__ @ PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE TOWNS COMMERCIONED OF BALTERIORS COUNTY

nor ma I or we. Forty Meat Mctors, Inc. legal owner, of the property situate in Baltin County and which is described in the description and plat attached hereto and made a part harmon # 12 County and which is described in the description, and past attached property be re-classified, pursuant bereby petition (1) that the zoning status of the herein described property be re-classified, pursuant we are to the Zoning Law of Baltimore County from an R-10 zone to an ARCI

zone: for the following reasons 1. There was an error made in the zoning man and classifaction.

E 111 - 1-BR

2. There has been a chance in the area requiring the tune of was requested

we work to also distance to ad a set

county to use the bemin described property for

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 egulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Saltimor PORTYWEST MOTORS, INC

w Charles B. Hiller Charles a. Gillet. President

Contract purchase

Legal Owner Address 5624 Baltimore National Pike

Elroy J. Snouffer

Baltimore, Maryland, 21228

Protestant's Attorney

Petitioner's Attorney

Address Old Town Bank Building Baltimore, Maryland, 21202

ORDERED By The Zoning Commissioner of Baitimore County this 15:

196 5, that the subject matter of this petition he advertised to equired by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

TELEPHONE

6th 30 1 - EE PM

day of July

Zoning Commissioner of Baltimore County

BAL MORE COUNTY, MARYLAND

No.31939 OFFICE OF FINANCE DATE 7/6/65

\$64.00 1--660 6346 # 31930 TYP-4500

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLA PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

lun 1965

Elroy J. Snouffer, Esq. Old Town Bank Building Saltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

JOHN G. ROSE Zoning Commission

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the petitioner having proven error in the zoning of the subject property and sufficient change in the character of the mighborhood to warrant the requested zoning. the shows Reclassification should be had; and it further supporting that be IT IS ORDERED by the Zoning Commissioner of Paltimore County this. 64f day of July 1965 that the herein described property or area should be and the same is hereby reclassified: from an R-10 zone to a S-R expected from and after the date of this order, subject to approval of the site plan for the development of said property by Bureau of Public provious and the Office of Planeting & Acading.

Zoning Combinistence of Baltimore County Pursuant to the advertisement posting of property and public hearing on the above petit and it appearing that by reason of the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this. 196.... 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 zone: and or the Special Exception for

Zoning Commissioner of Baltimore County

TION FOR RECEASIFICA-

ZONING: From B-10 to B.P. Zone. LOCATION: Beginning #15. feet along the south side of Powers Laws from the laboratory

LOCATION: Beginning 153.

silong the south side of Powers
Lane from the intersection with
Rolling Road,
DATE & TIME: Tuesday, July 6,
1951 at 10.0 A.M.
PUBLIC: HEARING: Room 167.
County Office Building, 111 W.
Chesayeake: Avenue, Tuwson,
Maryland.

Frequency Zening; B.R.

All that part of tend in the
Frest District of Bullimers Cuenty,
Sequencing for the same in the
order line of Freeze Lane, 24 feet
the of Freeze Lane, 24 feet
these of Freeze Lane, 24 feet
these of the land described in a deed
for the control of the control
for the control of the control
for t

Courses in the above descrip-

Present Zoning: R-10

CERTIFICATE OF PUBLICATION

TOWSON NO June 18 19 65

THE JEFFERSONIAN.

THIS IS TO CERTIFY, that the annexed advectisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ence in each of one week conscionated before the 6th day of July ..., 19.65, the first publication day of June

Frank Streeting

Cost of Advertisement, 5...

SALTIMORE COUNTY MARYER WEN21'65 W 1. P. 1. 2

Date

TO Mr John G. Rose, Zoning Commigaianar FROM ceorge E. Gavrelis, Director

SURJECT Petition No. 66-4-R. "R-IO to B.R. Zone. Beginning 4850

feet along the wouth side of Powers Lane from the intersection with Polling Road. Being the property of Porty

West Motors, Inc.

Ist District

Elroy J. Snouffer, Esc.

Old Tow. Bank Building Baltimore, Karyland 21202

Bureau of Traffic Engineering Board of Education

HEARING: Tuesday, July 6, 1965

»++) 3

Jul 216 1965

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

The intent of the Comprehensive Rezoning Map for the Western Planning Area with regard to property in the vicinity of the subject parcel was to provide B.R. zoning along the Baltimore National Pike, restricting properties along Powers Lane from the active commercial uses permitted in commercial zones. Although this intent has been somewhat changed by a reclassification grant pursuant to been potition 864-199-RA, the change in no way justifies further crossin of the map westerly from the property reclassified map across the street from a residence zone is far more adverse than the effect which occurs when r sidential and commercial properties are back to back.

Zoning as requested by the subject petition would be particularly irrational in view of the fact that an R.10 strip of land only some 25 feet in width would remain between the subject property and the B.R. zoning facing on the Baltimore National Pike.

The petitioner's plat indicates that the use desired is a parking area. This use, of course, can be permitted in the R-10 Zone by permit after a special hearing. Parking, with special controls to govern appearance and operation, would be a desirable use for the subject property in that it would

BALETHOER COUNTY OFFICE OF PLANNING AND ZOWING

The Zoning Advisory Countities has reviewed the subject potition and makes

OFFICE OF FIGHRUM AND ZUEDO: The potitioner's plans do not indicate how the parking will be laid out. A revised plan should be submitted showing the entrances to the property, parking spaces and lighting.

The above comments are not intended to indicate the appropriateness of the scning action requested, but to assure that all parties are used sware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will sowint recommendation on the appropriateness of the requested soring ten (10) days before the Zoning Commendator's hearing.

Tree Fowers Lane should be made.
The owners should correct the hazardous traffic condition created

along Fowers Lane by the cut massardous train; constrain "escaled along Fowers Lane by the cutting of slopes to close to the road. Ouand rail should be constructed along Fowers Lan; in the area of these slopes. All guard rail to be built in accordance with Heltimore County standards.

Fire Bureau I Health Department Buildings Department

Very truly yours,

Junes S. Dyer, Chief Petition and Permit Processing

June 1, 1965

SUBJECT: Reclassification from an R-10 zone to a B.R. zone for h0 West Motors, Incorporate located on the south side of Powers Lane h550 from Rolling Road.

Industrial Davelooment

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Page

serve as a transition from the B.R. zoning already granted and R.IO property toward the west.

In view of the above considerations, we strongly recommend that the subject petition be withdrawn and that a new petition requesting a use permit for parking be substituted. If the petition is not withdrawn, then we strongly recommend that it be desied.

S. J. MARTENET & CO.

SURVEYORS AND CIVIL ENGINEERS 9 F I FYINGTON STREET BALTIMORE, Mr. 21202

ESTABLISHED 1940

HARRY S. JAVINS 1071-1004 -----J. HOWARD SUTTON 1004-104 SAMUEL A. THOMPSON 1888-1844 -HOWARD D. TUSTIN 1907-1960

66-4R

PROPERTY OF FORTY WEST MOTORS, INC.

All that parcel of land situate in the First Election Dis- 2-B

crict of Baltimore County bounded and described as follows: Western BEGINNING for the same in the center line of Powers Lane, ARCA 24 feet wide, at the beginning of the fourth line of the land described in a deed from Ragen M. Doub and Dorothy A. Doub, his

wife, to Stephen G. Heaver, dated July 10, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4014 folio 58 etc., and running thence, binding on said center line of Powers Lane and on the fourth and part of the fifth lines of said land described in said deed the two following courses and distances: South 56 degrees and 37 minutes East 268.30 feec and South 62 degrees and 18 minutes East 24.72 feet; thence leaving Powers Lane, South 27 degrees, 00 minutes and 20 seconds West 132.95 Seet to the end of the second line of the parcel of land described in a deed from Stephen G. Heaver and Doris A. Heaver, his wife, to Professional Enterprises, Inc. dated September 11, 1962 and recorded among said Land Records in Liber W.J.R. No. 4049 folio 508 etc., thence binding reversely on said second line of said land North 55 degrees and 45 minutes West 274.34 feet to intersect the third line of the land described in said abovementioned deed from Ragen M. Doub and wife to Stephen G. Heaver at the distance of 320 feet Northeasterly from the beginning of said third line and thence, binding on the remainder

Containing 0.830 of an Acre of land, more or less. Said point of beginning also being situate 4850 feet more or less measured along the south side of Powers Lane from its intersection with Rolling Road.

to the place of beginning.

of said third line, North 18 degrees and 30 minutes East 129.87 feet

Meridian.

Property of Forty West Motors, Inc.

Heaver and wife to Professional Enterprises, Inc.

ESTABLISHED 1849

S. J. MARTENET & CO. SURVEYORS AND CIVIL ENGINEERS S E. LEXINGTON STREET BALTIMORE, MD. 21202 NE: 839-4263

Subject to the use of ry Easement 25 feet in width laid out parallel with and Easterly from the line lastly hersinabova described,

The Courses in the above description are referred to the True

Being part of the land described in the deed from Ragen N. Doub and wife to Stephen G. Heaver, hereinbefore mentioned.

said Easement being more fully described in the dend from Stephen G.

Ne. 30680

DATES/15/45

BALTMORE COUNTY, MARYLAND

OFFICE OF FINANCE

COURT HOUSE
TOWSON 4, MARYLAND

PAID -- Referen Contrability - Co Year Str.

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.

May 13, 1965

Howard D. Tustis, fr.

1st DISTRICT

ONING: From R-10 to B.R Zone.

LOCATION: Beginning 4550 feet along the mouth side of Powers Lane from the intersection with Rolling Road.

DATE & TIME: TUESDAY, JULY 6, 1965 at 10.30 A.M., PUBLIC BEARING: Room

\$188 1313 \$ 38680 WEST

CERTIFICATE OF PUBLICATION

hime 17 .19 65. BALTIMORE COUNTY MD THIS IS TO CERTIFY. That the annexed advertisement was

published in THE TIMES, a weekly as wapaper printed and published in Baltimore County, Md., once in each of the sucessive weeks before the

day of .19 . the first publication

appearing on the 17th day of Jose

THE TIMES

olu ell Mastini

INTER-OF! ICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Bultimore County, Margland Towson, Maryland, 21204

Date. June 17, 1965

Mr. James E. Dyer FROM: Eugene J. Clifford

SUBJECT: Zoning Petition 66-4-R R-10 to B.R. Property of Forty West Motors, Inc.

Review of the plan dated April 13, 1965 indicates that the plan should be revised to provide for a 60-foot right of way along Powers Lane.

EJC:CRM:nr

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

| District18t | Date of Posting 6/19/65 |
|---|-----------------------------------|
| Posted for Postition for Reclass | ification from R-10 to B.R. |
| Petitioner: Forty West Motors, Inc. | • |
| Location of property: Bed - 4850 t alon | g-the 3/S of Fowers Lane from the |
| intersection with Holling Sond | |
| Location of Signs: 524 April 1993 | in Janu and Rolling 168 |
| | |
| Remarks: | |
| Posted by | Data de la factoria |

