

PETITION FOR ZONING RE-CLASSIFICATION

AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Leo John Chassagnone and Leo J. Chassagnone, Inc., joint tenants in fee simple, legal owners of the property situated in Baltimore County, Maryland, and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from its present zoning to the following reasons:

1. That the zoning classification of the property established by adoption of the existing comprehensive land use map was enacted in error.
2. That there has been a substantial change in the character of the neighborhood since such zoning was enacted.

See attached description

AND/OR SPECIAL EXCEPTION

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

THOMAS A. SORRELLS, INC.

By: *Robert Chassagnone*
President, Contract purchaser

Address: 20341 Ave. and Willowdale Rd. Address: 201 Merritt Boulevard

Dundalk, Md. 21222 Dundalk, Md. 21222

Allen E. Russell, Attorney at Law, 201 Merritt Boulevard, Dundalk, Md. 21222

Address: 2 Center Place, Dupont, D.C. 20036

ORDERED By The Zoning Commissioner of Baltimore County this 12th day of July, 1964, 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 Baltimore County, that the public hearing be held before the Zoning Commission of Baltimore County in Room 204 County Office Building in Towson, Baltimore County, in the 12th day of July, 1964, at 12:00 o'clock P.M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had, and it further appearing that by reason of

a Special Exception there

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of July, 1964, that the herein described property or area should be and the same is hereby reclassified from its present zoning to the following reasons: 1. That the zoning classification of the property established by adoption of the existing comprehensive land use map was enacted in error. 2. That there has been a substantial change in the character of the neighborhood since such zoning was enacted.

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 12th day of July, 1964, 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 confirmed as and to remain a zoning district, and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

TOWSON OFFICE BUILDING

TOWSON 4, MARYLAND

Allen E. Russell, Inc.
2 Center Place
Dundalk, Maryland
21222

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
FINDINGS:
1. The petition is properly presented.
2. The petition is properly presented.
3. The petition is properly presented.
4. The petition is properly presented.
5. The petition is properly presented.
6. The petition is properly presented.
7. The petition is properly presented.
8. The petition is properly presented.
9. The petition is properly presented.
10. The petition is properly presented.

Office of Planning and Zoning
TOWSON 4, MARYLAND
21222
The following members of the committee to make
Office of Planning and Zoning
TOWSON 4, MARYLAND
21222
The following members of the committee to make

Yours very truly,

Allen E. Russell
Allen E. Russell
201 Merritt Boulevard
Dundalk, Maryland

DOLLENBERG BROTHERS

Registered Professional Engineers of Land Surveys
BY WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

Zoning Description

All that piece or parcel of land situated, lying and being in the Twelfth Election District of Baltimore County, State of Maryland and described as follows to wit: Beginning for the same on the east side of Merritt Boulevard at the distance of 650 feet measured easterly along the east side of Merritt Boulevard from the center of North Point Road and running thence and thence to the east side of Merritt Boulevard by a line curving to the left having a radius of 100.00 feet for a distance of 736.55 feet (two sides of said arc having South 7 degrees 15 minutes 51 seconds West 736.55 feet) thence leaving said boulevard and thence to the center of the land of Leo J. Chassagnone the above (following a curve) and distances: West 73 degrees 15 minutes 40 seconds East 519.43 feet, North 15 degrees 51 minutes 35 seconds West 1072.25 feet and South 39 degrees 41 minutes 20 seconds West 111.19 feet to the place of beginning.

Containing 6.37 Acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John A. Sorrells, Zoning Commissioner Date: July 23, 1964
FROM: Mr. George E. Sorrells, Director
SUBJECT: 630 feet South of North Point Road, East side of Merritt Boulevard
12th District
HEARING: Monday, July 20, 1964, (12:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from C-1 to C-2 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The 12th District Zoning has established or allowed commercial use potentials on the easterly side of Merritt Boulevard between German Hill Road and Old North Point Road with the exception of the subject property and one (1) property immediately to the south. The latter has been reclassified for commercial purposes. Commercial zoning exists also on the easterly side of the power line to the rear of portion of the subject property.

The Planning staff expresses great concern regarding the impact of the extension of commercial zoning on land use potentials for other properties alongside Merritt Boulevard as well as the impact on residential areas to the west of Merritt Boulevard. In many ways the extension of commercial zoning here would serve as an entering wedge to the complete commercialization of the balance of the undeveloped properties along Merritt Boulevard. Such complete commercialization would not be consistent with the comprehensive plan for the 12th District.

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PETITION FOR RECLASSIFICATION 12th DISTRICT

LOCATION: East side of Merritt Boulevard and 600 feet from North Point Road

DATE & TIME: MONDAY, JULY 20, 1964 at 10:00 A.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake 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 Twelfth District of Baltimore County beginning for the same on the east side of Merritt Boulevard at the distance of 600 feet measured southerly along the east side of Merritt Boulevard from the center of North Point Road and running thence and ending on the east side of Merritt Boulevard southerly by a line curving to the left having a radius of 184.65 feet for a distance of 756.55 feet (the chord of said arc bears S 7 degrees 27 minutes 20 seconds West 731.70 feet) thence leaving said boulevard and ending on the outline at the end of Lot 2, Change the three following corners and distance viz South 75 degrees 22 minutes 40 seconds East 525.40 feet, North 14 degrees 13 minutes 38 seconds West 1077.20 feet and South 29 degrees 04 minutes 20 seconds West 216.29 feet to the place of beginning. Containing 6.87 Acres of land more or less.

Being the property of Leo John Chasseigne and May Ruth Chasseigne, as shown on plat plan filed with the Zoning Department.

BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY

Jul 2

PETITION FOR RECLASSIFICATION 12th DISTRICT

LOCATION: East side of Merritt Boulevard 150 feet from North Point Road

DATE & TIME: MONDAY, JULY 20, 1964 at 10:00 A.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake 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 Twelfth District of Baltimore County beginning for the same on the east side of Merritt Boulevard at the distance of 150 feet measured southerly along the east side of Merritt Boulevard from the center of North Point Road and running thence and ending on the east side of Merritt Boulevard southerly by a line curving to the left having a radius of 184.65 feet for a distance of 756.55 feet (the chord of said arc bears S 7 degrees 27 minutes 20 seconds West 731.70 feet) thence leaving said boulevard and ending on the outline at the end of Lot 2, Change the three following corners and distance viz South 75 degrees 22 minutes 40 seconds East 525.40 feet, North 14 degrees 13 minutes 38 seconds West 1077.20 feet and South 29 degrees 04 minutes 20 seconds West 216.29 feet to the place of beginning. Containing 6.87 Acres of land more or less.

Being the property of Leo John Chasseigne and May Ruth Chasseigne, as shown on plat plan filed with the Zoning Department.

BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY

Jul 2

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Ridgelytown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

July 19, 1964

THIS IS TO CERTIFY, that the annexed advertisement of Leo John Chasseigne, holding Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week successive weeks before the 15th day of July, 19 64, that is to say the same was inserted in the issues of July 6, 1964.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager.

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., July 19 19 64

THIS IS TO CERTIFY, that the annexed advertisement of Leo John Chasseigne was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for one week successive weeks before the 15th day of July, 19 64; that is to say, the same was inserted in the issues of July 6, 1964.

Stromberg Publications, Inc.
Publisher.

By Leticia Paine

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Allen R. Russell, Esq.
5 Oakton Place
Pimlico, Md. 21222

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

June 16, 1964

Dear Sir:

Your petition has been received and accepted for filing this 12th day of June, 1964.

OWNERS NAME: Leo John Chasseigne
Reviewed by John G. Rose

JOHN G. ROSE
Zoning Commissioner

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 7/2/64

Posted for: Hearing on July 20, 64 7:10 PM 104 Room

Petitioner: Leo J. Chasseigne

Location of property: 15th Newburg Blvd. 630 ft. north of

Location of Sign: On corner of 15th Newburg Blvd. and 15th Newburg Blvd.

Number of Signs: 2

Posted by: Robert Lee Paul Date of return: 7-9-64

Signature

approx. 15 ft from tree and approx. 50 ft from steps of house #601

INVOICE

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

No. 23037
DATE: 7/1/64

To: George N. Morris, Inc.
Dundalk Ave. & Willow Spring Rd.
Dundalk, Md. 21222

By: Leo J. Chasseigne
Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	REMIT AMOUNT
01-682		Petition for Reclassification for Leo John Chasseigne	50.00
		0-1004 20-22 * 23037 11P-	50.00
		0-1004 20-22 * 23037 11P-	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.

INVOICE

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

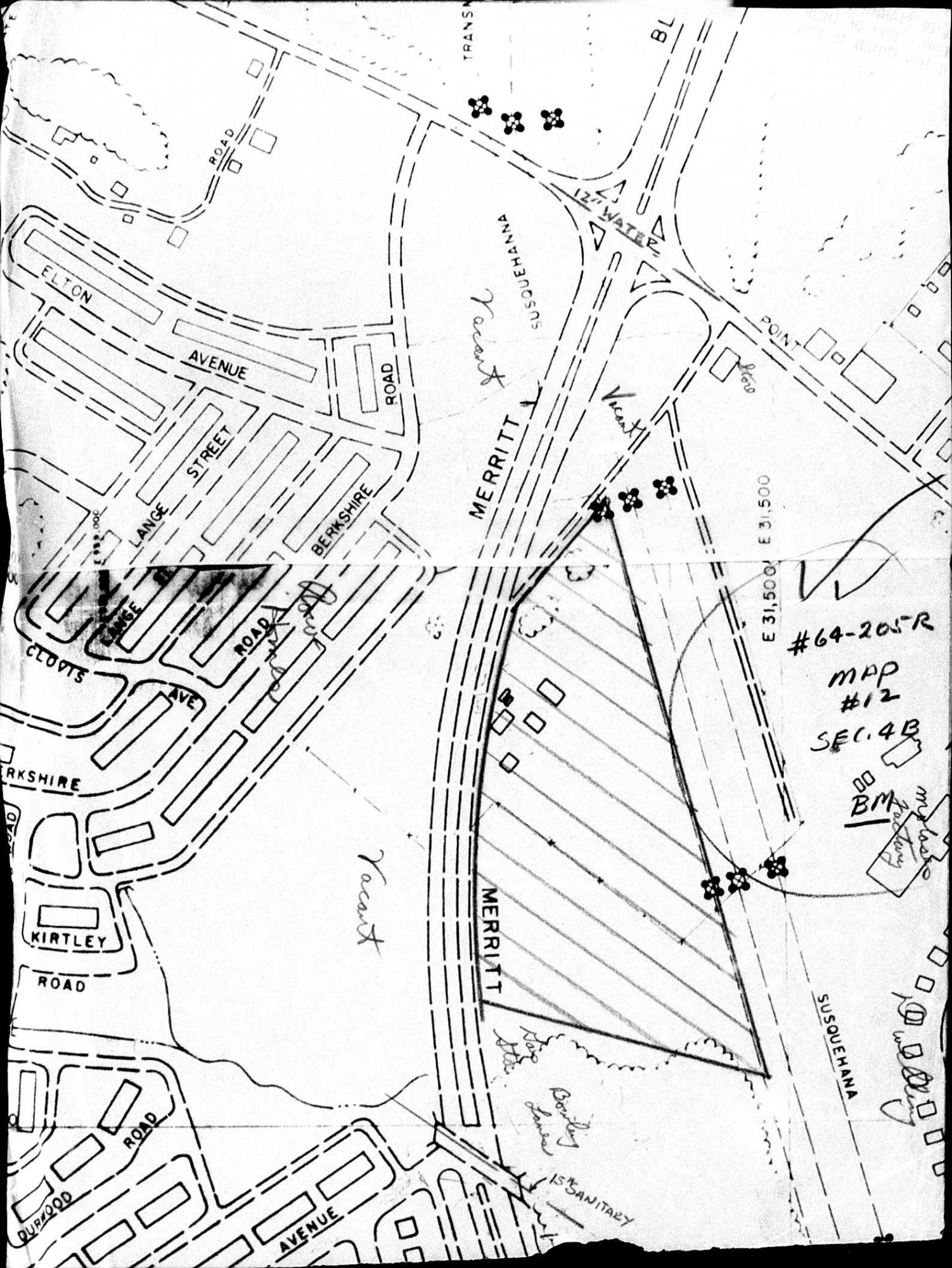
No. 25206
DATE: 7/2/64

To: Allen R. Russell, Esq.
5 Oakton Place
Dundalk 22, Md.

By: Leo J. Chasseigne
Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	REMIT AMOUNT
01-682		Advertising and posting of property for Leo J. Chasseigne	37.90
		0-1004 20-22 * 25206 11P-	37.90

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.

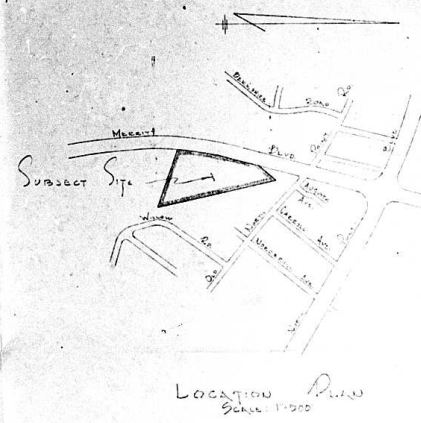
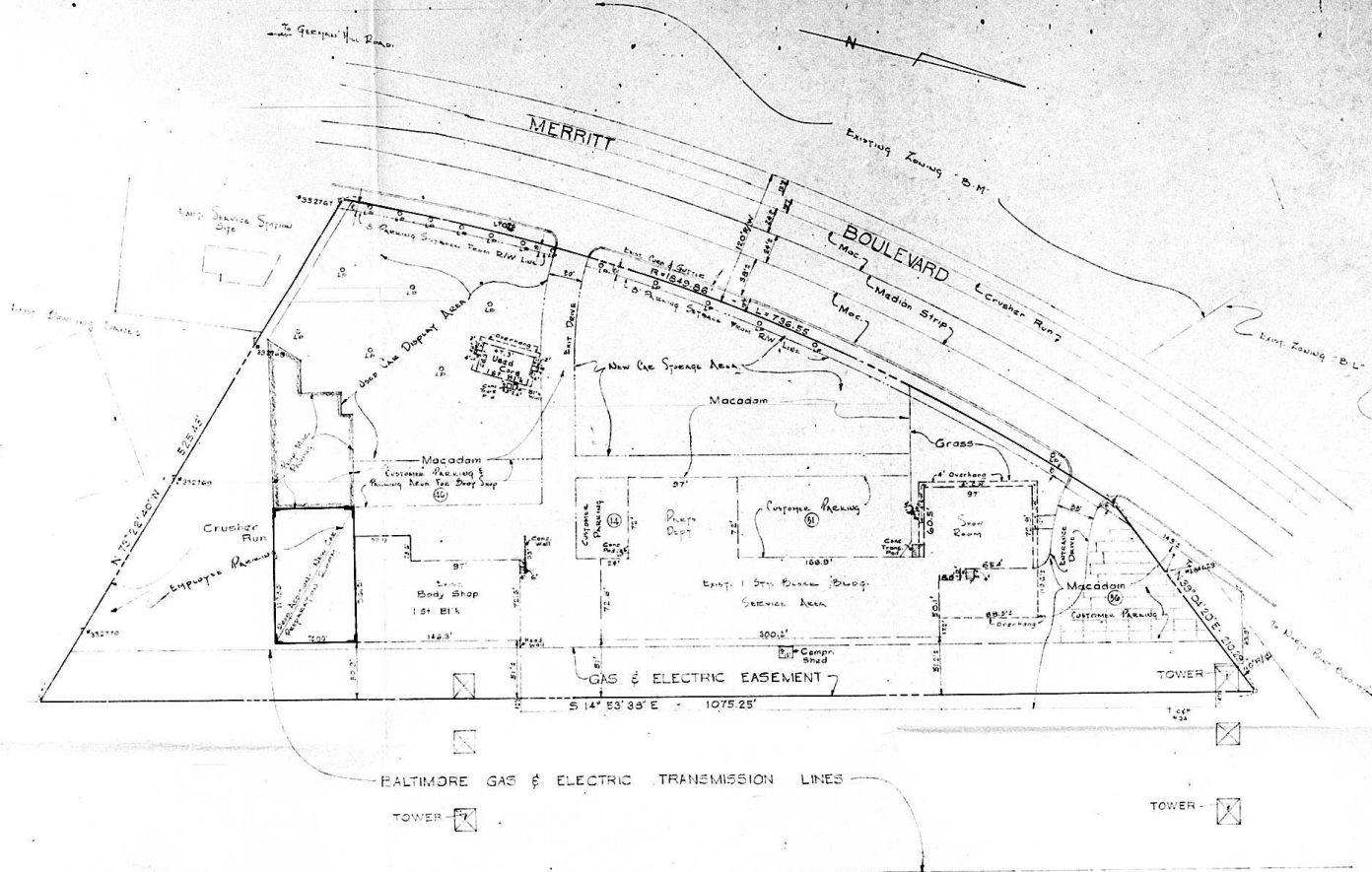


#64-205R

MAP
#12

SEC. 4B

BMA
mch
pach
pach



GENERAL NOTES

1. Area of Property Equals 0.07 Acres
2. Existing Building of Property "B.M."
3. Existing Gas Automobile Agency

OFF-SET PAVING

Employee Parking - 10 Units
 New Gas Storage - 110 Units
 Customer Parking, Sales & Service - 132 Units
 141 Units Total

SITE PLAN
 OF
George R. Norris Ford Agency
 MERRITT BOULEVARD
 LOCATION DISTRICT 12
 SCALE: 1" = 50'
 APRIL 18, 1960

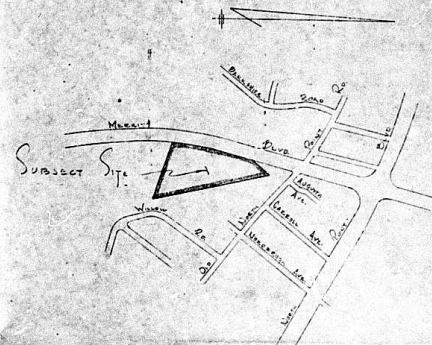
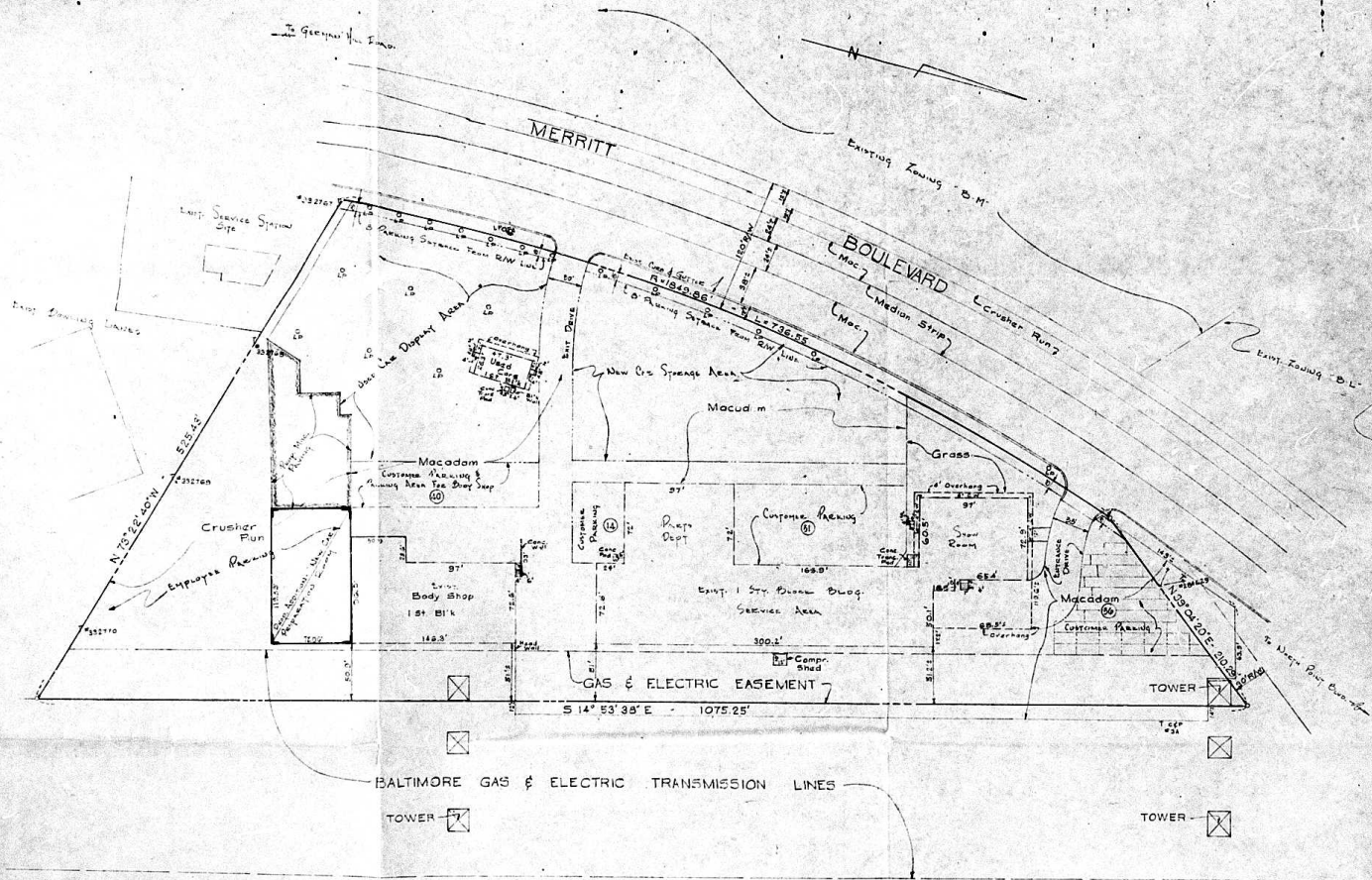
PLANS APPROVED
 OFFICE OF PLANNING
 BY: *[Signature]*
 DATE: 5/6/60
 ENGINEER: *[Signature]*
 DATE: 5/6/60

MATZ, CHIDIS & ASSOCIATES
 1027 FREDERICK STREET - BALTIMORE
 BALTIMORE, MARYLAND 21204
 100001 100002 100003 100004 100005 100006 100007 100008 100009 100010

64-303

DEVELOPER
 George R. Norris
 201 MERRITT BOULEVARD
 BALTIMORE, MARYLAND





LOCATION PLAN
SCALE: 1"=100'

GENERAL NOTES

1. Area of Property shown 607 Acres
2. Existing Building of Property "B.M."
3. Existing Car Automobile Agency

OFF-STREET PARKING

Employee Parking - 70 Units
 New Car Storage - 110 Units
 New Car Storage - 124 Units
 Customer Parking, Sales & Service - 132 Units
 Tower - 141 Units

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *George R. Norris*
 DATE: *5/1/59*

DATE: *5/1/59*
 ZONING COMMISSIONER
 64-303 65-20

MATZ, CHILDS & ASSOCIATES
 1023 CHASE HILL DRIVE, BALTIMORE, MD.
 410-381-1111, 410-381-1112
 410-381-1113, 410-381-1114

SITE PLAN
 OF
 GEORGE R. NORRIS FORD AGENCY
 MERRITT BOULEVARD
 LOCATION DISTRICT 12 BALTIMORE COUNTY, MD.
 SCALE: 1"=100' April 18, 1959

MICROFILMED

DEVELOPER
 George R. Norris
 301 MERRITT BOULEVARD
 BALTIMORE, MARYLAND

