

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **SILVER-TOP MANUFACTURING CO., INC.** of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **B-1** zone to an **B-2** zone; and (2) for the following reasons:

Need for trailer display area.

Prayer to Section 234.2 to permit a rear yard of 15 feet instead of the required 30 feet.

The above petition of the property is intended to do the difference in the zoning of the lot from Point to Point.

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 **Used Motor - etc.** (Trailer Sales)

Property is to be posted and advertised as described 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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

**SILVER-TOP MANUFACTURING CO., INC.**

Contract purchaser

**By F. Strubon, Pres. Legal Owner**

Address **White Marsh, Maryland**

George W. McManus, Jr., Petitioner's Attorney

Protestant's Attorney

Address **10 Light St. - (21202)**

ORDERED BY The Zoning Commissioner of Baltimore County, this **14th** day of **September**, 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 **14th** day of **October**, 1965, at **11:00** o'clock **A.M.**

Zoning Commissioner of Baltimore County.

## **BALTIMORE COUNTY, MARYLAND**

### **INTER-OFFICE CORRESPONDENCE**

TO: **Mr. John G. Rose**, Zoning Commissioner  
FROM: **George W. McManus, Jr., Director**, Office of Planning and Zoning

SUBJECT: **PETITION #66-99-RJA, B-1 and B-2 to B-1 Zone. Special Exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building and Variance to the Zoning Regulations of Baltimore County to permit a rear yard of 15 feet instead of the required 30 feet. Northwest side of Pulaski Highway 783.10 feet from the center line of Benezers Road. Being the property of Silver Top Mfg. Co., Inc.**

**11th District**

HEARING: **Wednesday, October 20, 1965 (11:00 A.M.)**

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- The rezoning proposed under this petition is in accord with the recommendations of the Planning Board as expressed in the Comprehensive Rezoning Map for the Northeastern Planning Area.
- If it should be decided to grant the requested Special Exception, we request that the site plan be made subject to the approval of this office.
- In view of the shallowness of the subject lot, the requested variance for a rear yard of lesser depth than is required under the regulations is appropriate; we do not see that granting of the variance would substantially affect any planning considerations.

Re: PETITION FOR RECLASSIFICATION from B-1 and B-2 zones to B-1 zone; Special Exception for Used Motor Vehicle Outdoor Sales Area and Variance to Sec. 234.2 of zoning regulations Silver-top Mfg. Co., Inc., Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 66-99-RJA

The petitioner, in the above entitled matter, has requested a reclassification from B-1 and B-2 zones to B-1 zone; a special exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building and a variance to section 234.2 of the Baltimore County Zoning Regulations to permit a rear yard of 15 feet instead of the required 30 feet.

Testimony at the hearing indicated that the requested zoning would not be detrimental to the safety, health and general welfare of the locality involved and should be granted.

As the petitioner has complied with requirements of Section 502.1 of said Regulations a special exception should be granted.

As strict compliance with the Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variance would grant relief without substantial injury to the public health, safety and general welfare, the variance should be granted.

It is this **14th** day of **October**, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from B-1 and B-2 zones to B-1 zone; a special exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building, should be and the same is granted, from and after the date of this Order.

It is further ORDERED that the variance requested to permit a rear yard of 15 feet instead of the required 30 feet should be granted.

The site plan for the development of the said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

September 21, 1965

George W. McManus, Jr., Esq.  
10 Light Street  
Baltimore, Md. 21202

### **BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this

**14th** day of **September**, 1965.

**JOHN G. ROSE**  
Zoning Commissioner

Petitioner **Silver-Top Mfg. Co., Inc.**

Petitioner's Attorney **Geo. W. McManus** Reviewed by **James S. Dyer** Chairman of Advisory Committee

### **CERTIFICATE OF POSTING**

#### **ZONING DEPARTMENT OF BALTIMORE COUNTY**

Towson, Maryland

District **11th** Date of Posting **9-30-65**  
Posted for **Hearing Wed. Oct 20, 65 11:00 A.M.**  
Petitioner: **Silver-Top Mfg. Co.**  
Location of property: **W. side of Pulaski Highway 783.10' from Center Line of Benezers Rd.**  
Location of Sign: **@ 3' from E. side of Benezers Road 25' from the end of Benezers Road and 10' from the end of Benezers Road**  
Remarks: **4 signs were placed on the lot. 8 from Center Line of Benezers Road 25' from the end of Benezers Road 10' from the end of Benezers Road**  
Posted by **Robert L. Bull** Date of return **10-7-65**  
5 - roads were placed approx 85' from Center Line of Benezers Road  
6 - roads were placed approx 15' from the end of Benezers Road  
All signs are facing the Pulaski Highway.

**DOLLENBERG BROTHERS**  
Registered Professional Engineers & Land Surveyors  
707 WASHINGTON AVENUE AT YORK ROAD  
TOWSON 4, MD.

August 30, 1965

### **Zoning Description**

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the northwest right of way line of Pulaski Highway at the distance of 768.1 feet measured northeasterly along the said right of way line from the intersection of the northwest right of way line of Pulaski Highway with the center line of Benezers Road and running thence and leaving said Highway North 52 degrees 29 minutes West 103.31 feet to the southeast side of said road, thence binding on the southeast side of said road North 43 degrees 11 minutes 30 seconds East 99.57 feet, thence leaving said road and running South 52 degrees 28 minutes 10 seconds East 107.24 feet to the northwest right of way line of South 45 degrees 26 minutes 43 seconds West 100 feet to the place of beginning.

Containing 0.24 of an Acre of land more or less.



## **BALTIMORE COUNTY, MARYLAND** **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 33465

DATE 10/14/65

TO: **Silver-top Mfg. Co., Inc.** White Marsh, Md. BILL TO: **Zoning Dept. of Balto. Co.**

| QUANTITY | DESCRIPTION OF SERVICE AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT DUE |
|----------|--------------------------------------------------------|------------------|
| 1        | Advertising and posting of property #66-99-RJA         | \$5.00           |
| 1        | 101-05 3201 + 33465 TIP -                              | \$5.00           |
|          |                                                        | \$10.00          |

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.

## **BALTIMORE COUNTY, MARYLAND** **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 33424

DATE 9/2/65

TO: **Silver-top Manufacturing Co., Inc.** White Marsh, Maryland BILL TO: **Zoning Dept. of Balto. Co.**

| QUANTITY | DESCRIPTION OF SERVICE AND RETURN WITH YOUR REMITTANCE                 | AMOUNT |
|----------|------------------------------------------------------------------------|--------|
| 1        | Petition for Reclassification, Variance & Special Exception #66-99-RJA | \$5.00 |
|          |                                                                        | \$5.00 |

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.

## **BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING** **BOULEVARD OFFICE BUILDING** **TOWSON, MARYLAND 21204**

September 20, 1965

George W. McManus, Jr., Esq.  
10 Light Street  
Baltimore, Md. 21202

Reclassification from B-1 and B-2 to B-1, with a Special Exception for a Used Motor Vehicle Outdoor Sales Area (Trailer Sales); also a rear yard variance for the Silver-top Manufacturing Company, Inc. located on the northwest side of Pulaski Highway north of Benezers Road - District 11. (Item 3 - Sept. 14, 1965)

Dear Sir:

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

**STATE BOARD COMMISSIONER:** This office will review and make any comments at a later date.

**REMARKS ON ENGINEERING:**

Variance and Commission not available.  
Road - Pulaski Highway is a State road.  
Red line Road is to be developed as a minimum 30' curb and gutter road on a 50' right of way.

**OFFICE OF PLANNING AND ZONING, ZONING ADMINISTRATION DIVISION:** The display of trailers cannot be located any closer than 30 feet from the side property lines and 50 feet from the front property line. A high compact screening should be indicated along the rear property line.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware 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 zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Board of Education  
Fire Bureau, Plans Review  
Health Department  
Industrial Development Commission  
Buildings Department  
Bureau of Traffic Engineering  
Office of Planning and Zoning, Project Planning

Very truly yours,

**James S. Dyer**  
James S. Dyer, Chief  
Petition and Permit Processing

cc: Mr. John Myers, State Roads Com.  
Mr. Carlisle Brown, Bureau of Engineering  
Mr. James Dyer, Office of Planning and Zoning, Zoning Administration Div.

## **CERTIFICATE OF PUBLICATION**

TOWSON, MD. September 20, 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 2 issues, previous to the first publication appearing on the 20th day of September, 1965.

THE JEFFERSONIAN.

Cost of Advertisement \$

**PETITION FOR  
RECLASSIFICATION,  
SPECIAL EXCEPTION  
AND VARIANCE  
1st DISTRICT**

**ZONING:** From B.L. and B-6 to B.R. Zone. Petition for Special Exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building. Petition for Variance for rear yard.

**LOCATION:** Northwest side of Pulaski Highway 78.19 feet from the center line of Ebenezer Road.

**DATE & TIME:** WEDNESDAY, OCTOBER 20, 1965 at 11:00 A.M.

**PUBLIC HEARING:** Room 108, 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:** B.L. and B-6. **Proposed Zoning:** B.R. with Special Exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building.

Petition for Variance to the Zoning Regulations of Baltimore County to permit a rear yard of 16 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 238.2 - Rear Yard - 30 feet.

All that parcel of land in the Eleventh District of Baltimore County.

**R-6 To B-R**

Beginning for the same on the northwest right of way line of

Fulaski Highway at the distance of 355 feet measured northeasterly along the said right of way line from the intersection of the northwest right of way line of Pulaski Highway with the center line of Ebenezer Road, said place of beginning also being at the easternmost corner of the land of the Sun Oil Company and running thence and leaving said Highway and binding on the land of said Sun Oil Company North 46 degrees 41 minutes 20 seconds West 80.04 feet to the southeast side of Red Lion Road, thence binding on the southeast side of said road North 43 degrees 11 minutes 30 seconds East 417.36 feet, thence leaving said road and running South 52 degrees 29 minutes East 103.31 feet to the northwest right of way line of Pulaski Highway and thence binding on said northwest right of way line South 45 degrees 26 minutes 13 seconds West 428.10 feet to the place of beginning.

Containing 0.91 of an Acre of land more or less.

**B-L To B-R**

Beginning for the same on the northwest right of way line of Pulaski Highway at the distance of 788.1 feet measured northeasterly along the said right of way line from the intersection of the northwest right of way line of Pulaski Highway with the center line of Ebenezer Road and running thence and leaving said Highway North 52 degrees 29 minutes West 103.31 feet to the southeast side of Red Lion Road, thence binding on the southeast side of said road North 43 degrees 11 minutes 30 seconds East 99.57 feet, thence leaving said road and running South 52 degrees 28 minutes 10 seconds East 107.94 feet to the northwest right of way line of Pulaski Highway and thence binding on said northwest right of way line South 45 degrees 26 minutes 13 seconds West 100 feet to the place of beginning.

Containing 0.24 of an Acre of land more or less.

Being the property of Silver-Top Manufacturing Co., Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, October 20, 1965 at 11:00 A.M.

**Public Hearing:** Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

**BY ORDER OF**

**JOHN G. ROSE**

**ZONING COMMISSIONER  
OF BALTIMORE COUNTY**

# **CERTIFICATE OF PUBLICATION**

**OFFICE OF**

**The Community Press**

**DUNDALK, MD.,**

**September 29,**

**19 65**

**THIS IS TO CERTIFY,** that the annexed advertisement of "Silver Top Mfg. Co., Inc."

was inserted in **THE COMMUNITY PRESS**, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the

28th day of September 19 65; that is to say, the same was inserted in the issues of 9-29-65

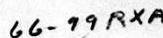
**Stromberg Publications, Inc.**

**Publisher.**

**By Mrs. Palmer Price**

*Mrs. Palmer Price*

ZONED R6



BR-

SCALE 1"=50 AUGUST 25, 1965  
DOLLENBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
709 WASHINGTON AVE TOWSON MD.

SET BACK VARIANCE OF 16' INSTEAD OF 30' FROM  
RED LION ROAD