

**PETITION FOR
RECLASSIFICATION**
128-187-18-1
ZONING: From R-6 to R.M.

Location: West side of Merritt Boulevard 315 feet North of Fabou Avenue.
DATE & TIME: THURSDAY, SEPTEMBER 16, 1965 at 10:30 A.M.

PUBLIC HEARING: Room 100, 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:

Present Zoning R-6
Proposed Zoning R.M.

All that parcel of land in the Twelfth District of Baltimore County

Beginning for the same on the west side of Merritt Boulevard at the distance of 315 feet measured northward along the west side of Merritt Boulevard from the center line of Fabou Avenue and running thence and binding on the west side of said boulevard northward by a line curving toward the right having a radius of 1903.66 feet for a distance of 689.62 feet (the chord of said arc bearing North 7 degrees 31 minutes 28 seconds East 58.12 feet), thence leaving said boulevard and binding on the outline of the land of the petitioner herein, North 19 degrees 04 minutes West 72.02 feet to the southeast side of a 15 foot alley there situated, thence binding for a part on the southeast side of said alley South 10 degrees 36 minutes West 77.22 feet and thence running South 73 degrees 20 minutes East, binding on the outline of the land of the petitioner herein, 196.78 feet to the place of beginning.

Containing 4.20 Acres of land more or less.

Being the property of Leo J. Chassagne and May M. Chassagne as shown on plat filed with the Zoning Department.

Hearing Date: Thurs, September 16, 1965 at 10:30 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. HIRE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., August 25,

19 65

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 for 1 successive week before the 24th day of August 19 65; that is to say, the same was inserted in the issues of 8-25-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of numerous changes in the area

the above Reclassification should be had, and it further appears, suggested by reason of

Special Exception for *should be granted*
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17

day of September 1965, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a R.M.

zone, and for Special Exception for *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.

Michael S. Hardisty
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

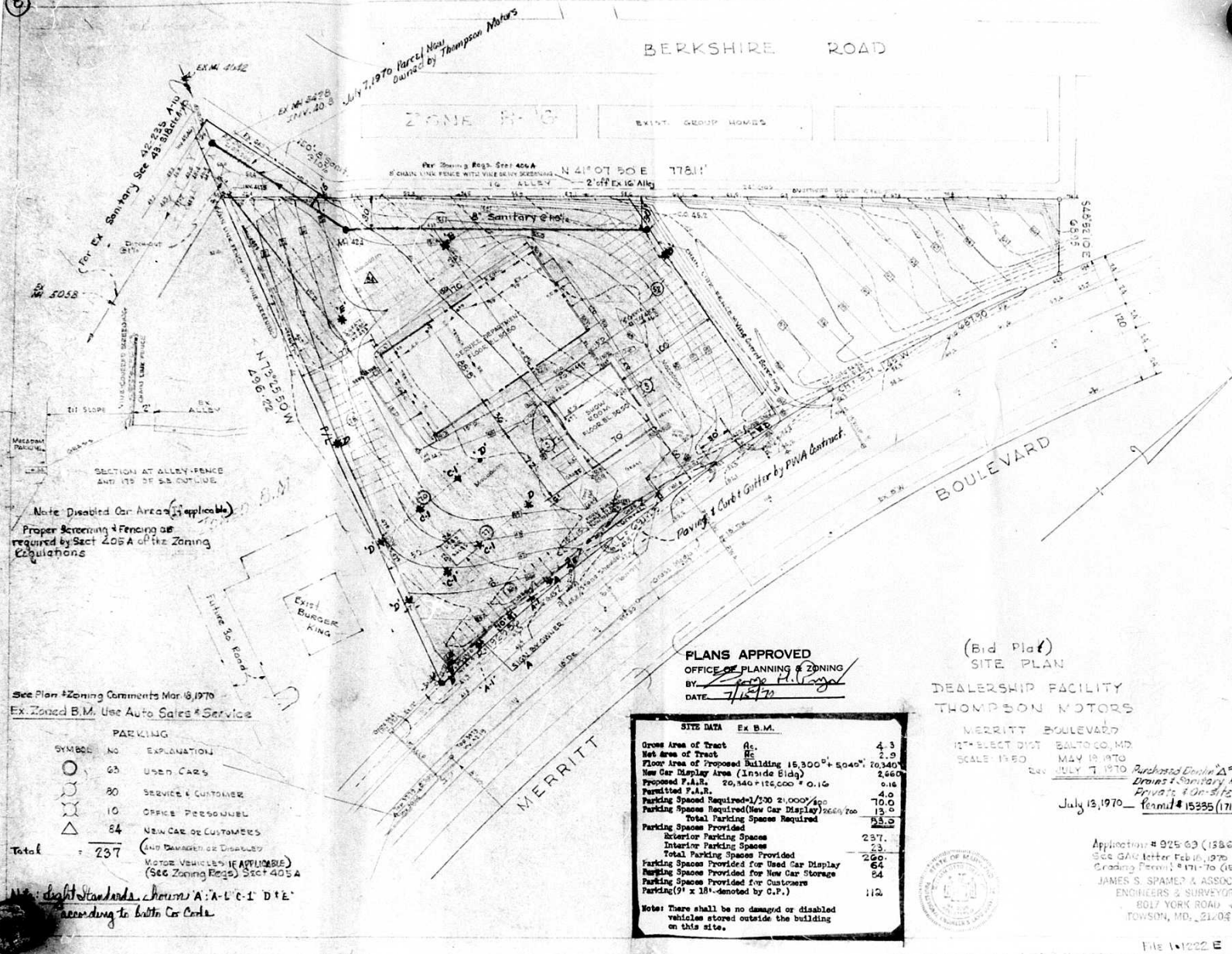
the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of September 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 R-6 zone, and/or the Special Exception for

Michael S. Hardisty
Zoning Commissioner of Baltimore County

MICROFILMED

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See Plan #Zoning Comments Mar 18, 1970
Ex. Zoned B.M. Use Auto Sales & Service

PARKING		
SYMBOL	NO.	EXPLANATION
○	65	USED CARS
○	80	SERVICE & CUSTOMER
○	10	OFFICE PERSONNEL
△	84	NEW CAR OF CUSTOMERS
Total		237

Note: Light Standards, Access A-A-C-C-1 D.T.E. according to Auto Co Code

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 7/13/70

SITE DATA		Ex. B.M.
Gross Area of Tract	Ac.	4.3
Net Area of Tract	Ac.	2.9
Floor Area of Proposed Building	15,300' x 5040'	70,340'
New Car Display Area (Inside Bldg)		2,660'
Proposed P.A.R.	20,140' x 100,000' x 0.16	0.16
Permitted P.A.R.		4.0
Parking Spaces Required (1/300 21,000/600)		70.0
Parking Spaces Required (New Car Display)		13.0
Total Parking Spaces Required		83.0
Parking Spaces Provided		84.0
Exterior Parking Spaces		237
Interior Parking Spaces		260
Total Parking Spaces Provided		497
Parking Spaces Provided for Used Car Display		64
Parking Spaces Provided for New Car Storage		84
Parking Spaces Provided for Customers		112

Note: There shall be no damaged or disabled vehicles stored outside the building on this site.

(Bid Plot)
SITE PLAN
DEALERSHIP FACILITY
THOMPSON MOTORS

MERRITT BOULEVARD
117-120 EAST DYST BALTO CO, MD
SCALE 1"=50'
DATE: JULY 7, 1970
Application # 925 63 (15335)
See GAZ letter Feb 16, 1970
Grading Permit # 4171-70 (15335)
JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD, 21204
July 13, 1970 - Permit # 15335 (171-70) plat

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204
July 13, 1970
SHEET 1 OF 1

Bureau of Permits and Licenses
Room 100 Baltimore County Office Building
Baltimore County, Maryland 21204
Attention: Mr. Joseph Nolan

Re: Permit #15335 (171-70)
Auto Dealership (Thompson Motors)
W/S Merritt Blvd.
117-120 E. of Rabon Road
District 12

Dear Sir:

The captioned application has been reviewed, and revised as follows:

OFFICE OF PLANNING & ZONING COMMENTS: (Letter March 18, 1970)

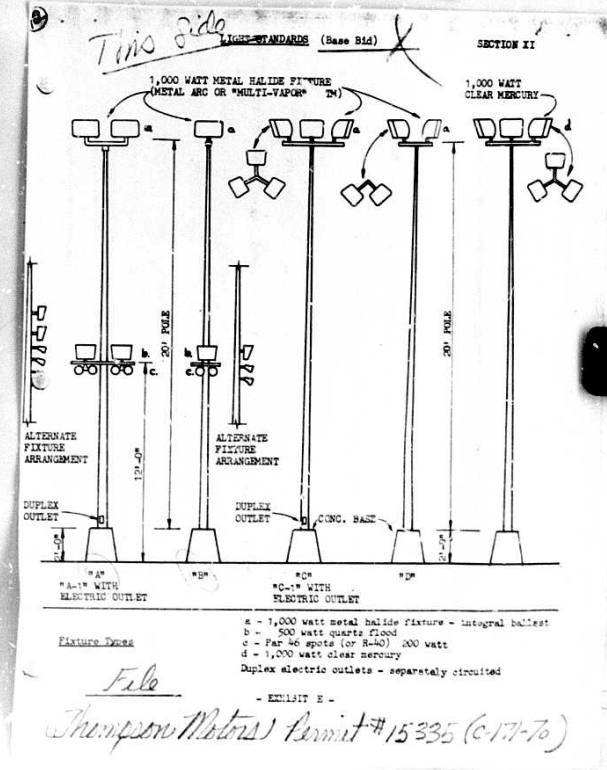
We submit a revised site plan, corrected to date, showing:

- The building dimensions are as shown on this plan.
- The building setback dimensions are shown for the used car office.
- Site plan shows, display area, storage and customer parking.
- Damaged and disabled cars storage area is shown (Note Site Data)
- Lighting indicated on architects plat. (See attached plat)
- Screening is shown and indicated on plan.
- Curbing around parking area is shown.

Very truly yours,
[Signature]
James S. Spamer

Enclosure

*Thompson Bros Motor Co will use present facility on Wm Ave for Towed & Disabled Cars.



File
Thompson Motors Permit #15335 (C-17-70)