

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Elizabeth M. Kuehne, legal owner, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an M-L zone to an B-R 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 used motor vehicle 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, 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.

Contract purchaser Elizabeth M. Kuehne
Address 8803 Pulaski Highway
Baltimore, Maryland 21221

Maguire and Brennan

Maguire and Brennan

Protestant's Attorney

Address 825 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of February, 1965, 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 County, on the 7th day of April, 1965, at 11:00 o'clock

A.M.



Zoning Commissioner of Baltimore County.

(over)

February 26, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

Maguire and Brennan
825 Eastern Boulevard
Baltimore, Maryland 21221

Reclassification from M-L to B-R and for a used car agency located NE/S of Pulaski NE Race Road for Elizabeth Kuehne 15th District

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

STATE ROADS COMMISSION: A field investigation of the petitioners property indicates a complete disregard for the orderly display of vehicles. Cars are displayed within the STATE ROADS COMMISSION right-of-way. If zoning is granted, it is requested that the petitioners be required to observe proper setbacks and to keep access onto the property open and clear.

OFFICE OF PLANNING AND ZONING: A field inspection of the subject site reveals approximately 65 cars are presently located on the lot. Approximately 50% of the cars are not operable and are considered junk. The proposed development plan as submitted with the petition indicates that 27 cars can be feasibly located on the lot.

Prior to the new hearing, a petitioner should clear the lot of all junk cars and re-organize the 27 cars as indicated on the plan. It is strongly recommended that if the Zoning Commissioner sees fit to grant the reclassification and the special Exception that the order be withheld until such time as the used car lot has been cleaned up and put in order.

FIRE BUREAU: Will submit comments at a later date.

The following members have no comment to offer:

Bureau of Engineering
Health Department
Board of Education
Traffic Engineering
Buildings Department
Industrial Commission

cc: Jack Duerr: State Roads Commission
Albert Quisby: Office of Planning and Zoning
Charles Morris: Fire Bureau

Yours very truly,

James S. Dyer
JAMES S. DYER
Chief of Permit and
Petition Processing

Pursuant to the advertisement, posting of property, and public hearing on the above petition, the petitioners having proven an error in the zoning map and that sufficient change in the area has taken place to warrant the requested zoning,

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

a Special Exception for Used Motor Vehicle Outdoor Sales Area should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of April, 1965, that the herein described property or area should be and the same is hereby reclassified; from a B-L zone to a B-R zone, and a Special Exception for a Used Motor Vehicle Outdoor Sales Area should be and the same is granted, from and after the date of this order, subject to approval of the 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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of February, 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a B-L zone; and/or the Special Exception for Used Motor Vehicle Outdoor Sales Area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WILLARD M. LEE
4604 Mainfield Avenue
Baltimore 14, Maryland

Phone MA. 6-2813

January 21, 1965

Special Exception for Used Car Sales

N.E.S. Pulaski Highway 214.03 feet N.E. Race Road
15th District Baltimore County, Maryland

Beginning for the same on the northeast side of Pulaski Highway at the distance of 214.03 feet measured northeasterly along the northeast side of Pulaski Highway from the north side of Race Road and thence running and binding on the northeast side of Pulaski Highway by a line curving to the right with a radius of 278.79 feet for a distance of 187 feet thence leaving Pulaski Highway for two lines of division as follows: - South 18 degrees 21 minutes West 246 feet and North 31 degrees 16 minutes West 171.87 feet to the place of beginning.

Containing 15,990 square feet more or less.



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

To: Maguire and Brennan
825 Eastern Ave.
Baltimore 21, Maryland

By: John G. Rose
Zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT NO. 01-422

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Exception for Elizabeth Kuehne

65-271-RX

PAID - Baltimore County, Md. - Office of Finance

3-1265 1704 • 28607 TWP- 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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3-16-65

Posted for: Hearing Wed. April 7-65 AT 11:00 A.M.

Petitioner: Elizabeth Kuehne

Location of property: NE/S Pulaski Highway 214.03

NE/S of Race Rd.

Location of Signs: 2 on Pulaski Hg. Place at on grass plot

in front of Reading Warehouse lot and across S. 1st

Remarks: Telephone pole signs are agreed upon.

Posted by: Patricia B. Smith Date of return: 3-24-65

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

To: Crystal Ball Inc
8803 Pulaski Highway
Baltimore 21, Md.

By: John G. Rose
Zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT NO. 01-422

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Elizabeth Kuehne

65-271-RX

PAID - Baltimore County, Md. - Office of Finance

4-845 3154 • 28681 TWP- 39.90

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 18, 1965

FROM: George E. Goveillis, Director

SUBJECT: Petition 65-271-RX, M-L to B-R, and Special Exception for Used Motor Vehicle Outdoor Sales Area, Northeast side of Pulaski Highway 214.03 feet Northeast of Race Road. Being the property of Elizabeth M. Kuehne

15th District

HEARING: Wednesday, April 7, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- From a planning viewpoint, the subject proposal would result in a spot zone totally unrelated to surrounding zoning. The sole purpose of this proposal would appear to be the legalization of an existing, highly questionable use.
- The Composite Guideplan recommended by the planning staff shows industrial land use at this location.
- In view of the fact that industry now locating in Baltimore County increasingly seeks choice, "prestige" locations the subject proposal would have a distinctly adverse effect upon future industrial development or redevelopment of the area. The present condition of properties in this vicinity may be less than prime, but the possibility of improvement is definitely not precluded by the fact. It is our opinion that redevelopment of the old Baltimore Raceway as an industrial park is an indicator of the future quality of this district. The industrial park is located just behind the subject property, on the other side of the railroad.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 19, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once each day of April, 1965, the first publication appearing on the 13th day of March, 1965.

THE JEFFERSONIAN,

John G. Rose
Manager.

Cost of Advertisement, \$

CERTIFICATE OF PUBLIC

OFFICE OF
The Community Press

DUNDALK, MD. March 17, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Elizabeth M. Kuehne" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 16th day of March, 1965; that is to say, the same was inserted in the issues of 3-17-65

Stromberg Publications, Inc.
Publsh.

By Mrs. Palmer Price
Mrs. Palmer Price

