

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md

THE HERALD - ARGUS Catonsville, Md.

No. I Newburg Avenue

CATONSVILLE, MD.

64-64

February 24. 1964.

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-One Week 3000033148 Weeks before land, once a week for 1964 , that is to say 24th day of February, the same was inserted in the issues of February 21, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgany Editor and Manager.

