Pillandeltone Corts

590 * 32059 NP-

TELEPHONE

W'S Merritt Blvd. 315' N of

> DATE & TIME: THURSDAY, SEPTEMBER 16, 1965 at 10:30 SEPTEMBEP 16, 1905 at 10-39
> AM.
> PUBLIC "ZARING; Boom 108,
> Comp Office Building, 111 W.
> Chesapeake Avenue, Tonson,
> Maryland,
> The Zoning Commissioner of
> Baltimore County, by authority
> of the Zoning Act and Regulations
> of Baltimore County, will hold a
> public hearing:

BALTIMORE COUNTY OFFICE OF PLANNING AND ZUNING COUNTY OFFICE BUTLEVILL TOWNON, MARYLAND 21204

Reclassification From 1 M/S of Marritt Blvd. 8 of Rab Ave., 12th District (Item & August 17, 1965)

35.00

Sons

The Zoning Advisory Committee has reviewed the subject position and makes

BUREAU OF TRAFFIC ENGINEERING: Will review and submit comments at a later date.

MENIAL OF INSTRUMENT AND A PROPERTY OF THE PRO

OFFICE OF PLANTED AND ZOURD - ZOURD ARTHESTANTED STRENGTS Lighting for the parking eres should be situated and shielded in such a vay so that it will not reflact or glar-in the adjoining residential homes may not be indicated on the revised plant of the northerness parcel should be indicated on the revised plant of the theorem. Since the subject property is completely surrounds gausse of group homes it would be highly desirable to have landscaping along the boarders of the property insidition to the stockade knoc,

The above commanty re not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made surse 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 submit recommendations on the appropriateness of the requested soning 10 days before the Zoning (Genicatones's hearing.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRES

TO Mr. John G. Rose, Zoning Commissionente September 3, 1965

PROM George E. Gavrelis

SUBJECT. 166-59-R. Reclassification from R-6 to B.M. Zoning. West side of Merritt Boulevard 315 feet North of Rabon Avenue. Being the property of Leo J. and May R. Chassagne.

12th District

HEARING: Thursday, September 16, 1965 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.M. zoning and has the following advisory comments to make with respect to pertinent planning factors:

Examination of the 12th District Zoning Map indicates that there is a large supply of commercially-zoned land alongside Merritt Boulevard. Some was created by map; some was created by petition after the adoption of the map. All of the commercially-zoned land is not yet developed.

2. The Planning staff decries the thought of yet additional commercial zoning potentials alongside Merritt Boulevard. The readily apparent evils of ribbon commercial development are beginning to depend the results of ribbon commercial development are beginning to monument the public interest, the Planning staff believes that the public interest requires that the County's major motorways not be made the subject of unceasing pressures for a series of normalated commercial uses with their multiple and uncoordinated prints of access and their unhappy effects on the residential uses to the rear and the road along the front. The Planning staff is convinced that development as proposed by the petitioner is not compatible with the residential uses immediately to the rear.

3. Changes have occurred in the manner of land usage or potential land range along Morritt Boulevard. The Planning staff firmly believes that these changes do not lead to a conclusion that additional comments of the land to a conclusion that additional comments of the second section of the second section of the stablishment of higher density residential potentials here.

GEG:bms

LOCATION: West side of Mer-

Twelfth District of Baltimore Constitute for the same on the Beginner of the B

g Date: Thurs. 16, 1965 at 10:30

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

jugust 25. DUNDALK, MD.,

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,

24th day of the same was inserted in the issues of 8-25-65

Stromberg Publications, Inc.

By Mrs. Palmer Price

DOLLENBERG BROTHERS ered Professional Engineers & Land Surveyors

TOWSON 4. MD.

July 26, 1965 Zoning Description

3E-2F BM All that piece or parcel of land situate, lying and being a the Twelfth Mlection District of Baltimore County, State of Maryland and described as follows to wit:

described as 16.1008 to Walt.

Beginning for the same on the west side of Merritz Roulevard at the distance of 315 feet measured mortherly along the west side of the distance of 315 feet measured mortherly along the west side of a which the distance of 315 feet measured mortherly by line and brinding on the west side of said boulevard mortherly by line of the side of said boulevard mortherly by line of 589,53 feat the right having a radius of 1969,56 feet for a distance of 589,53 feat the right having a radius of 1969,56 feet for a distance of 589,53 feat the side of 22 seconds East 569.22 feat of the petitioner herein, Morth 196 degrees 31 minutes 25 seconds East 569,22 feat of the petitioner herein, Morth 196 degrees 60 minutes of the petitioner herein, Morth 196 degrees 60 minutes (part on the southeast side of said alley South 10 degrees 56 minutes the petitioner her southeast side of said sley South 17 degrees 30 minutes East, binding on the outline of the land of the petitioner herein, 195,76 feet to the place of beginning.

Containing 4.20 Acres of land more or less.

PETITION FOR RECLASSIFICA

ZOVING: Prom R-6 to B.M. Zone. LOCATION: West side of Merritt Boulevard, 315 feet North of Ra-

Chaptable or Chaptable or Bai-dener Commissioner of Bai-dener Chaptable of Ea-frener Act and Regulations of Ea-transe Chaptable of East-terner County, will noise a public Present Zoning. BA Present Zoning. Bailed in Present Zoning. Bailed in the Present Zoning and Man in the Present Zoning of Man in the Present Zoning of Man in the Present Zoning of the same on the work of the Merriti Backward of the Chaptable of Bailed and the work of the Merriti Backward of the Chaptable of the Chaptable

of said are based here's determined the control of the control of

Note: this description is not to be used for conveyance purposes.



#66-69 R

mag

SE1.48

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed of ______ time _____ xon excive wooks before the ____ 16th ___

appearing on the 26th day of August

THE JEFFERSONIAN,

Cost of Advertisement, \$.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE of Collection and Receipt

Ma.33420

280 9-2060 1041 * 38420 110-

MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND ILL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLA AGE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTIN

	Townen, Man	rland	
in the	-		2211
District.		Date of Postin	8-26-65
Posted for . Thean	19 Tours	Lest. 16-65	47.1030A.71
	. Changage		
Location of property: W.S.	menit a	Lun. 315/	V/of Roban Os
Location of Signs: 2	Admirant Front	clones veater	and apply
325' for Co	bulle 2	Septem Si	Lem Sign, 41
Remarks:			
Poster by Cole 7	in Bulls	Date of natures	2-2-65

PETITION FOR ZONING From R-6 to H.M.

Zone, LOCATION: West side of Mer-ritt Boulevard 315 feet North of Rabou Avenue. DATE & TIME: THUISDAY, SEPTEMBER 16, 1965 at 10:30

A.M. PUBLIC HEARING: Room 102, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland,

The Zoning Conmissioner of

The Zoning Coardissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Present Zoning: R.M. All that parcel of land in the Twelfith District of Baltimore

County Beginning for the same on the west side of Merritt Boulevard west side of Merritt Boulevaru at the distance of 315 feet meas-ured northerly along the west side of Merritt Boulevard from the center line of Rabon Ave-nue and running thence and binding on the west side of said boulevard northerly by a line curving toward the right having a radius of 1969,86 feet for a distance of 689,63 feet (the chord of said are bearing North 7 de-grees 33 minutes 25 seconds East 586,12 feet), thence leaving said boulevard and binding on the outline of the land of the petitioner herein, North 49 orgrees 04 n. nutes West 73,02 feet to the southeast side of a 15 foot alley there situate, thence binding for a part on the southeast side of said alley on the southeast side of sate alley South 40 degrees 56 minutes West 777,22 feet and thence running South 73 degrees 30 minutes East, binding on the outline of the land of the petitioner herein, 496,78 feet to the place of beginning. Containing 4,20 Acres of land

more or less.

Being the property of Leo J.

Chassagne and May R. Chassagne
as shown on plat plan filed with
the Zoning Department. more or less.

the Zoning Date: Thurs, Sep-tember 16, 1965 at 10:30 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapealie Avenue, Towson,

BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OFBALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD.,

19 65

August 25, THIS IS TO CERTIFY, that the annexed advertisement of "Leo J. Chassagne"

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, 24th day of

8-25-65 the same was inserted in the issues of

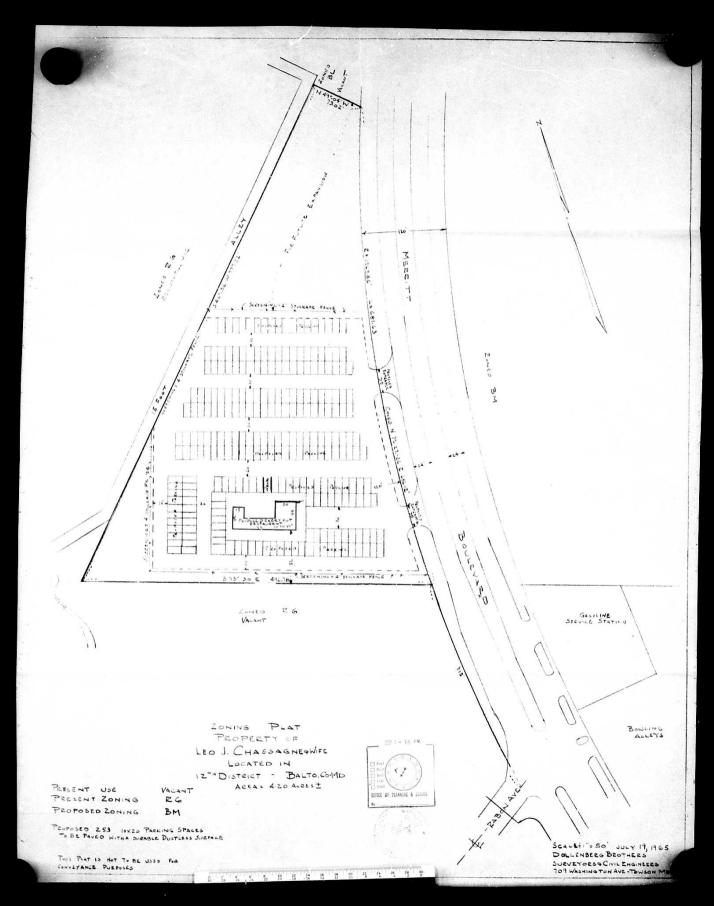
> Stromberg Publications, Inc. Publisher.

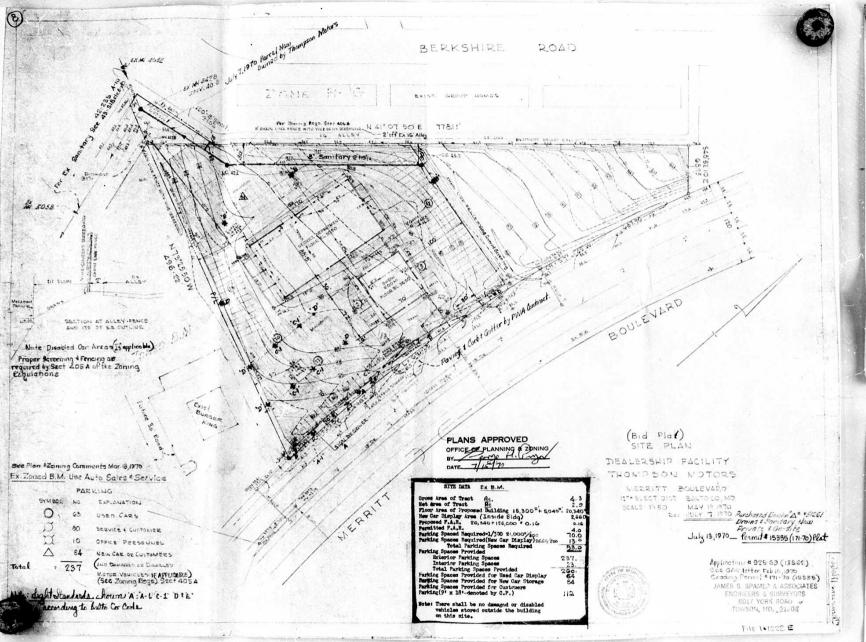
By Mrs. Palser Price Mis Paemer Price

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	osting of preperty, and public hearing on the above petition and
ppearing that by reason ofnume	LOND CHARLES AND ASSESSMENT OF THE PROPERTY OF
	TOND Seemen
	Control of the Contro
	had; and it further appearing obstripe reasonat.
e above Reclassification should be	had, and butters of
	nau, and an
Aperial Exceptionstors	Commissioner of Baltimore County this
IT IS ORDERED by the Zonlag	5. that the herein described property or area should be and
ay of September 196.	5., that the herein described property
he same is hereby reclassified; from	n a R-6 zone to a B-Me
THE SAME OF THE PERSON OF THE	should he condition canneds
manted, from and after the date State Roads Commission, Bur Zoning.	of this order, subject to apply and the Office of Planning and Services and the Office of Planning and
Pursuant to the advertiseme	nt, posting of property and public hearing on the above petition
	· verentality
	Payantion should NOT PE
the above re-classification should	d NOT BE HAD, and/or the Special Exception should NOT PE
GRANTED	
70	ning Commissioner of Baltimore County, this
IT IS ORDERED by the 200	5 that the above re-classification be and the same is hereby
of, 196	escribed property or area be and the same is hereby continued as and
DENIED and that the above de	scribed property or area of the Second Exemption for
	zone, and or the special Exception
	be and the same is hereby DENIED

Zoning Commissioner of Baltimore Counts







JAMES S. SPAMER & ASSOCIATES OFESSIONAL CHISINEERS & CAND SURVEYORS SQ17 YORK SQAD — TOWSON, MD. 2-204

July 13, 1970

Bureau of Permits and Licenses Room 100 Baltimore County Office Building Baltimore County, Maryland 21204

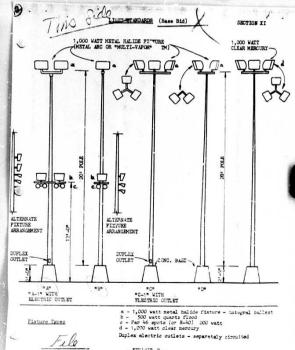
Attention: Mr. Joseph Nolan

Re: Perudt #5535 (171-70) Auto Dealership (Transport M/S Merritt Blwd. 318't N. of Rabon Road District 12

BHEET 1 C. 1

- incipated on architecto plat. (See attached plat)

* Thompson Bros Motor Co will use present facility on wise are for Towed & Driabled Cars.



Thempson Motors) Permit # 15335 (C-171-76)