Margaret Brocato fru Boles Justickel Contract pure Zerelliam If Bull Legal Owner s Address Pulmader Haghing in Bakel a like Much John E. Bohlen, Jr. Petitioner's Attorney Protestant's Attorney Address 6708 Belair Road, Balto, Md, 21206

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughrequired by a z zooming task of controls country, in two newspapers of general encounted unoughout Baltime, e County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimer. County in Room 106, County Office Building in Towson, Baltimore County, on the _______ 26th day of ___ May

1,00 Zoning Commissioner of Baltimore County. OFFICE OF ..

Parcel "A" Moole truck
D and H Lorderman
N.M.S. Pilloge Missony 1096 free S.S. Starens Road
11th Matrice Ballance County, Margiand

0.1.111.

April 5,1965 465-338-REI MAP 411-6 BR-KA

Baginning for the same on the northwest side of Pulaski Highway it the distance of 10% jest measured northwest-side of Pulaski Highway from the Borth side of Stevens Read and thouse running and binding on the northwest adds of Pulaski Highway from the side of Stevens Read and thouse running and binding on the northwest adds of Pulaski Michael Stevens Read and thouse running and Falsati Highway from the morth side of Stevens Road and thouse running and binding on the morthwest side of Pulsaki Highway Nott h 5 degrees 26 minutes 13 seconds East 130 feet thence leaving Pulsaki Highway and running for three lines of division as follows; North 44 degrees 33 minutes 47 seconds West 100 feet, South 45 degrees 26 minutes 13 seconds West 130 feet and South 44 degrees 33 minutes 47 seconds East 100 feet to the place of beginning. Containing 13,000 square feet of land.

Entire property from BL to BB and that pertien described in Parcel "B" a sp mial exception for a used car lot

Beginning for the same at the beginning of the fourth line of parcel "A" in the above description and thence runking with and binding on part of said fourth line South 44 degrees 33 minutes 47 seconds East 22 feet thence running running for two lines of division as follows: North 54 degrees 26 minutes 13 seconds East 80 feet and North 44 degrees 33 minutes 47 seconds west 22 feet to theresect the chird line of parcel A and thence running with and binding on part of said third line South 45 degrees 26 minutes 13 seconds West 80 feet to the place of beginning.

Containing 1,760 square feet of land.

MIPP / H11-6 MALTIMORE COUNTY OFFICE OF PLANNING AND ZONING BR-XA 5/17/65

\$65.338RKA

John E. Boshlen, Jr., Esq. 6708 Belair Rosd Reltimora, Maryland 21206 Reclassification from B-L to B-R, and a Special Exception SUBJECT, for a used notor vehicle and door sales area, located on the North-wort Side of Pulssid Highway 1996* Rortheast of Stevens Rd., lith Bittiet

NOTABLE OF Serves Fd.,

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

COUNTY OFFICE BUILDING

TOWSON L. MARYIAND

The following comments are not intended to indicate the appropriateness of the sonings action requested, but to assure that all parties are made sware of plans or problems that may have a learing on this case. The Director and/or the Deputy Director of the Office of Flancing and Toning will substitute commendations on the appropriateness of the requested conting 10 days before the Coming Coordinations's

STATE POADS CONSUSSION: There is no curbing or channelisation at the subject propert and it appears that the potitions is using approximately 50 more frontage than is shown on the plant. It is therefore requested that it he Zonig Commissioner sees fit to grant the potition, that plans for socess be made subject to the approval of the State Roads Consistent.

HEALTH DEPARTMENT: See attached letter.

FIRE DEPARTMENT: This Department w'll review the subject petition and submit comments at a later date.

OFFICE OF PLANTED AND COUNTY A field inspection of the a jeet site revealed several paried care with no legs and in questionable remains condition. These care excitain retainment. This office strongly questions the facilitative of when you uses such as the restaurant and the used for let on a parcel of land which is only 100 x 130;

BUREAU OF ENGINEERING: Utilities: Water and sewer not available. Roads: Pulsski Highway is a State Road. Storn Drain: Property drains to a stream to the Northwest.

The following members had no comment to offer: Board of Education Traffic Engineering Industrial Commission Buildings Department

John Duerr, State Roads Comm. Liout. Horris, Bire Dept. Hilliam Greenwalt, Health Dept. Albert Quinky, Office of Planning & Zoning Carlyle Brown, Sureau of Engineering

James E. Dyer Chief of Permis and

Yours very truly,

RE: PETITION FOR RECLASSIFICATION PETITION FOR RECLASSIFICATION
From 3-1 Zones to 8-R Zones
Special Exception for Used
Motor Vehicle Outdoor Size
Area, Separated
Area, Separate

MAP #11-6 REFORE BR-XI ZONING COMMISSIONES

\$65-338 F.XA

BALTIMORE COUNTY No. 65-338-RXA

11111111111

The retitioners have requested a reclassification of property on the northwest side of Pulaski Highway 1096 feet northeast of Stevens Road, from 3 L- Zone to 8 B-R Zone; a special exception for a Used Notor Vehicle Outdoor Salas Area, superact from Salas Agency Building and Variances to the Baltimore County Zoning Regulations.

Testicony presented at the hearing indicated that the requested zoning will not be datrinant to the health, safety and the general welfare of the locality involved, therefore, the reclassification should be hady and it appears that the positioners have complied with the requirements of section 502.1 of said Regulations, a special exception for a tree later Wentles Outdoor Sales Area, separated from the Sales Agency Building, should be quanted.

The following variances to the Regulations requested by the petitioners will grant reiter without substantial injury to the public health safety and general welfare and should be had:

Sec. 409.2 a (3) To permit 15 parking spaces for a Restaurant instead of the required 38 spaces;

Sec. 238.1 - To permit a front yard of 37 feet instead of the required 50 feet on a dual highway; Sec. 238.22 - To permit a side yard of 2½ feet instead of the required 30 feet; and

To permit a rear yard of 13 seet instead of the required 30 feet.

of Baltimore Courty, GREEDED that the above described property or area should be and the same is reclassified; from a BAL Cont to a law from that special exception for a Used Dotor Vehicle Outdoor aleas Area, separated from sales agency building, should be and the same is granted from and after the date of this Order.

Apr 11 28, 1965

5708 Es 197 Lat. Jr., Esq.

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

14th day of April

JOHN G. ROSE

Owners Name: William Bull

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date April 21, 1965 nipp H11-6 BR-X1

#65-338 P.CA

5/17/65

SUBJECT Margaret Brocato and William H. Bull NW/S Pulsski Highways, 1095' NE of Stevens Road

NM/S Pulsast Highways, 1005 he of Secretarion and the District Trings Bs. 21. --Proposed Zoning Variance & Special Exception for Parcel B for Used Notor Tehicle Outdoor Sales Area No Acres: 1,760 square feet

TO Mr. James Dyer

FROM Mr. William Prognwalt

ZONING ADVISORY COMMITTEE MEETING Wednesday, April 14, 1965

The swerege system serving this restaurant is failing and is creating a serious health hazard and muisance. Also, the water well is located too close to the sewage system and may become contaminated by the sewage system. Any other use of this property would only create additional trouble.

William Greenwalt

WG:PE

BR-XA

#61-338KXA

#65-338 RYA

MAP

#11-6

It is further ORDERED that the aforegoing variances

The site plan for the development of the subject proper is subject to approval of the State Roads Commission, Bureau of Pyblic Services and the Office of Planning and \$\frac{1}{29}\$.

Zoning Commissioner Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date May 11, 1965

FROM George E. Mayrelis, Rirector of Planning

SUREXT. Position to. 6-338-4.A. "B.L. to B.R. Zone, Special Except in for ER-XA Ded Voter Vehicle Outloor Sales Area, separated free saler agency building, and Variance to permit 15 parking spaces for a resparant instead of the required 80 Jort on a Danil Highway to porm 1 A sales year of 2-1/2 feet instead of the required 90 Jort on a Danil Highway to porm 1 A sales year of 2-1/2 feet instead of the required 90 feets and to parallal rear year of 13 feet instead of the required 90 feets, and parallal rear year of 13 feet instead of the required 90 feets, Hortheast side of Pulasti Highway 100 feet Leufwast of Stevens Boad. Being the property of William H. Dall, et al."

11th District

Whomesday, Nr. 26, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject

- 1. The Northeastern Area Master Plan recommends light industrial development this area, the Comprehensive Rezoning Map recommending M.L. A u.ed-car let is not appropriate in such an area.
- 2. We understand that the vehicles now for sale on the premises are not ordinary used cars; they are cars that have been used up. It is our impression that the use actually desired would be a junk yard.
- A reduction in the number of parking spaces required for the existing restourant would negate one of the very purposes of zoning. The same would apply to the other variances for which the petition is submitted.
- 4. Even if it were possible to site the desired uses on the subject parcel without variances, the result would still be a use of land which is too intensive for the location on a heavily travelled major highway. If the petitioner's request show be granted, we recommend that discontinuance of the restaurant be mode a condition of the special exception.
- 5. It appears that the petitioner has not been able to meet his responsibilities r II appears that the petitioner has not been able to meet his responsibilities re health rules and State Roads Commission requirements. We question that it be possible at this time for tim to meet such additional requirements as woul imposed with the granting of a special exception.

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Dyer, Chairman Zoning Advisory Committee Date May 4, 1965

FROM. Lt. Charles F. Morris, Sr. Fire Bureau - Plans Review

Tire sures: - Films someway

SUBJECT Figsty, Debt. - Rapport, Procite & Mr. H. Full

MM/S Palanck Highway - 1094 58 Stevens Road

Procent Zoning B.L.

Proposed Zoning B.L.

Variance & Special Exception for Parcel B for useMotor Vehicle Cutions Sales Area.

No. Acres 1.1(5) Square feet.

This property shall be kept clear of all old debri and and combustibles from the used care, such as old three, old seat covers and seats, old motors and must not be used for a funk yard, or burning of any care at any time.

CFM/bbr

JEFFERSON BUILDING TOWSON, MARYLAND 31204 TELEPHONE VALLEY 9-3000

RICHARD J. POTTER, M.D., M.P.H.

Hay 13, 1965



Mr. William M. Buil D & M Drive In Route 40, Pulmski Highway White Karsh, Maryland 21162

This will confirm the inspection of the water supply one severage system on your property by Mr. William Genewalk and Mr. William Hansen, Sellor Sanitarians, of this office. The following recommendations were made at the time of this an-

- 1. Concrete the bottom of the well pit and install either a sump pump or postive drain.
- Repair all broken sever lines and replace, if necessary, with cast iron pipes. Also, inspect the condition of the septic tank and seepage pit.

You stated that you would carry out these recommendations as soon as possible, and notify this office when they are completed so that we may make an inspection of these facilities.

If there are any further questions regarding these matters please contact this office.

[ery truly yours,

Jenselly M. Margerum

Tinothy M. Margerum, Ohter
Division of Engineering A Urban Devolupment
SECTION OF ENTIRONMENTAL HEALTH

3 Sugar

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District // # Date of Posting 6-3-65 Posted for Hearing Tues June 22 65 47/0100 A.M.
Petitioner Westlem Gull Location of property M/41 Side of Pularki Hogy. 1096 "ME/of Stevens Rd. Loration of Signs a cot the said of perking lot of Restrict capact 5! from wooden have sign and are Posted by Protest Law Bull VV Dale of return 6-10-6;

65-338 RIA

65-338R+A

CERTIFICATE OF POSTING DEPARTMENT OF SALTIMORE COUNTY Townon, Maryland

Date of Porting 5.6 65

Posted for Hearning West 1909, 26 65 A7/1/100 A. The company was the second of the second Petitioner When Bull et al Location of property Nulls Julante High Hypning 1096 NE/ 7 Stevens Rel Location of Signs 3 at the end of historiest planking it and got s' from worder from sign an yous'y Posted by Robert Les Bulles Date of return 5-13-61

come, Portillan for Special Exception for a Used Monte Vehicle
Ondoor Sales
Sales
Ondoor Sales
Sales
Ondoor Sales
Sale

each 30 square feet of total now area.

23.21. - 30 feet from
the troof property ine if on a Dual Highway.

Section 238.2 - 5ide and Hear
All that parcel of lead in the
Eleventh District of Baldimore
County-Wareal Awhole
the County-Wareal
the County-Warea

CERTIFICATE OF PUBL

OFFICE OF

The Community Press

DUNDALK, MD.,

June 2

THIS IS TO CERTIFY, that the annexed advertisement of

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

successive weeks before the

19 65; that is to say, 1st day of May the same was inserted in the issues of 6-2-65

Stromberg Publications, Inc.

By Mrs. Palmer Price

Province March, 2. 2.

Priville for Parket Employee, 2. 2.

Priville for Parket Employee, 2. 2.

Outloom Han Ann, supervise from Priville for Parket Employee, 2. 2.

Parket For Park

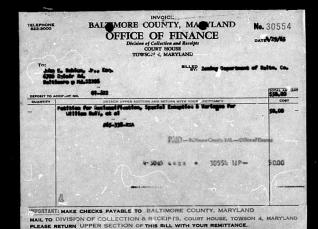
CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed adverti-ement was published in THE 'EFFERSONIAN, a weekly newspaper printed and published in Towson, Paltimore County, Md., once in each: of successive weeks before the

THE JEFFERSONIAN,

G. Leanh Strucker

Cost of Advertisement, \$...



NO PLAT IN THIS FOLDER

: MICROFILM