#65-161RX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONEG COMMISSIONER OF BALTIMORE COUNTY

true we MARIE COER are EXECUTED A CONTRACT COUNTY and which is described in the description and plat attached hereto and made a part layer 4. Thereby petition (1) that the zoning status of the herein description. hereby petition (1) that the zoning status of the herein described property be re-classified, put an int to the Zoning Law of Baltimore County, from an BL zone to an BF-X

DR....one; for the following reasons: This is a heavily populated commercial area and a used automobile sales lot would be consistent with $\mu |j|^2 |j|^4$ the commercial nature of the neighborhood. There is also a need for ifirst class used automobile sales lot in this area.

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 vehicles, outdoor sales

area, separated from sales agency building

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

s, 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 Baltimore

HOBELMANN MOTORS, INC. By: Aufam (Woundly Vice Pres,

Michael Eder Contract surchasex Lessee Marie Eder Legal Owners Address 814 Light Street - 21202 Address & Steneored Rend

O'Conor & Sweeney John J. Sychology Je Hellioner's Allowery Bel ai md. 21014 Protestant's Attorney

Address 1218 One Charles Center 21201

ZONING DEPARTMENT

...... 196 & 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 ____day of November ______196⁴ __at 10°00 o'clock

County, on the SCI 26 Mg VI THE REAL 1 0 m (9) (1)

Zoning Commissioner of Baltimore County.

#65-161PX

IMPO MAIL

PLE

ALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO .. John G. Rose, Zoning Commissioner Date. November 20, 1964 FROM George E. Gavrelis, Director

SUBJECT. 155-161-RN. B.L. to B.R. and Special Exception for Used Motor Wohlclas, owtdoor sales area, separated from sales agency building. Northwest side of Esstern Avenue 360 feet northeast of Essex Avenue. Being property of Michael Eder.

15th District

HEARING: Monday, November 30, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-L to B-R zoning together with a Special Exception for a used car lot. It has the following advisory comments to make with respect to pertinent planning factors:

co percunent planning ractors:

1. The subject property in time will be in conflict with
the proposed Southeastern Expressway and its interchange
with Eastern Avenue. Unfortunately, provision as yet
has not been made in the States Boeds building program
staff would consider that a used car Eachilty would
allow the subject property to be utilized in a reasonable
namer pending construction of Southeastern Boniavard.
a minimum of building construction here. The staff
voices no objection to this petition if the operation
is conducted in the manner indicated on the petitioner's
stup plan.

Pursuant to the advert	tisement, posting of property, and public hearing on the	above petition and
it appearing that by reason	oflocation and the change which has taken	
area of the subject pr	operty;	
the above Reclassification s	hould be had; and it further appearing that bysessors	of the Pattition
	ion 502,1 of the Baltimore County Zoning Reg	
to special exceptions		
a Special Exception for #. !!	tacd Motor Vehicles, outdoor sales area, sheeparated from sales agency building Zoning Commissioner of Baltimore County this.	ould be granted.
zone, andger a Special Excep	ed, from a Bal. zone to a Bales sales state of the delegation of the sales sal	area, separated fr and the same is agencybld
State Roads Commission	, Bureau of Public Services and the Office o	plan by the Splanning and
zoning.	date of this order, subject to approval of site , Bureau of Public Survices and the Office of Zoning Commissioner of Bal	timore County
Pursuant to the adver-	extrement, posting of property and public hearing on th	e above petition
and it appearing that by reas		

the above re-classification sh GRANTED.	sould NOT BE HAD, and/or the Special Exception s	hould NOT BE
	Zoning Commissioner of Baltimore County, this	
of	196 that the above re-classification be and the	same is hereby
	described property or area be and the same is hereby of	
to remain a	zone; and/or the Special Exception	
	Zoning Commissioner of Balt	imore County
	ORE COUNTY, MARY AND	No. 27549
	FICE OF FINANCE Division of Collection and Receipts COURT HOUSE	DATE 11/5/64
srs. O'Conor & Sweeney Charles Center timore, Md. 21201	TOWSON 4, MARYLAND	
timore, Md. 21201	iiVi Zoning Departs	en t of Balto. Co
CCOUNT NO. 01-622		\$50.00
CCOUNT NO.	PPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Reclassifi	ication & Special Exception for Michael Eder	50.00
#65-161-RX	PART) — Saltinus Causto, MA — QIQ	so of Finance
	il-664 63 46 • 27549 TIP-	90.00
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MAKE CHECKS PAYAR DIVISION OF COLLECT SETURN UPPER SECTI	BLE TO BALTIMORE COUNTY, MARYLAN TION & RECEIPTS, COURT HOUSE, TOWS ON OF THIS BILL WITH YOUR REMITTANCE.	ON 4, MARYLAN
	INVOICE	
BALTMO	RE COUNTY, MACYLAND	No. 27604
OFFI	CE OF FINANCE Nersion of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND	DATE 11/25/64
s. O'Comer and Summey harles Center more, Nd., 21201	DILLED Zening Department of	Selto. Co.
UNT NO. 01-622		\$55.00 OUNT
DETACH UPPE	of property for Nichoel Eder	COST
	a page of the month are	53\10 _
#65-161-RX	PAID Settlement County, Not Children	
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		I Rhonse
	11-2954 7048 • 2750k TIP-	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4. MARYLAND

SE RETURN UPPER SECTION OF THIS BILL W

MULLER, RAPHEL & ASSOCIATES, INC.

October 7, 1964/

\$65-161RX

MAP B

BRX

ZONING DESCRIPTION MICHAEL EDER & WIFE

BEGINNING for the same at a point on the northwest side of Eastern Avenue at the distance of 360' measured northeasterly from the intersection formed by the northeast side of Essex Avenue and the northwest side of Eastern Avenue, said point of beginning being also at the beginning of the 1st or N27*23'W 150.00' line of the land which by deed dated June 23, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3370, Polio 285, was conveyed by Robert J. Romadka and wife to Michael Eder and wife, thence leaving Eastern Avenue and running and binding on the 1st and 2nd lines of the aforesaid deed N27*23'W 150.00' and N55*54'E 266.23' to the center of a road 20' wide, running thence and binding on the centerline of the aforesaid road and on the 3rd line of the aforesaid deed, S7*17'E 166.87' to the northwest side of Eastern Avenue, running thence and binding on the northwest side o' Eastern Avenue and on the 4th line of the aforesaid deed by a curve to the left with a radius of 5804.58' for a distance of 208.10' to the place of beginning.

COMMITTING 0 80 acres of land more or less.

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District 15 64

Essel and.

Posted by Tokert Lee Bully

arrows at the distance of Essatzs and Ay of a series formed by the method of Essatzs Arman, and paint and the series of Essatzs Arman, and paint and the series of the ser

BEING all of the land which by deed dated June 23, 1958 and recorded among the Land Records of Baltimore County in Liber 3370, Folio 285, was conveyed by Robert J. Romadka and wife to Michael Eder and wife.

> A T Muller #1391

CERTIFICATE OF POSTING

ZUNING DEPARTMENT OF RALTIMORE COUNTY

Posted for Part Seed and Ede

Location of Signe - on Easter taked and an gran plat agent

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

blished in THE JEFFERSONIAN, a weekly newspaper printed

of 1 time xeroxxexxexxexx before the 30th day of _____Navember _____, 1964_ the Exx publication

appearing on the 13th day of Nov. mor.

L. Leank Shin

Location of property: Needs Easter Blad Gove 360 NE/of

To from driveway &: Seen your 5 for se

Towson, Maryland

O'CONOR & SWEENEY BALTIMORE WARYLAND 21201

November 2 1964

Mr. James E. Dver Chief of Permit and Petition Processing Baltimore County Office o Planning and Zoning County Office Building Baltimore, Maryland 21204

> Re: 15th District Petition for Reclassification And Special Exception for Michael Eder, located on the NW/S of Eastern Avenue 360" N F of Fasey Avenue

Upon receipt of the documents from your office concerning the bove property, I contacted Mr. John L. Duerr of the State Roads Commission. Mr. Duerr informed me that his comments had been mis-understood, and that he saw no problem concerning our application. I trust that Mr. Duerr himself has communicated this information to you,

I am, therefore, returning to your office all of the documents previously filed and request that you refile and process them at your

Thank you very much for your co-operation,

Very truly yours.

John J. Louisiy John J. Sweeney, Jr.

8.TITE 1216

MAIS

MUI MEMBER 10-3141

15-B

J.IS-ia Enclosures

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
ZONING DISTRICT
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ZONE Special Exception for Used
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Stater area, separated from assessly building, cy building, LOCATION: Northwest side of LOCATION: Northwest side of

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III W. C. Office Building.
Torson, Maryland.
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CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., November 17,

THIS IS TO CERTIFY, that the annexed advertisement of "Michael Eder"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the

10th day of November the same was inserted in the issues of 11-11-64

19 64 : that is to say,

Stromberg Publications, Inc.

By Mrs. Palmer Price

R6 VACANT 4'HIGH COMPACT PLANTING N55° 54'E 266.23' BL 15 P.S. EXISTING PAVING EXISTING BUILDING STORES BL VACANT THO DISPLAY BEYOND THIS LINE 360'TOESSEY AVE. R = 5804.58' L = 208.10" EXISTING 35 EXISTING 35" ENTRANCE ENTRANCE SHOULDER \$65-161RX PAVING MAP 15-B BR-X THE DIAN STRIP AVENUE EASTERN AREA OF PROP. O. BOAc# EXISTING USE OF PROP-VACANT PROP. USE OF PROP - USED CAR SALES EXISTING I ONING OF PROP. - BL. MULLER, RAPHEL & ASSOCIATES, INC. PLAT TO ACCOMPANY ZONING PETITION PROP. ZONING OF PROP. BR, SP. EX. RIG ENGINEERS & CURVIVORS 201 CONTRAND AVE 15TH ELECT.DIST. BALTO. CO., MD. TOWSON 4, MARYLAND SCALE: 1": 20" OCT 7, 1962