

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all men by these presents, that the legal owner of the property situated 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 _____ BL _____ zone to an _____ BR-X _____ zone; for the following reasons: This is a heavily populated commercial area and a used automobile sales lot would be consistent with the commercial nature of the neighborhood. There is also a need for a first 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 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.

HOBELMANN MOTORS, INC.

By: *William J. O'Connell* Vice Pres.

Contract purchase Lessee

Address: 814 Light Street - 21202

O'Connor & Sweeney

By: *John J. Sweeney* Attorney

Address: 1218 One Charles Center - 21201

Protestant's Attorney

Address: 1218 One Charles Center - 21201

ORDERED: By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of November, 1964, at 10:00 o'clock A.M.

10:00 AM
11/1/64
ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Bone, Zoning Commissioner Date: November 30, 1964

FROM: George E. Gavrilis, Director

SUBJECT: #65-161-RX, B.L. to B.R. and Special Exception for Used Motor Vehicles, outdoor sales area, separated from sales agency building, Northwest side of Eastern 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:

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 had not been made in the State Road building program for this facility. As an interim measure, the Planning staff would consider that a used car facility would allow the subject property to be utilized in a reasonable manner pending construction of Southeastern Boulevard. At the same time the used car facility would involve 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 site plan.

GEG:bms

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ location and the change which has taken place in the area of the subject property _____

the above Reclassification should be had; and it further appearing that because of the Petitioner has complied with Section 509.1 of the Baltimore County Zoning Regulations pertaining in _____ to special exceptions _____

A Special Exception for a Used Motor Vehicles, outdoor sales area, should be granted. It is ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1964, that the herein described property or area should be and the same is hereby reclassified, from B.L. _____ zone to a B-R _____ zone, under a Special Exception for a Used Motor Vehicles, outdoor sales area, separated from sales agency building, granted, from and after the date of this order, subject to approval of site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 continued as to and remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNT HOUSE
TOWSON 4, MARYLAND
BILLED BY: Zoning Department of Balto. Co.
REMARKS: Petition for Reclassification & Special Exception for Michael Eder #65-161-RX
QUANTITY: 1
UNIT: 50.00
TOTAL AMOUNT: 50.00
DATE: 11/25/64
PAID - Baltimore County, Md. - City of Finance
11-094 6346 * 27549 TIP- 50.00

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNT HOUSE
TOWSON 4, MARYLAND
BILLED BY: Zoning Department of Balto. Co.
REMARKS: Advertising and posting of property for Michael Eder #65-161-RX
QUANTITY: 1
UNIT: 53.10
TOTAL AMOUNT: 53.10
DATE: 11/25/64
PAID - Baltimore County, Md. - City of Finance
11-094 7088 * 27549 TIP- 53.10

MULLER, RAPHAEL & ASSOCIATES, INC.
GENERAL BUILDERS, LAND SURVEYORS, ENGINEERS
301-208 CHARLES AVENUE, TOWSON & MARYLAND
VALLEY 9-3400

ZONING DESCRIPTION
MICHAEL, EDER & WIFE

October 7, 1964

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 N 27° 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 658 3370, and Polio 285, was conveyed by Robert J. Romacka 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 N 27° 23' W 150.00' and N 55° 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, S 71° 17' E 166.27' to the northwest side of Eastern Avenue, running thence and binding on the northwest side of Eastern Avenue and on the 4th line of the aforesaid deed by a curve to the left with a radius of 5804.50' for a distance of 208.10' to the place of beginning.

CONTAINING 0.80 acres of land more or less.

BEING all of the land which by deed dated June 23, 1958 and recorded among the Land Records of Baltimore County in Liber 658 3370, Polio 285, was conveyed by Robert J. Romacka and wife to Michael Eder and wife.

A. J. Muller #1391

LAND SURVEYS • LOTS • FARMS • BOUNDARY • TOPOGRAPIHICAL • LOCATION • SUBDIVISIONS • ROADS • UTILITIES
DRAINAGE • SEWERS • WATER • MAPING • ZONING CONSULTATION • CONTRACTORS SERVICE • ESTIMATING

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11/1/64
Posted for: Michael Eder, Petitioner
Location of property: 360 feet northeast of Essex Avenue, Northwest side of Eastern Avenue
Location of Signage: 360 feet northeast of Essex Avenue, Northwest side of Eastern Avenue
Remarks: Petitioner's name and address
Posted by: Robert J. Romacka Signature Date of return: 11/1/64

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 11, 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. on November 11, 1964, before the 13th day of November, 1964, the next publication appearing on the 13th day of November, 1964.

THE JEFFERSONIAN,
L. Seank Manager

Cost of Advertisement, \$.

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

ZONING: From B.L. to B.R. Zone: Special Exception for Used Motor Vehicles, outdoor sales area, separated from sales agency building.

LOCATION: Northwest side of Eastern Avenue at the distance of 360 feet north of Essex Avenue, Northwest side of Eastern Avenue, said point of beginning being also at the beginning of the 1st or N 27° 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 658 3370, and Polio 285, was conveyed by Robert J. Romacka 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 N 27° 23' W 150.00' and N 55° 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, S 71° 17' E 166.27' to the northwest side of Eastern Avenue, running thence and binding on the northwest side of Eastern Avenue and on the 4th line of the aforesaid deed by a curve to the left with a radius of 5804.50' for a distance of 208.10' to the place of beginning.

CONTAINING 0.80 acres of land more or less.

BEING all of the land which by deed dated June 23, 1958 and recorded among the Land Records of Baltimore County in Liber 658 3370, Polio 285, was conveyed by Robert J. Romacka and wife to Michael Eder and wife.

By Mrs. Palmer Price

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

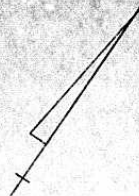
DUNDALK, MD., November 17, 1964

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 for 1 successive week before the 10th day of November 1964; that is to say, the same was inserted in the issues of 11-11-64

Stromberg Publications, Inc.
Publisher.

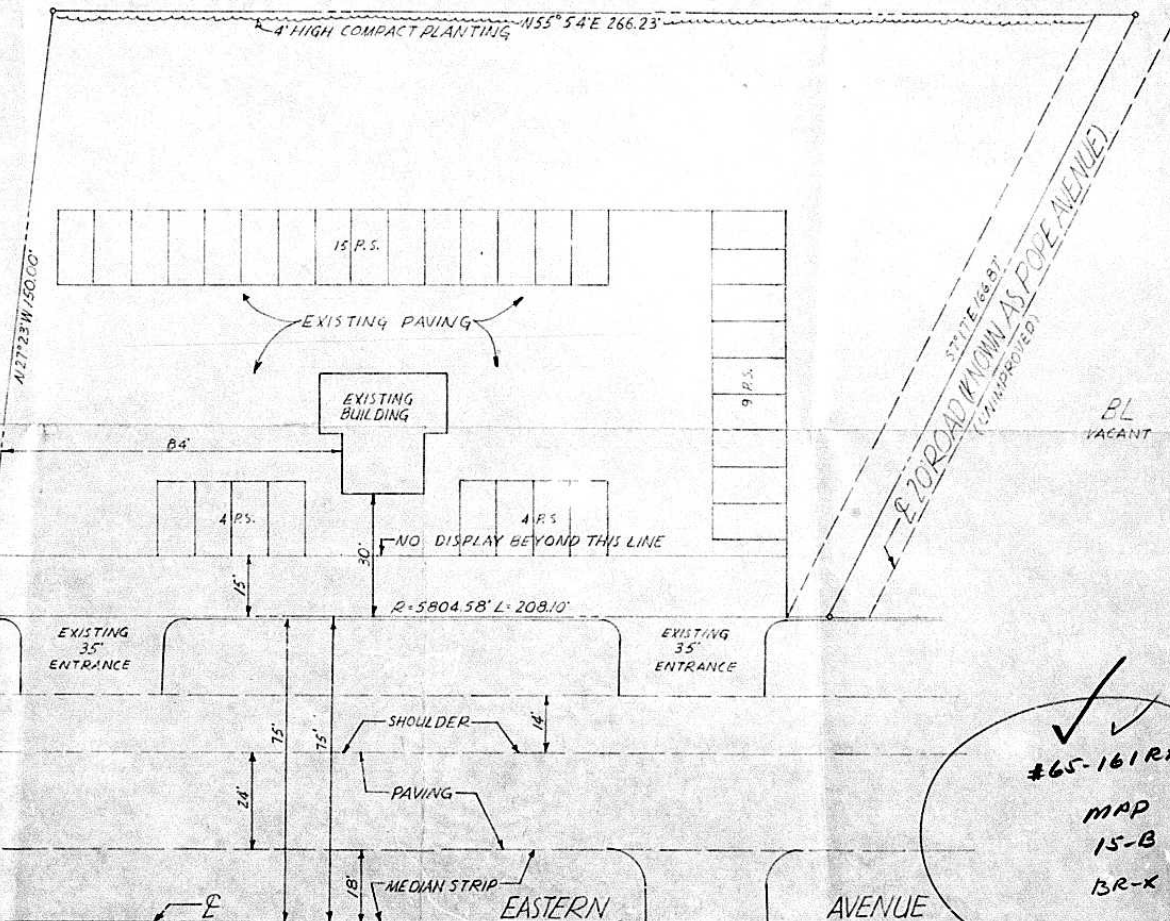
By Mrs. Palmer Price

R6
VACANT



BL

STORES



✓
#65-161RX
MAP
15-B
BR-X

AREA OF PROP. 0.804±
EXISTING USE OF PROP. VACANT
PROP. USE OF PROP. USED CAR SALES
EXISTING ZONING OF PROP. BL
PROP. ZONING OF PROP. BR, SP EX.

MULLER, RAPHEL & ASSOCIATES, INC.
REG. ENGINEERS & SURVEYORS
201 CONANTLAND AVE.
TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
15TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 20' OCT. 7, 1962