

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all men, New North Point Co., Inc. legal owner, 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 the Zoning Commission of Baltimore County for a Special Exception for the use of the property as a Used Motor Vehicle Outdoor Sales Area.

See attached description

asked for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Used Car Lot.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

NEW NORTH POINT CO., INC.
By: *Donald Meyer, Jr.*
Oscar A. Meyers, President
Address: 3838 North Point Blvd.,
Baltimore 22, Maryland
Protestant's Attorney
By: *Elmer L. Reese*
Elmer L. Reese, Jr.
Address: Campbell Building, Towson 4, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of November, 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 through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1965, at 1:00 o'clock P.M.

John G. Rose
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 26, 1965

FROM: George E. Gavell, Director, Office of Planning and Zoning

SUBJECT: Petition #66-139-X - Special Exception for Used Motor Vehicle Outdoor Sales Area, North side of North Point Boulevard 727.42 feet East of Rosebank Avenue. Being the property of New North Point Company, Inc.

15th DISTRICT

HEARING: Wednesday, December 8, 1965 (1:00 P.M.)

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

We question the validity of the subject petition in that we are unable to find that the Zoning Regulations permit a used motor vehicle outdoor sales area in M. L. Zones either as a matter of right or as a Special Exception. Further, we have not found any exception in the Zoning Regulations that would permit a front yard of less than 50 feet or display of vehicles more than 15 feet in front of the required building line. Unless we have missed something in the Regulations, then the petition submitted would appear to be totally unacceptable in that it does not comply with zoning requirements.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and general welfare not being detrimentally affected

a Special Exception for a Used Motor Vehicle Outdoor Sales Area should be granted.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 2nd day of December, 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 through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1965, at 1:00 o'clock P.M.

By: *Donald Meyer, Jr.*
Oscar A. Meyers, President
Address: 3838 North Point Blvd.,
Baltimore 22, Maryland
Protestant's Attorney
By: *Elmer L. Reese*
Elmer L. Reese, Jr.
Address: Campbell Building, Towson 4, Md.

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 2nd day of November, 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Elmer L. Reese, Jr., Inc.
Campbell Building
Towson, Md. 21204

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 2nd day of November, 1965.

JOHN G. ROSE
Zoning Commissioner

Petitioner: New North Point Co., Inc.

Petitioner's Attorney: Elmer L. Reese, Jr., Reviewed by *James S. Rose*
Chairman of Advisory Committee

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

To: George E. Gavell, Director, Office of Planning and Zoning
Campbell Building
Towson, Md. 21204

EXPIRY TO ACCOUNT NO. 01-622
QUANTITY
DETAILED OFFER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Special Exception for New North Point Co., Inc.
#66-139-X
TOTAL AMOUNT
\$50.00
11-1065 4 511 33518 TTP- 50.00

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.

6512-2

October 8, 1965

Description of property
The New North Point Co., Inc.
3834 New North Point Blvd.
Baltimore County, Maryland

BEGINNING for the same at a point on the North side of New North Point Boulevard where it is intersected by the last line of the lot described in a Deed from John Page to Thomas H. Buehler, and wife, dated December 16, 1934, and recorded among the Land Records of Baltimore County in Liber W.F.C. No. 604, Folio 577, which point of beginning is at the distance of 957.25 feet easterly from the center of Rosebank Avenue, as measured along the North side of New North Point Boulevard; running thence and binding on the North side of said Boulevard by a line curving to the left whose radius is 3894.72 feet and an arc distance of 229.87 feet, said arc being subtended by a chord the bearing of which is North 47° 00' 30" West 229.83 feet; thence leaving the North side of New North Point Boulevard and running North 42° 34' 22" East 197.20 feet to intersect the last line of above mentioned Deed; thence binding on said last line South 06° 33' 28" West 303.92 feet to the place of beginning.

The improvements thereon being known as No. 3834 New North Point Boulevard, Baltimore County, Maryland.

Being the same parcel of ground described in a Deed dated December 2, 1958 and conveyed by Oscar A. Meyers and Etta M. Meyers, his wife, Paul J. Zimmerman and Marie Zimmerman, his wife, and Henry F. Meyers, divorced, to The New North Point Company and recorded among the Land Records of Baltimore County in Liber No. 3456, Folio 668.

The above described property is located in the 15th District of Baltimore County and was surveyed in October, 1965 by Gilmore Watson, Registered Land Surveyor.

Gilmore Watson
Registered Land Surveyor No. 1207

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 33575	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 12/8/65	
TO: Cash				BILLED Zoning Dept. of Balto. Co.			
QUANTITY				TOTAL AMOUNT			
01-622				\$50.00			
DETAILED OFFER SECTION AND RETURN WITH YOUR REMITTANCE				COST			
Advertising and posting of property for New North Point Co.				50.00			
#66-139-X				5250			
11-1065 4 511 33518 TTP-				50.00			
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.							

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th
Posted for: *George E. Gavell* Date of Posting: *11/26/65*
Petitioner: *New North Point Co., Inc.*
Location of property: *3834 New North Point Blvd., Baltimore Co., Md.*
Location of signs: *On North Point Blvd. at 3834 New North Point Blvd.*
Remarks: *As per Zoning Dept. 11/26/65*
Posted by: *Robert S. Rose* Signature Date of return: *11/26/65*

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

Elmer L. Reese, Jr., Inc.
Campbell Building
Towson, Maryland 21204

SUBJECT: Special Exception for Used Motor Vehicle Outdoor Sales Area for New North Point Co., Inc.
Located New North Point Boulevard 727.42 feet East of Rosebank Avenue, 15th District (Item 2, November 2, 1965)

Dear Sirs:
The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
BUREAU OF TRAFFIC ENGINEERING: This office will review and submit any necessary comments at a later date.

BUREAU OF INSPECTION: A 12" water main exists in North Point Boulevard to a point 400' southeast of Rosebank Avenue. A 12" main also exists in Old North Point Road.
OWNER: Design of a sanitary sewer which would serve this site has been completed; however, right of way acquisition and lack of funds have delayed construction. There is presently no indication of when the job will be submitted to contract.
ADEQUACY OF EXISTING UTILITIES TO BE DETERMINED BY DEVELOPER OR HIS ENGINEER.
ROAD - North Point Boulevard is a State Road.

STATE BOARD OF COMMISSIONERS: This office will review and submit any necessary comments at a later date.
FIRE DEPARTMENT: The gas pumps should be removed if not in use and the storage tanks should be filled with sand.

ZONING ADMINISTRATION DIVISION: A field inspection indicated that gas pumps exist in front of the existing building. These pumps must be removed and storage tanks filled in accordance with Fire Department Regulations. A field inspection also revealed that a used car lot was being operated on the subject property in violation of the Zoning Regulations. This operation should cease pending the outcome of this zoning hearing.

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:

Health Department
Industrial Development Commission
Buildings Department
Board of Education

Very truly yours,

James S. Rose
JAMES S. ROSE, Chief
Petition and Permit Processing

cc: Mr. G. Richard Moore-Bureau of Traffic Engineering
Mr. Charles Brown-Bureau of Engineering
Mr. John Dwyer-County Roads Commission
Capt. Paul Feincke-Fire Bureau-Ins Review
Mr. James H. Dyer-Zoning Administration Division

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 16, 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. on or before the 11th day of November, 1965, before the 2nd day of December, 1965, the 1965 publication appearing on the 20th day of November, 1965.

THE JEFFERSONIAN
Richard S. Rose
Manager

Cost of Advertisement, \$.....

**PETITION FOR
SPECIAL EXCEPTION
15th DISTRICT**

ZONING: Petition for Special
Exception for Used Motor Vehi-
cle Outdoor Sales Area.

LOCATION: North side of
New North Point Boulevard
727.42 feet East of Rosebank Av-
enue.

DATE & TIME: WEDNES-
DAY, DECEMBER 8, 1965 at
1:00 P.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 Regula-
tions of Baltimore County, will
hold a public hearing:

Petition for Special Exception
for Used Motor Vehicle Outdoor
Sales Area, separated from sales
agency building.

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

BEGINNING for the same at
a point on the North side of
New North Point Boulevard
where it is intersected by the
last line of the lot described in a
Deed from John Page to Thomas
H. Buehler, and wife, dated Dec-
ember 16, 1954, and recorded
among the Land Records of Bal-
timore County in Liber W.P.C.
No. 604, Folio 577, which point
of beginning is at the distance of
957.29 feet easterly from the
center of Rosebank Avenue, as
measured along the North side
of New North Point Boulevard;
running thence and binding on
the North side of said Boulevard
by a line curving to the left
whose radius is 3534.72 feet and
an arc distance of 229.87 feet,
said arc being subtended by a
Chord the bearing of which is
North 47 degrees 00' 30" West
229.83 feet; thence leaving the
North side of New North Point
Boulevard and running North 42
degrees 34' 22" East 197.20 feet
to intersect the last line of
above mentioned Deed; thence
binding on said last line South
06 degrees 33' 28" West 303.92
feet to the place of beginning.

The improvements thereon be-
ing known as No. 3854 New
North Point Boulevard, Balti-
more County, Maryland.

Being the same parcel of
ground described in a Deed dated
December 2, 1958 and conveyed
by Oscar A. Meyers and Etta M.
Meyers, his wife, Paul J. Zim-
merman and Marie Zimmerman,
his wife, and Henry F. Meyers,
divorced, to The New North
Point Company and recorded
among the Land Records of Bal-
timore County in Liber No.
3456, Folio 668.

The above described property
is located in the 15th District
of Baltimore County and was
surveyed in October, 1965 by
Gilmore Watson, Registered Land
Surveyor.

Being the property of New
North Point Company, Inc., as
shown on plat plan filed with
the Zoning Department.

Hearing date: Wednesday, De-
cember 8, 1965 at 1:00 P.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., November 17, 19 65

THIS IS TO CERTIFY, that the annexed advertisement of
"New North Point Co."
was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive weeks before the
16th day of November 19 65; that is to say,
the same was inserted in the issues of 11-17-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

COMMISSION MEMBERS
JOHN B. PUNK,
CHAIRMAN OF COMMISSION
AND DIRECTOR OF HIGHWAYS

PAUL J. BAILEY
HARLEY P. BRIMFIELD
LANSDALE G. CLAGETT
LESLIE H. EVANS
JOHN J. MCWILLIAMS
WILLIAM B. OWINGS

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201

(MAILING ADDRESS: P.O. BOX 117, BALTIMORE, MD. 21201)

November 5, 1965

#66-139 X

Mr. James E. Dyer, Chief
Petition & Permit Processing
County Office Building
Towson, Maryland 21204

Re: Special Exception for
Used Motor Vehicle Outdoor
Sales area for New North
Point Blvd. - East of
Rosebank Ave.
15th District - Item 2-
November 2, 1965

Dear Mr. Dyer:

This office has reviewed the subject plan and the following
comments are with respect thereto:

It is our understanding that if the proposed zoning be granted, there will
be no construction of any new buildings nor any extensive improvements to
existing buildings.

We request that the owners be advised of the proposed State Highway improve-
ment that will seriously affect the property.

Enclosed please find a copy of the plan on which has been indicated in red the
proposed improvement.

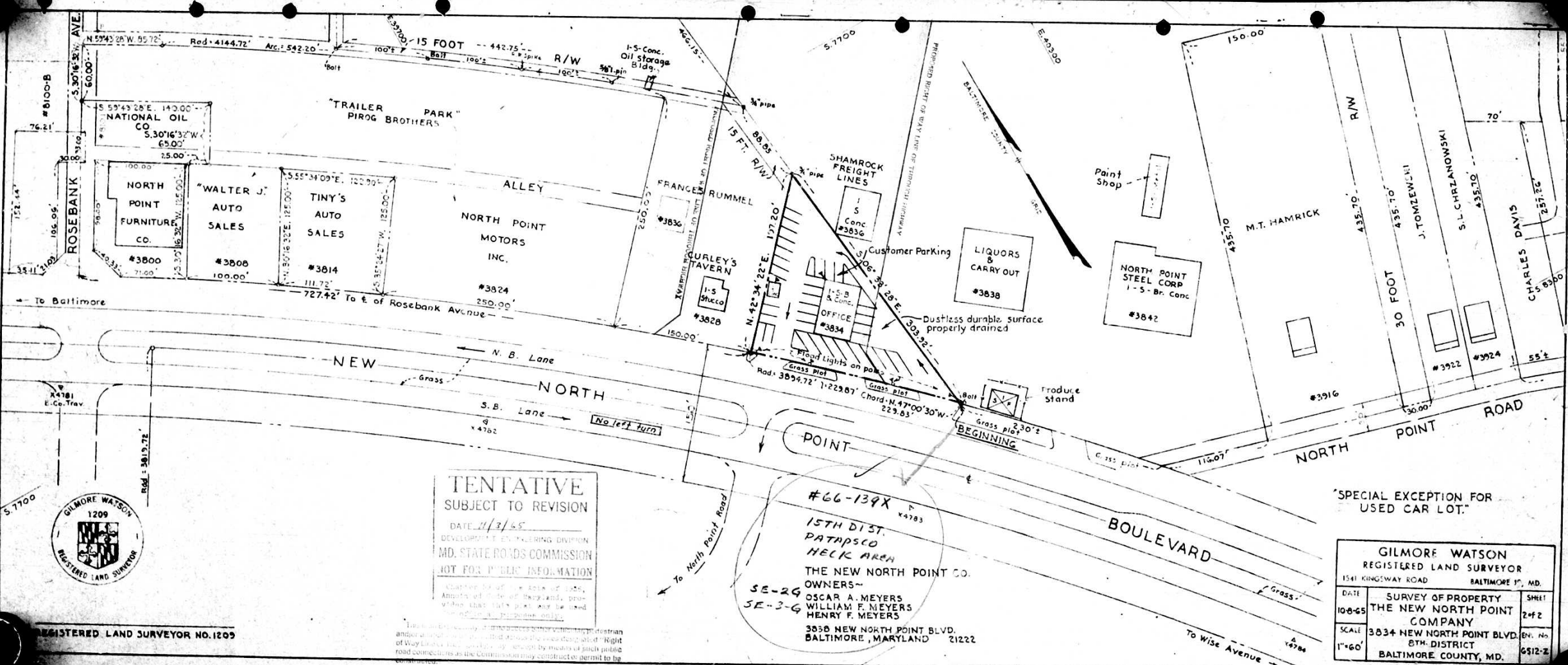
Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

by: John E. Meyers,
Asst. Development Engineer





TENTATIVE
SUBJECT TO REVISION

DATE: 4/3/65

DEVELOPMENT ENGINEERING DIVISION

MD. STATE ROADS COMMISSION

NOT FOR PUBLIC INFORMATION

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This map is a preliminary map and does not constitute a final map. It is subject to change without notice. The State of Maryland is not responsible for any errors or omissions in this map. The map is intended for use by the State of Maryland and its agencies. It is not to be used for any other purpose without the written consent of the State of Maryland.

#66-139X
15TH DIST.
PATAPSCO
NECK AREA
THE NEW NORTH POINT CO.
OWNERS-
OSCAR A. MEYERS
WILLIAM F. MEYERS
HENRY F. MEYERS
3834 NEW NORTH POINT BLVD.
BALTIMORE, MARYLAND 21222

"SPECIAL EXCEPTION FOR
USED CAR LOT."

GILMORE WATSON REGISTERED LAND SURVEYOR 1341 KINGWAY ROAD BALTIMORE 17, MD.		
DATE	SURVEY OF PROPERTY	SHEET
10-8-65	THE NEW NORTH POINT COMPANY	2 of 2
SCALE	3834 NEW NORTH POINT BLVD. 8TH DISTRICT BALTIMORE COUNTY, MD.	BN. NO. 6512-Z
1"=60'		



REGISTERED LAND SURVEYOR NO. 1209

