

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph J. Auer & Frances Auer, of the County of Baltimore, Maryland, hereby petition that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

1. The subject property is now and has been used for garage service purposes for in excess of twenty years prior to the filing of this Petition.
2. The location of the property avails itself to said use and will comply with Section 502.1 of the Baltimore County Zoning Regulations.
3. And for such other and further reasons to be explained at the hearing on this Petition.

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 \_\_\_\_\_ "Garage service."

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: \_\_\_\_\_  
Address: \_\_\_\_\_  
Petitioner's Attorney: \_\_\_\_\_  
Address: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1965, at \_\_\_\_\_ o'clock.

By \_\_\_\_\_  
Zoning Commissioner of Baltimore County.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Rye, Chairman, Zoning Advisory Committee  
FROM: Mr. Charles E. Morris, Jr., Fire Bureau - Plans Section  
SUBJECT: Property Owner - Joseph J. Auer  
275.75' S of Frederick Road  
District 1st - Section 2 - A - SW - 3 F  
Present Zoning B. L.  
Proposed Zoning Special Exception for Garage, Service

1. Building must meet all fire department regulations, when constructed.
2. Present building is a fire hazard to adjoining property in its condition at this time.

CVT/mjl

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the provisions of the Zoning Law of Baltimore County, the petitioner, having met all requirements of 502.1 of the Baltimore County Zoning Regulations, a special exception should be granted.

A Special Exception for a "Garage, Service" should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 1965, that the herein described property be re-classified to \_\_\_\_\_ zone and that the Special Exception for a "Garage, Service" should be and the same is granted, from and after the date of this order, subject to approval of the plan for the development of said property by 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 \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

## MULLER, RAPHEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - ENGINE CONSULTANTS  
201-208 COURTLAND AVENUE, TOWSON, MARYLAND 21204  
820-2000 - 820-1231

EUGENE F. RAPHEL, L.S.  
PERMIT NO. 1-007

### ZONING DESCRIPTION FOR SPECIAL EXCEPTION

BEGINNING for the same on the East Side of Bloomsbury Avenue at the distance of 275.75' measured S9°30'E from the intersection formed by the East Side of Bloomsbury Avenue and the South Side of Frederick Road, said point of beginning being also at the Southwest corner of the land which by deed dated August 25, 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1305, Folio 272, was conveyed by Nancy Hill to Samuel Cimino and wife, thence leaving the East Side of Bloomsbury Avenue and running on the Southernmost boundary of the land of the aforesaid Samuel Cimino and wife, N78°30'E 135.00' to intersect the last line of the land which by deed dated January 30, 1869 and recorded among the Land Records of Baltimore County in Liber EHA 61, Folio 99, was conveyed by Asa Needham and wife to Amelia Davis, running thence and binding on a part of the said last line S12°15'E 50' to the Northeast corner of the land which by deed dated May 9, 1946 and recorded among the Land Records of Baltimore County in Liber RJS 1441, Folio 331, was conveyed by Leonard A. Vogt and wife to Walter S. Bellis, Jr. and wife, thence leaving the last line of the aforesaid land, Needham to Davis, and running and binding reversely on the Northernmost line of the land, Vogt to Bellis, S78°30'W 135.00' to the East Side of Bloomsbury Avenue, running thence and binding on the East Side of Bloomsbury Avenue, N9°30'W 50.00' to the beginning.

CONTAINING 0.155 acres of land, more or less.

BEING all of the land which by deed dated August 19, 1941 and recorded among the Land Records of Baltimore County in Liber CMB Jr. 1160, Folio 420, was conveyed by Catharine E. Foehlman, widow, to Quincy A. Gladding and wife.

Eugene F. Raphael  
#2246

SURVEYS - LOTS - PARKS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAINS - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

John J. Bishop, Jr., Esq.  
203 Courtland Ave.  
Towson, Md. 21204

### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson 4, Maryland

Your petition has been received and accepted for filing this \_\_\_\_\_ day of \_\_\_\_\_, 1964.

Owner's Name: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

JOHN G. ROSE  
Zoning Commissioner

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Joseph J. Auer  
John J. Bishop, Jr.  
203 Courtland Ave.  
Towson, Md. 21204

Planning Department of Baltimore Co.

| DEPOSIT TO ACCOUNT NO. 01-022  | QUANTITY | 1 YEAR UPPER SECTION, NO RETURN WITH YOUR REMITTANCE | COST  |
|--------------------------------|----------|------------------------------------------------------|-------|
| Petition for Special Exception | 1        |                                                      | 75.00 |
|                                |          |                                                      | 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.

April 1, 1965

### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

#### COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

John J. Bishop, Jr., Esq.  
203 Courtland Avenue  
Towson, Maryland 21204

Special Exception for  
Service Garage for  
Subject: Joseph J. Auer located  
275.75' S of Frederick Road, 1st District

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

#### REMARKS OF PETITIONER:

Utilities: Water - Existing 8" Water in Bloomsbury Avenue.  
Sewer - Existing 6" Sewer in Bloomsbury Avenue.  
Adequacy to be determined by developer or his engineer.  
Road - Bloomsbury Road to be a minimum 10' curb and gutter paving on 50' R/W.  
Storm Drain - There are existing drains at Bloomsbury Road and Frederick Avenue.

OTHER REMARKS: See attached comments.

The following members had no comment to offer:

Office of Planning and Zoning  
Board of Education  
Health Department  
Industrial Commission  
Traffic Engineering  
Buildings Department  
State Roads Commission

cc: Carlyle Brown-Bureau of Engineering  
Lt. Morris-Fire Bureau

Yours very truly,

John J. Bishop, Jr.  
Chief of Permit and  
Petition Processing

TELEPHONE  
820-2000

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 30592

DATE 4/29/65

TO: Joseph J. Auer  
John J. Bishop, Jr., Esq.  
203 Courtland Ave.  
Towson, Md. 21204

| REPORT TO ACCOUNT NO. 01-022        | QUANTITY | 1 YEAR UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST  |
|-------------------------------------|----------|------------------------------------------------------|-------|
| Advertising and posting of property | 1        |                                                      | 61.50 |
|                                     |          |                                                      | 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: 1st  
Posted for: \_\_\_\_\_ Date of Posting: April 24, 1965

Petitioner: \_\_\_\_\_

Location of property: 275.75' S of Frederick Road, 1st District

Location of Signs: 275.75' S of Frederick Road, 1st District

Remarks: \_\_\_\_\_  
Posted by: \_\_\_\_\_ Date of return: April 29, 1965

PETITION FOR  
SPECIAL EXCEPTION

1st DISTRICT

**ZONING:** Petition for Special Exception for Garage, Service.  
**LOCATION:** East side of Bloomsbury Avenue 275.75 feet South of Frederick Road.  
**DATE & TIME:** WEDNESDAY, MAY 12, 1965 at 10:30 A.M.  
**PUBLIC HEARING:** Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Exception for Garage, Service. All that parcel of land in the First District of Baltimore County

Beginning for the same on the East Side of Bloomsbury Avenue at the distance of 275.75 feet measured 59 degrees 30 minutes South from the intersection formed by the East Side of Bloomsbury Avenue and the South Side of Frederick Road, said point of beginning being also at the Southwest corner of the land which by deed dated August 25, 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1305, Folio 272, was conveyed by Nancy A. Hill to Samuel Cimino and wife, thence leaving the East Side of Bloomsbury Avenue and running on the Southernmost boundary of the land of the aforesaid Samuel Cimino and wife, North 78 degrees 30 minutes East 135.00 feet to intersect the last line of the land which by deed dated January 30, 1969 and recorded among the Land Records of Baltimore County in Liber EHA 61, Folio 99, was conveyed by Asa Needham and wife to Amelia Davis, running thence and binding on a part of the said last line South 12 degrees 15 minutes East 50 feet to the Northeast corner of the land which by deed dated May 9, 1946 and recorded among the Land Records of Baltimore County in Liber RJS 1441, Folio 331, was conveyed by Leonard A. Vogt and wife to Walter S. Bellis, Jr. and wife, thence leaving the last line of the aforesaid land, Needham and wife, running and binding reversely on the Northernmost line of the land, Vogt to Bellis, South 78 degrees 30 minutes West 135.00 feet to the East Side of Bloomsbury Avenue, running thence and binding on the East Side of Bloomsbury Avenue, North 9 degrees 30 minutes West 50.00 feet to the beginning.

Containing 0.155 acres of land more or less.

Being all of the land which by deed dated August 19, 1941 and recorded among the Land Records of Baltimore County in Liber CWB Jr. 1160, Folio 420, was conveyed by Catherine Poehlman, widow, to Quincy A. Gladding and wife.

Being the property of Joseph J. Auer and Frances Auer, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 12, 1965 at 10:30 A.M.  
Public Hearing: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
John G. Rose  
Zoning Commissioner Of  
Baltimore County

## CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., April 22, 1965

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 12th day of May, 1965, the first publication appearing on the 22nd day of April 1965.

THE TIMES.

Manager.

John M. Martin

Cost of Advertisement, \$29.00

Purchase Order A8783  
Requisition No. F421

### PETITION FOR SPECIAL EXCEPTION 1ST DISTRICT

**ZONING:** Petition for Special Exception for Garage, Service.  
**LOCATION:** East side of Bloomsbury Avenue 275.75 feet South of Frederick Road.  
**DATE & TIME:** Wednesday, May 12, 1965 at 10:30 A.M.  
**PUBLIC HEARING:** Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Special Exception for Garage, Service.

All that parcel of land in the First District of Baltimore County, Beginning for the same on the East Side of Bloomsbury Avenue at the distance of 275.75 feet measured S 9° 30' E from the intersection formed by the East Side of Bloomsbury Avenue and the South Side of Frederick Road, said point of beginning being also at the Southwest corner of the land which by deed dated August 25, 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1305, Folio 272, was conveyed by Nancy A. Hill to Samuel Cimino and wife, thence leaving the East side of Bloomsbury Avenue and running on the Southernmost boundary of the land of the aforesaid Samuel Cimino and wife, N 78° 30' E 135.00' to intersect the last line of the land which by deed dated January 30, 1969 and recorded among the Land Records of Baltimore County in Liber EHA 61, Folio 99, was conveyed by Asa Needham and wife to Amelia Davis, running thence and binding on a part of the said last line S 12° 15' E 50' to the Northeast corner of the land which by deed dated May 9, 1946 and recorded among the Land Records of Baltimore County in Liber RJS 1441, Folio 331, was conveyed by Leonard A. Vogt and wife to Walter S. Bellis, Jr. and wife, thence leaving the last line of the aforesaid land, Needham and wife, running and binding reversely on the Northernmost line of the land, Vogt to Bellis, S 78° 30' W 135.00' to the East Side of Bloomsbury Avenue, running thence and binding on the East Side of Bloomsbury Avenue, N 9° 30' W 50.00' to the beginning.

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Being the property of Joseph J. Auer and Frances Auer, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 12, 1965 at 10:30 A.M.

Public Hearing: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of  
JOHN G. ROSE  
Zoning Commissioner of  
Baltimore County.  
April 23.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1965

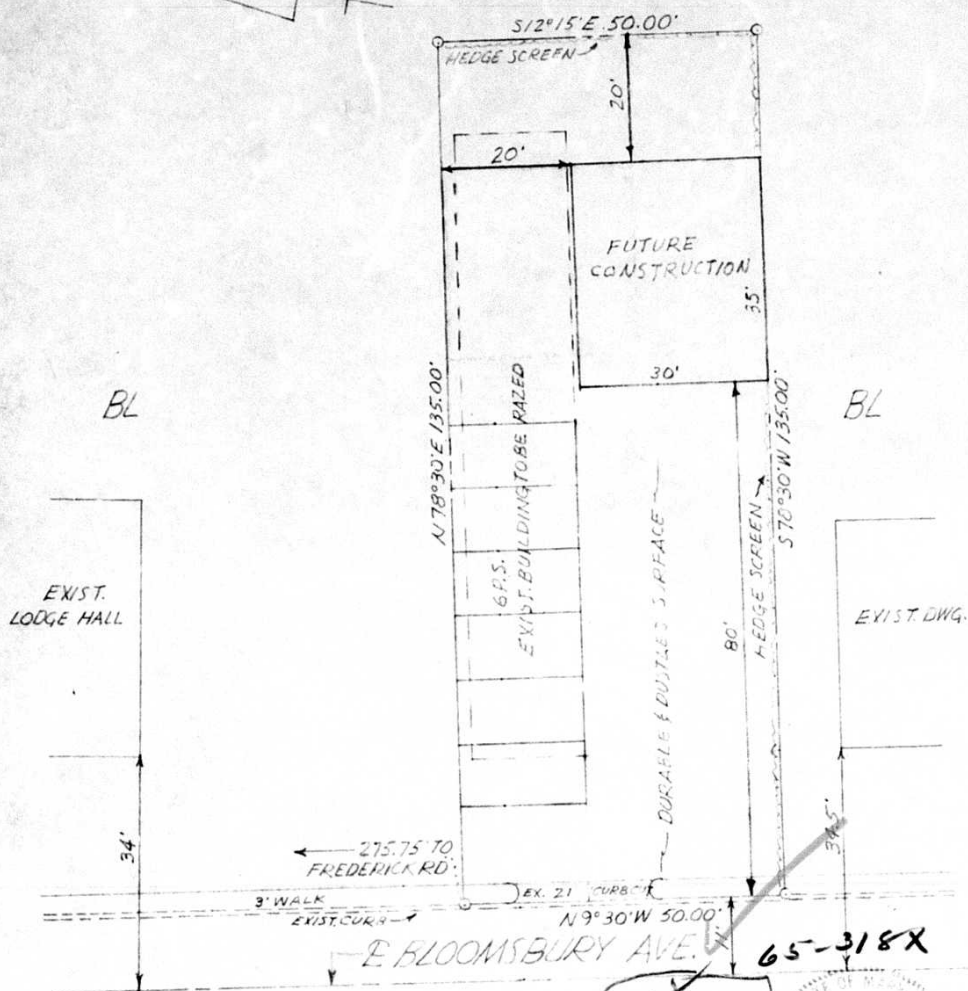
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 12th day of May, 1965, the first publication appearing on the 22nd day of April 1965.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.....

# CATONSVILLE ELEM. SCHOOL



AREA OF PROP. - 0.155A $\pm$

EXIST. USE OF PROP. - SER. GARAGE

PROP. USE OF PROP. - SER. GARAGE

EXIST. ZONING OF PROP. - BL

PROP. ZONING OF PROP. - S.P.E.X. FOR SER. GARAGE

BUILDING 900 SQ. FT. PARKING SPACES REQUIRED - 5 PARKING SPACES SHOWN

MAP  
#1  
SEC. 2A  
SW-3F  
'X'



MULLER, RAPHEL & ASSOCIATES, INC.

REG. ENGINEERS & SURVEYORS

201 COURTLAND AVE.

TOWSON 4, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION

1<sup>ST</sup> ELECT. DIST. BALTO. CO., MD.

SCALE: 1" = 20' FEB. 8, 1965

