

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: *94* Date of Posting: *8-13-64*
 Posted for: *Henry M. Aug. 3, 1964 at 1:40 P.M.*
 Petitioner: *John R. Carter*
 Location of property: *173.9-174 E. Joppa Rd*
 Location of Sign: *On each side of the property*
 Remarks: *173.9-174 E. Joppa Rd*
 Posted by: *John R. Carter* Date of return: *8-20-64*

PETITION FOR VARIANCE
 NO. 173.9-174
 ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit side and rear yards of 10 feet instead of the required 30 feet from the South 18 degrees East 20.97 foot line.

LOCATION: 174 East Joppa Road & 173 East Joppa Road. DATE & TIME: MONDAY, AUGUST 10, 1964 at 1:00 P.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulation to be excepted as follows:
 Section 230.2, Side and Rear Yards - 30 feet.

The Zoning Commissioner of Baltimore County, by authority of the Acting Aid and Regulations of Baltimore County, will hold a public hearing.

Consent: all that parcel of land in the North District of Baltimore County,

that lot of ground situate, lying and being in Baltimore County, State of Maryland, now known as 174 East Joppa Road and described as follows:

BEING: for the same an iron pipe hereupon planted on the southerly side of Joppa Road and at the end of the North nine degrees fifteen minutes west

two hundred fifty and fifty-one hundred feet (N 90 degrees 15' W 250.507 feet) line of the lot of ground conveyed by Harold R. Carter, et al. to John R. Carter, et al. by a deed dated September 1, 1948 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1803, folio 5, etc.

thence thence as now surveyed and located on the southerly side of Joppa Road, forty feet wide as reflected on a new construction.

North eighty-five degrees twenty-five minutes east eighty-four and forty-three one hundredth feet (N 85 degrees 25' E 84.473 feet) to an iron pipe at the end of the second of South eighty-five degrees fifteen minutes west

two hundred and fifty-one hundred feet (S 85 degrees 15' W 250.507 feet) line of the second parcel of land conveyed by Henry J. Carter and wife to William L. Carter and wife by a deed dated September 16, 1952 and recorded among the Land Records of Baltimore County in Liber C.L.S. No. 275, folio 4A, etc. thence leaving the road and thence on the third line the last mentioned

South five degrees twenty-two minutes east two hundred and twenty-eight and sixty-six one hundredth feet (S 5 degrees 22' E 228.967 feet) to an iron pipe plant at the end of said third line these binding lines only on a part of the south or North thirty-six and one fourth degree east ten perches line of the land conveyed by Laura J. Carter and husband to Harold C. Carter by a deed dated June 15, 1948 and recorded among the Land Records of Baltimore County in Liber W.F.C. No. 300, folio 570, etc. South thirty-five degrees fifty-nine minutes west

seventy-one and seventy-one one hundredth feet (S 35 degrees 59' W 71.771 feet) to an iron pipe plant at the beginning of the abutment North nine degrees fifteen minutes west two hundred fifty and fifty-one hundredth feet (N 90 degrees 15' W 250.507 feet) line to the first line mentioned described from Carter to Coulter these binding lines said line North eight degrees

fifty minutes west two hundred and twenty-eight and sixty-six one hundredth feet (N 85 degrees 59' E 228.967 feet) to the place of becoming. Containing 0.622 of an acre of land, more or less.

BEING: the same lot of ground which by deed dated September 1, 1948, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1803, folio 5, etc. was granted and conveyed to Katherine M. Coulter and husband to the herein named Grantors, as joint tenants.

BEING: for the same an iron pipe set on the South side of the Joppa Road as now located 40 feet wide in the year 1948 where it is intersected by the fifth or South 18 1/4 degrees East 10 perches line of a parcel of land which by a deed dated June 15, 1948 and recorded among the Land Records of Baltimore County in Liber W.F.C. No. 300, folio 570, was conveyed by Laura J. Carter and husband to Harold C. Carter, said line being erroneously described in said deed as South 18 1/4 degrees West 10 perches, thence binding on a part of said fifth line as now surveyed South 14 degrees East 10 perches to an iron pipe set at the beginning of the sixth line of said parcel of land, thence binding on a part of said sixth line North 69 degrees 31 minutes East 34.5 feet to an iron pipe, thence leaving said section and running for a line of division North 8 degrees 18 minutes West 250.5 feet to an iron pipe set on the South side of the Joppa Road as now located 40 feet wide, thence binding on the South side of said road as to the parcel South 42 degrees 09 minutes West 75.56 feet to the place of becoming. Containing 0.39 acres of land, more or less.

BEING: the same lot of ground which by deed dated August 10, 1958, and recorded among the Land Records of Baltimore County in Liber W.J.B. No. 1875, folio 244, was granted and conveyed to John R. Carter and Katherine M. Coulter, his wife, sons Margaretta May Mullins, widow, the Grantors herein.

Being the property of Peter J. Terno, et al as shown on plat plus filed with the Zoning Department.

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

Aug. 14

THE BALTIMORE COUNTIAN

THE HERALD - ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

August 17, 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, Maryland, once a week for one week ~~as requested~~ before the 17th day of August, 1964, that it is to say the same was inserted in the issues of August 14, 1964.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
 Editor and Manager

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

Aug. 14

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 14, 1964.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., as requested

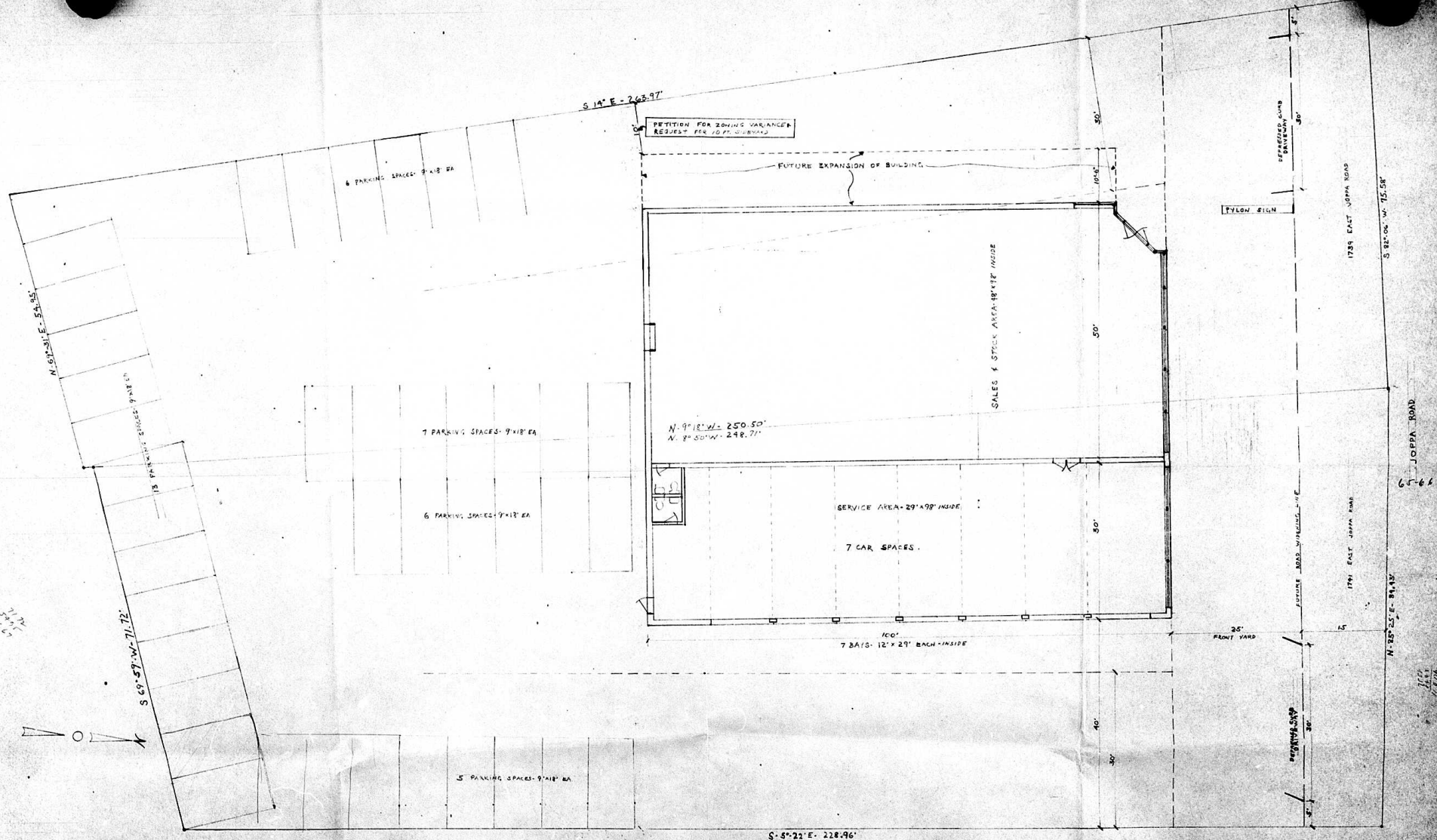
on 1 line ~~as requested~~ before the 17th day of August, 1964, the 1964 publication appearing on the 15th day of August

1964.

THE JEFFERSONIAN

Frank Shuster
 Manager

Cost of Advertisement \$



PARKING DATA	
37 SPACES - 9'x18' EA	
PLUS	
7 SPACES IN SERVICE AREA =	
44 SPACES TOTAL	
BLDG. AREA 80'x100' = 8000 SQ. FT.	



THE PEP BOYS
SALES AND SERVICE BLDG & PARKING AREA
1739-41 E. JOPPA ROAD, TOWSON
BALTIMORE COUNTY, MARYLAND
PLOT & SITE PLAN - SHOWING PROPOSED
BUILDING LOCATION, PARKING, DRIVEWAYS,
FUTURE HIGH LOCATION
OWNER - THE TOWSON CO. - FULTON, MARYLAND
SCALE - 1/8" = 1'-0" & 1/4" = 1'-0"