

BALTIMORE COUNTY
No. 65-120-X

Edward D. Hardesty
Deputy Zoning Commissioner of
Baltimore County

65-120-X
Approved by
Landon E. Stokes
Nov 2, 1964

RESOLUTION NO. 8
of the
COUNTY COUNCIL OF BALTIMORE COUNTY,
MARYLAND

Mr. Green, Councilman

By the County Council, November 2, 1964

Legislative Session 1964, Legislative Day No. 13

By Order, R. Bruce Alderman, Secretary

A RESOLUTION to authorize Landon E. Stokes, an employee of the Survey Division of the Bureau of Engineering of Baltimore County, to apply to the Department of Planning and Zoning for a Special Exception for a Garage, Service.

WHEREAS, Landon E. Stokes, an employee of the Survey Division of the Bureau of Engineering, and wife desire to sell a piece of property located at 1536 York Road, Lutherville, in the Eighth Election District of Baltimore County; and

WHEREAS, said sale is contingent upon the obtaining of a Special Exception for a Garage, Service; and

WHEREAS, authorization was granted by Resolution of the County Council on October 7, 1963 to allow reclassification of the same property from R-6 to B1; and

WHEREAS, said Landon E. Stokes has made full public disclosure of all pertinent facts to the County Council of Baltimore County, Maryland;

BE IT RESOLVED, by the County Council of Baltimore County, Maryland, that the interest of the said Landon E. Stokes in the aforesaid reclassification of his property does not contravene the public welfare, and pursuant to Baltimore County Code, Section 23-21 (d) and Baltimore County Charter Section 1001 (b), the said Landon E. Stokes is authorized to apply for a Special Exception for a Garage, Service.

September 18, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND

Mr. Landon E. Stokes
1536 York Road
Lutherville, Maryland

London E. Stokes
1536 York Road, 860' N. of
SUBJECT: Preliminary Zoning, Special
Exception for Service Garage

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

STATE BOARD COMMISSION

The driveway as shown does not conform to State Board Commission standards and specifications, therefore, it is requested that access be made subject to the approval of the State Board Commission.

OFFICE OF PLANNING AND ZONING

1. Provisions for circulation between the Service Garage and the Shopping Center to the North should be indicated on the plan.

2. The type of screening should be indicated. Evergreen planting or Stockade fence, a minimum of 4' high, would be acceptable.

REVIEW OF PETITION

Will review and comment if necessary.

The following members had no comment to make:

Development & Rehabilitation Commission
Bureau of Traffic Engineering
Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Building Department

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John G. Rosa, Zoning Commissioner Date: October 13, 1964

FROM: George R. Gavrilas, Director

SUBJECT: 165-120-X, Special Exception for a Service Garage, West-side of York Road 860.36 feet North of Seminary Avenue. Being property of Landon Stokes.

8th District

HEARINGS: Monday, October 26, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a service garage and has the following advisory comments to make with respect to pertinent planning factors:

- This portion of York Road has been beset by a continual "gnawing away" of residential zoning by commercial zoning. The subject property recently was reclassified for commercial purposes even though the planning staff had recommended a transitional type of zoning here.
- Although the property is zoned for commercial purposes the planning staff firmly believes that a Special Exception for a service garage here is completely out of character with adjoining land usages.

GEO:bms

65-120-X
NIP
H9
Sec. 3-C
"X"

RE: PETITION FOR SPECIAL EXCEPTION
FOR A SERVICE GARAGE 1/8 of
York Road 860.36' N. of Seminary
Avenue - 8th District
Landon Stokes-Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
10-23-64

The petitioner seeks a Special Exception to use the property for a Service Garage. The immediate neighborhood is very commercialized. If the Special Exception is granted, a Drive-In Service Tire and Sales Service Facility will be erected.

The requirements of Section 202.1 of the Baltimore County Zoning Regulations having been met and the safety, health, and general welfare of the locality involved not being detrimentally affected, the Special Exception should be granted, subject, however, to the following restrictions:

- It shall require no body work shall be permitted.
- Hours of operation shall be restricted from 8:30 A.M. to 6:00 P.M. on any given day except Sunday when no work of any kind shall be permitted.
- All operations to be conducted undercover, that is no work outside shall be performed.
- All lights shall be so erected as to not reflect on any residential property.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the Special Exception be granted, that a Special Exception for a Service Garage, subject to the aforementioned restrictions, should be and the same is granted, from and after the date of this order, and further subject to approval of the site plan by the State Board Commission, Bureau of Public Works, and the Office of Planning and Zoning.

George R. Gavrilas
Deputy Zoning Commissioner
of Baltimore County

65-120-X

1536 York Road
Lutherville, Maryland
October 26, 1964

Samuel A. Green, Jr., Esq., Chairman
Baltimore County Council
County-Office Building
Towson, Maryland 21204

Dear Mr. Green:

In order to comply with Section 23-21, Paragraph D, of County Code, I am writing the County Council disclosing my interest in the property located at 1536 York Road, Lutherville, Maryland (west side of York Road - 860.36' north of Seminary Avenue), for which I have filed a Zoning Petition for a Special Exception for a GARAGE, SERVICE.

I am employed by Baltimore County, Maryland in the Engineering Department, Survey Division (Engineering Aide 9). I have been so employed since February 24, 1956.

My wife Gladys and I have owned this property since December 18, 1953 and have resided at this location since that time. Recently, the adjoining property to the north has been zoned B1 and been improved by a grocery store, cleaning establishment and gasoline service station.

Due to the fact that my wife has been ill for the past several months, we find that York Road is no longer a desirable place on which to reside. We have no alternative except to dispose of this property and move to a quieter location. In order to effect such disposal, it is necessary that the property be zoned Business Local, as it is no longer desirable as residential property.

It is also necessary to effect a sale at this time that a Special Exception be granted for a GARAGE, SERVICE. Authorization was granted by Resolution of the County Council on October 7, 1963 to allow reclassification of the same property from R-6 to B1. It is now necessary to have authorization to obtain the Special Exception.

Your cooperation in this regard will be greatly appreciated.

Very truly yours,
Landon E. Stokes
Landon E. Stokes

CC: Edward D. Hardesty, Esq.
Deputy Zoning Commissioner

65-120-X

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Landon E. Stokes and
Gladys M. Stokes, legal owners 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 (1) that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from an "X" zone to an "R-6" zone for the following reasons:

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 Service Garage.

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 hereby agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
Landon E. Stokes
Gladys M. Stokes
Address: 1536 York Road
Lutherville, Maryland

Petitioner's Attorney
R.C. Murray
Protector's Attorney
Landon E. Stokes

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of September, 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 throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of October, 1964, at 10:00 A.M.

SEP 23 '64

Zoning Commissioner of Baltimore County

65-120-X

MULLER, RAPHAEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - CIVIL ENGINEERS
801 EOB CLEVELAND AVENUE, TOWSON, MARYLAND
VALLEY 7-1300

ZONING DESCRIPTION

BEGINNING for the same on the southwestmost side of York Road at a point distant 860.36' measured northwesterly from the intersection formed by southwestmost side of York Road and the northernmost side of Seminary Avenue, said point of beginning being also at the division line between Lots 7 and 6, as shown on the Plat of Lutherville Estates and Recorded among the Land Records of Baltimore County in Plat Book WPC 7, Folio 68, running thence and binding on the southwestmost side of York Road N18°00'00"W 100.00' to the division line between Lots 3 and 2, as shown on the aforesaid plat, thence leaving the southwestmost side of York Road and binding on the division line between Lots 3 and 2 as shown on the aforesaid plat, S72°00'00"W 200.00' to the division line between Lots 3, 4, 5 and 6 and Lots 102 and 103, as shown on the aforesaid plat, running thence and binding on the division line between Lots 3, 4, 5 and 6 and Lots 102 and 103, as shown on the aforesaid plat, S18°00'00"E 100.00' to the division line between Lots 7 and 6 as shown on the aforesaid plat, running thence and binding on the division line between Lots 7 and 6 as shown on the aforesaid plat, N72°00'00"E 200.00' to the place of beginning.

CONTAINING 0.459 acres of land more or less.

BEING Lots 3, 4, 5 and 6, as shown on the aforesaid plat.

AND being also all of the land described in the two following deeds:

- By deed dated December 18, 1953 and recorded among the Land Records of Baltimore County in Liber GLB 2411, Folio 177, was conveyed by Vernon B. Parks and wife to Landon E. Stokes and wife.
- By deed dated June 17, 1955 and recorded among the Land Records of Baltimore County in Liber GLB 2740, Folio 498, was conveyed by Vernon B. Parks and wife, to Landon E. Stokes and wife.

A. J. Muller
#1391

TELEPHONE 823-3000

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

No. 25360
DATE 9/29/64

TO: Landon Stokes
1536 York Rd.
Lutherville, Md.

BILLED BY: Zoning Department of Balt. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception
165-120-X

10-23-64 6312 * 25360 TIP = 50.00

IMPORTANT! MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE 823-3000

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

No. 27527
DATE 10/23/64

TO: Landon E. Stokes
1536 York Rd.
Lutherville, Md.

BILLED BY: Zoning Department of Baltimore Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of your property
165-120-X

10-23-64 6312 * 27527 TIP = 18.50

IMPORTANT! MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgelytown, MdTHE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 12, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner
of Baltimore Countywas inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week ~~successive weeks~~ before
the 15th day of October, 1964, that is to say
the same was inserted in the issues of

October 9, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager
R.M.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8-14 Date of Posting Oct 10 1964
 Posted for: Special Exempt. for Garage - Service
 Petitioner: Landon E. Stokes
 Location of property: 1536 York Rd. 800.36' N. of Seminary Ave.
 Location of Signs: on E. corner of 1536 York Rd.
 Remarks: J. S. Rose
 Posted by J. S. Rose Signature Date of return Oct 15, 1964

PETITION FOR
SPECIAL EXCEPTION
8th DISTRICTZONING: Petition for Special
Exception for a Garage, Service.
LOCATION: West side of York
Road 860.36' North of Seminary
Avenue.DATE AND TIME: MONDAY,
OCTOBER 26, 1964 at 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing:SPECIAL EXCEPTION FOR A
GARAGE, SERVICE
All that parcel of land in the
Eighth District of Baltimore
County.BEGINNING for the same on
the southwestmost side of York
Road at a point distant 860.36'
measured northwesterly from the
intersection formed by south-
westernmost side of York Road
and the northernmost side of
Seminary Avenue, said point of
beginning being also at the di-
vision line between Lots 7 and
6, as shown on the Plat of Lub-
erville Heights and recorded
among the Land Records of Bal-
timore County in Plat Book W.P.C.
7, Folio 48, running thence and
binding on the southwestmost
side of York Road N18 degrees
00' 00"W 100.00' to the division
line between Lots 3 and 2, as
shown on the aforesaid plat, thence
leaving the southwestmost
side of York Road and binding on
the division line between Lots
3 and 2 as shown on the afore-
said plat, S72 degrees 00' 00"W
200.00' to the division line
between Lots 3, 4, 5 and 6 and
Lots 102 and 103, as shown on
the aforesaid plat, running thence
and binding on the division line
between Lots 3, 4, 5 and 6 and
Lots 102 and 103, as shown on
the aforesaid plat, S18 degrees
00' 00"E 100.00' to the division
line between Lots 7 and 6 as
shown on the aforesaid plat, run-
ning thence and binding on the
division line between Lots 7 and
6 as shown on the aforesaid plat,
N72 degrees 00' 00"E 200.00'
to the place of beginning.Containing 0.479 acres of land
more or less.BEING Lots 3, 4, 5 and 6,
as shown on the aforesaid plat,
AND being also all of the land
described in the two following
deeds:(1) By deed dated December
14, 1953 and recorded among the
Land Records of Baltimore
County in Liber G.L.B. 2411, Folio
177, was conveyed by Vernon B.
Parks and wife to Landon E.
Stokes and wife.(2) By deed dated June 17,
1955 and recorded among the
Land Records of Baltimore
County in Liber G.L.B. 2740, Folio
498, was conveyed by Vernon B.
Parks and wife, to Landon E.
Stokes and wife.Being the property of Landon
E. Stokes and Gladys W. Stokes,
as shown on plat filed with the
Zoning Department.DATE AND TIME: MONDAY,
OCTOBER 26, 1964 at 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Oct. 9

CERTIFICATE OF PUBLICATION

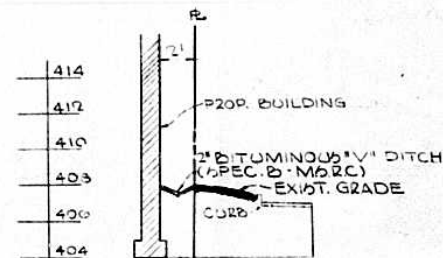
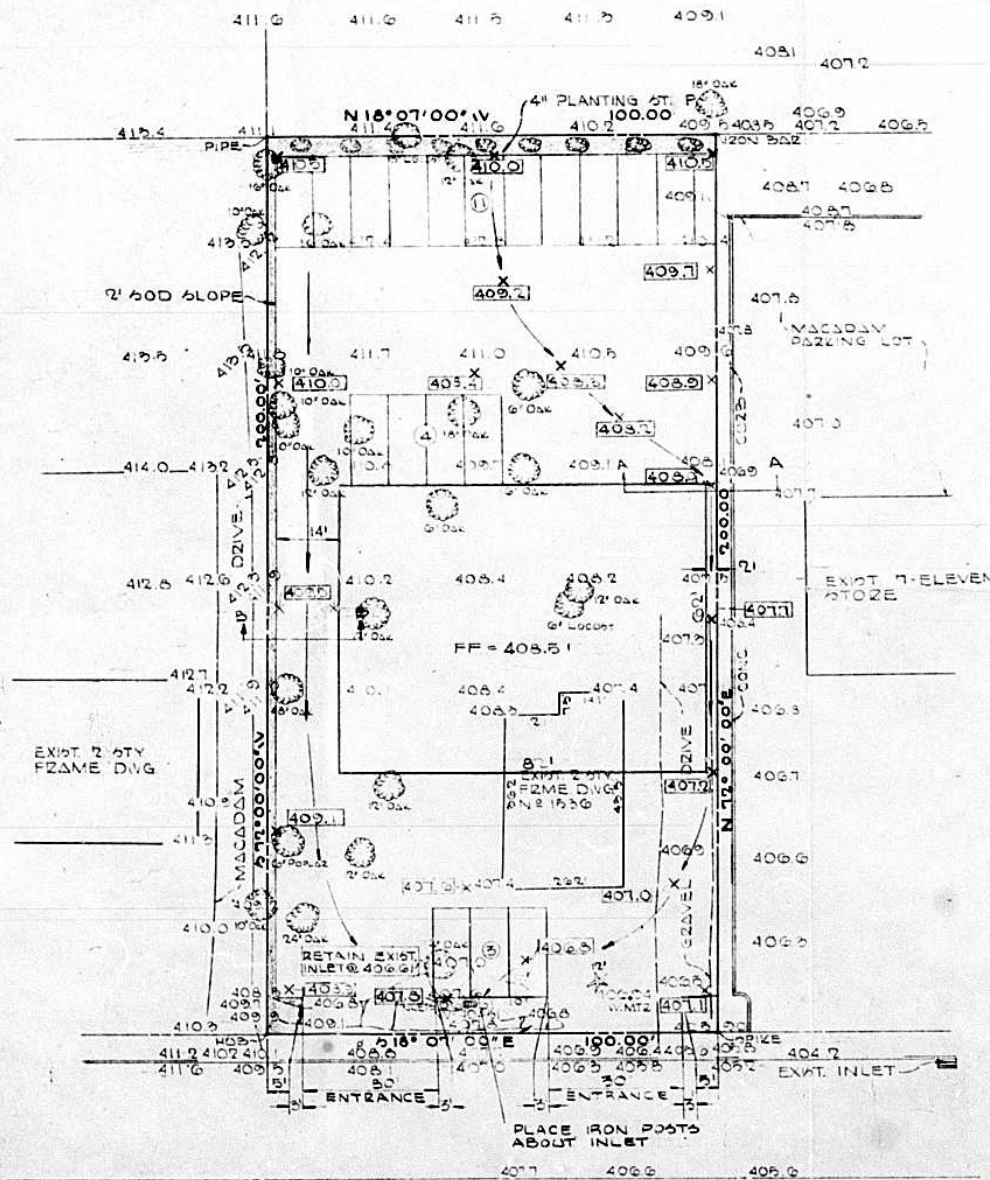
TOWSON, MD. October 9, 1964THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of 7 ~~times~~ successive weeks before the 26th
day of October, 1964, the first publication
appearing on the 2th day of October
1964.

THE JEFFERSONIAN,

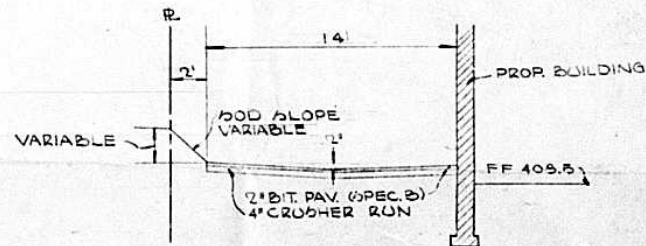
G. L. S. Stokes
Manager.

Cost of Advertisement, \$.....

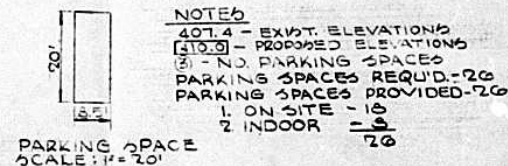
PETITION FOR SPECIAL
EXCEPTION—8TH DISTRICTZONING: Petition for Special Ex-
ception for a Garage, Service.
LOCATION: West side of York Road
860.36' North of Seminary Ave-
nue.DATE AND TIME: Monday, October 24,
1964 at 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.To: Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:SPECIAL EXCEPTION FOR A Garage,
Service.
All that parcel of land in the
Eighth District of Baltimore County,
beginning for the same on the
southwesternmost side of York
Road at a point distant 860.36'
measured northwesterly from the
intersection formed by south-
westernmost side of York Road and the
northernmost side of Seminary Ave-
nue, said point of beginning being
also at the division line between
Lots 7 and 6, as shown on the Plat
of Luberville Heights and recorded
among the Land Records of Bal-
timore County in Plat Book W.P.C.
7, Folio 48, running thence and
binding on the southwesternmost
side of York Road N 18° 00' 00" W
100.00' to the division line between
Lots 3 and 2, as shown on the afore-
said plat, thence leaving the south-
westernmost side of York Road and
binding on the division line between
Lots 3 and 2 as shown on the afore-
said plat, S 72° 00' 00" W 200.00' to
the division line between Lots 3, 4,
5 and 6 and Lots 102 and 103, as
shown on the aforesaid plat, run-
ning thence and binding on the di-
vision line between Lots 3, 4, 5 and
6 and Lots 102 and 103, as shown
on the aforesaid plat, S 18° 00' 00"
E 100.00' to the division line be-
tween Lots 7 and 6 as shown on
the aforesaid plat, running thence
and binding on the division line
between Lots 7 and 6 as shown on
the aforesaid plat, N 72° 00' 00"
E 200.00' to the place of beginning.
Containing 0.479 acres of land
more or less.BEING Lots 3, 4, 5 and 6, as shown
on the aforesaid plat,
AND being also all of the land de-
scribed in the two following deeds:(1) By deed dated December 14,
1953 and recorded among the Land
Records of Baltimore County in
Liber G.L.B. 2411, Folio 177, was
conveyed by Vernon B. Parks and
wife to Landon E. Stokes and wife.(2) By deed dated June 17, 1955
and recorded among the Land Re-
cords of Baltimore County in Liber
G.L.B. 2740, Folio 498, was con-
veyed by Vernon B. Parks and wife,
to Landon E. Stokes and wife.Being the property of Landon E.
Stokes and Gladys W. Stokes, as
shown on plat plan filed with the
Zoning Department.By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County,
Oct. 9.



SECTION A-A
SCALE: 1" = 5'



SECTION B-B
SCALE: 1" = 5'



NOTES
 407.4 - EXIST. ELEVATIONS
 410.0 - PROPOSED ELEVATIONS
 (3) - NO. PARKING SPACES
 PARKING SPACES REQUIRED - 20
 PARKING SPACES PROVIDED - 20
 1. ON SITE - 10
 2. INDOOR - 10

Zoning File # 65-120
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 1/12/65

SITE PLAN
 N2 1526 YORK ROAD
 EZRINE TIRE STORE
 EIGHTH ELECTION DISTRICT
 LUTHERVILLE
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 20'
 SEPTEMBER 25, 1965

REVISED 11-30-65
JAMES CROCKETT ASSOCIATES
 CONSULTING ENGINEERS & LAND SURVEYORS
 1455 MARYLAND AVENUE
 BALTIMORE, MARYLAND 21216
 HOPLING 7-2541 WO 6955

YORK (66' WIDE) ROAD

