PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BAUTIMORE COUNTY: 1. or we. Nay's Nealty Co. 1999 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 (1) that the zoning status of the herein described property he re-classified, pursuants \$\int_{\text{L}}^{2} \int \int_{\text{L}}^{2} \int \int_{\text{L}}^{2} \int_{\text{ 5W-3-D to the Zoning Law of Baltimore County, from an BL & Rk - zone; for the following reasons: The lot has been used for the sale of used automobiles since October 16, 1951, and is a non-conforming use. The location of the lot is such that such that sale to which it can be put is that of a used car sucher, and (2) for a Special Exception, under the said Zoning Law and Zoning Benjistrong of Baltingth (County, to use the herein described property, for a second section section 2015). area. and to correct any soning irregularities Property is to be posted and advertised as prescribed by Zoning Regulations. Property is to be posted and advertised as prescribed by Zoning Regulations.

Low we, agree to pay superwess of above re-classification and or Special Exception advertising, in cities agree to and are to be bound by the zoning regulations and restrictions, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Mel Retty to Soco May's Realty Co., She Legal Owner
May's Realty Co., She Legal Owner
Address G/C Abreal & Garm, Atty,
115h Maryland Rat, Building
Baltimore, Maryland 21202 Salvard Gras alle of a formich Edward Azreal Petiti ner's Attorney 18 Downed H-E Address 115h Maryland Nat. Boilding ORDERED By The Zoning Commissioner of Baltimore County, this ... 22nd Core CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Date of Posting March 12 1966 Posted for sidere, may the KH to BR & secret Exception Mega Kally Co. Location of property M. N. S. Lathwesten Aled 340' N. of Leeds int. Location of Signs N 1 /5 Southwester 136. 1 365' N H Loude live Date of return March 11, 1966 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONTING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this day of FEB . 1965.

RE: PETITION FOR RECLASSIFICATION From B-L and R-A Zones to BEFORE · ZONING COMMISSIONED Sales Area - NW/Side Southwestern Boulevard 340 feet from Leeds Avenue BALTIMORE COUNTY May's Realty Co. . Inc Politicare NO. 66-211-RX The Petitioner in the above matter seeks a reclassification from B-L and R-A Zones to a B-R Zone of property on the northwest side of Southwestern Boulevard 340 feet from Leefa Avenue and a special exception for a Used Motor Vehicle Outdoor Sales Area. A - the Delitioner proved an error in the zoning of the subject As the Petitioner proved an error in the zoning of the su property on the Land Use Map, the reclassification should be had. Also the Petitioner having met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception should of Baltimore County, ORDERED that the herein described property or area be and the same is hereby reclassified from B-L and R-A Zones to a B-R Zone; and a special exception for a Used Motor Vehicle Outdoor Sales Area should be rad the same is granted, from, and after the date of this Order. That the lighting shall be so arranged as to reflect the lights away from residential property to the east and north of the subject property; 2. The major lights shall be turned off at 10:30 p.m.

That there shall be no loud speaker music The site plan for the development of said property is subject to The site plan for the development of said property is assigned approval of the State Roads Commission. Bureau of Public Services and the Office of Planning and Zoning.

BALEMORE COUNTY, MANYLAND
OFFICE OF FINANCE

No.35797 DATE SAME

3--466 8 8 01 . 35797 11P-5000 HECKS PAYABLE TO BALTIMORE COLINTY MARYLAND

OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PPER SECTION OF THIS BILL WITH YOUR REMITTANCE

> BALTMORE COUNTY, MARYLAND OFFICE OF FINANCE

No.37622 DATE 3/17/66

MTITY	ESTAGE UPPER SECTION AND RETURN WITH TO BE RESISTANCE	SES-SB COST
	Advertising and pasting of property for key's healty Co., Inc., \$66-211-23	65.50
	PAR-American	San Promise
	7-1766 y 4+2 + 37522 TIM-	- 6550

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS. COURT HOUSE TOWSON 4, MARYLAND ENGINEE WILLIAM STIP CAR. SILVE

ming Petition
made Avenue & Southwestern Boulevard

MAP Becinging for the same on the Northwest side of Southwestern Boule SEC. 2-A as now laid out, at the distance of 340.06 feet measured Northeasterly along the Northwest side of Southwestern Boulavard from the Northermost side of Lead 500-50 BR-X Avenue said point of beginning being at the Northeasternmost corner of the land which by Deed dated August 17, 1950, and recorded among the Land Records of Balting Courty to tiber TBS 1868 follo 460 was conveyed by Halver B. Kaufman, et al to the Dex Corporation, and running thence and binding on the Northwest side of Southwesters Boulevard North 31° 47' 00" East 157.06 feet to the third line of the land which by Deed dated July 6. 1934, and recorded among the Land Records of Baltimore County

to Liber CVB is 931 folio 328 was conveyed by Palver B. Kaufman and Ada Rose Kaufman

the wafe to Home Owners Lors Corneration, theree with said third line North 410 251

00" West 118.86 feet to the Degineing of the last line of said last mentioned land

and thence with a part of the last line thereof South 430 171 00" West 105.33 feet

and thence to and along the Northernmost line of the land first herein referred to

in all South 58° 13' 00" East 152.74 feet to the place of beginning. Containing O 5/07 Acres of land more or less.

Being the same lot of ground described in a Beed dated September 4, 1059, and recorded among the Land Records of Ba'timore County in Liber WJR 3599 folio 492 from Pelendiv Meters, Inc., to the within named Grantors.

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date March 18, 1966

FROM Mr. George E. Gavrelis, Director of Planning

SEL JA SUBBECT. Pelition #65-211-RX. "Northwest side of Southwestern Boolevard 340 feet North of Leeds Avenue. Pelition for Reclassification from B. L. & R.A. to B.R. Feltion for Special Exception for Unded Noted Northed Courdoo - Taris Resides Co. Loc. - Petitioners

13th District

The Section State of the Secti

and recorded among gards of Baltimore County WJR 3355 follo 452 from Mark 10c. to the with

HEARING: Wednesday, March 30, 1966. (10:00 A.M.)

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

- The petitioner's plat indicates that a used car lot is established on the subject property. Our records indicate that there was no used car lot on the premises at the time the zoning map was adopted.
- We cannot see how the reclassification request relates at all to any comprehensive zoning plan, particularly in view of the fact that there is no ER zoning adjacent to the subject property, or even nearby.
- Unfortunately, Business, Roadside zoning tends to become roadside business clutter. This hendency is increased wher used car lots are permitted. We recommend, therefore, that in the event the special exception is granted, the grant be conditioned upon reasonable standards as to screening, landscaping, lighting, etc. We think it would be appropriate for Baltimore County to try being consistent with National policy as reflected by the Highway Beautification Act.



V & 66-211 RX

#13

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

Edward Isreal, Esquire 1154 Maryland National Building Baltimore, Maryland 21202

SUBJECT: Reclassification from P. and Rt to Rt and Special Exception -Uses nuter which outdoor makes area for May's Realty Go., Inc. located Southwastern Dollaward Moo' from leads Avenue - 13th District (time 6, February 2),

V+66-211RX

Bear S're

The Zoning Advisory Committee has reviewed the subject patition and makes

STATE ROADS COMMISSION - Entrances will be subject to SRC approval.

ZONING ADMINISTRATION DIVISION - A field impection on February 23, 1966 revealed that won Hight poles were encroseding over the right-of-way line of Sentimestern Bouleworf. Introduction about the corrected prior to the hearing.

The above community are not intended to indicate the appropriateness of the soning lotion requested, but to assure that all parties are unde source of alone or problems that may have a bearing on this case. The Eurocor and/or the Deputy Euroctor of the Office of clamming and coning will subsite recommendations on the appropriateness of the requested soning 10 days infore the forting formal recent 2 surging.

Pire Bureau Health Department Industrial Development Commission Decard of Education Buildings Department Bureau of Engineering Bureau of Truffic Engineering

Yery truly yours,

Richard Moore - Sureau of Traffic Ma Albert Quinty - Office of Flanning of John Mayers - State Roads Commission

EONING From B.L. and R.A. to B.B. Zone. Petition for Sperial Exception for Used Motor Vahiele Outnoor Sales Area. OCATION: Jorthwest side of South. Area.

LOCATION Zigethwest side of South-western Backward 145.66 feet North of Leeds Avenue.

DATE & THEE Wednesday, March 20, 1848 at 16:08 A.M. PUBLIC HEARTNG Roses 104, Cetanly Office Building, 111 W. Craspeaks Avenue, Townon, Maryland.

> THIS IS TO CERTIFY, that the annexed advertisement was mublished in THE IEFFERONIAN a modely powerpage adulated and published in Towson, Baltimore County, Md. ancountered of 1 Time successive weeks before the 30th

appearing on the 1950. day of March

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN, I Leank Structon

Cost of Advertisement \$

PETITION FOR RECLASSIFICATION AN SPECIAL EXCEPTION

13th DISTRICT
ZONING: From B.L. and R.A.
to B.R. Zone. Petition for
Special Exception for Used
Motor Vehicle Outdoor Sales

Area. LOCATION: Northwest side of Southwestern Boulevard 340. 06 feet North of Leeds Av-

DATE & TIME: WEDNESDAY, MARCH 30, 1966 at 10:00 A.M.

A.M.
PUBLIC HEARING: Room
105, County Office Building,
111 w. Charles,
112 w. Charles,
113 w. Charles,
114 w. Charles,
115 w. Commissioner of
Balcimore County, by authoric
ty of the Zoning Act and
Regulations of Balcimore
County, will hold a public
hearing:
Present Zoning: R.I.

Present Zoning: B.L. & R.A.

R.A. Proposed Zoning: B.R. All that parcel of land in the Thirteenth District of Balti-more County

Beginning for the same on the Northwest aide of Southwestern to 1349,00 feet measured Northwestern Golden of the Southwestern Boulevard of Southwestern Boulevard from the Northernmost side of Southwestern Boulevard from the Northernmost side of Leeda A mus said point of the Southwestern Boulevard from the Northernmost of the land which by Deed daired August 17, 1959, and recorded among the Land Records of Baltimore County in Liber THS 1868 foils the Southwestern Southwestern Boulevard of the Dex Corporation, and running thence and binding on the Northwest side of Southwestern Boulevard North 31 degrees 13 minutes 00 seconds East 157,00 feet to the third County in Liber CMB, Jr. 931 foils 228 was coaveyed by Halver B. Kaufman and Ada Rocords and Corporation, thence and Liber CMB, Jr. 931 foils 228 was coaveyed by Halver B. Kaufman and Ada Rocords and Corporation, thence with said their line North*-11 degrees 25 minutes 00 seconds West 150,33 feet and thence to and long the Northernmost Line of the land first herein referred to in all South 58 degrees 152,71 feet to the place of beginning of the place of the land first herein referred to in all South 58 degrees 152,71 feet to the place of beginning of the place of the land first herein referred to in all South 58 degrees and the place of the place of the place of the land first herein referred to in all South 58 degrees and the second second west the second second west the second second

East 152.74 feet to the place of beginning. Containing 0.5407 acres of land more or lesses. Being the same lot of ground described in a Deed dated sand, recorded among the Land Records with the containing the land of the containing the land of the containing the land of the land of

Hearing Date: Wedd Ay, March 30, 1966 at 10:00 A.M. Public Hearing: Room 10s, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

John G. Rose Zoning Commissi Baltimore County

CERTIFICATE OF PUBLICATION

. 19 66 BALTIMORE COUNTY, MD. March 10

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly nawspaper printed and pub lished in Baltimore County, Md., once in each of one successive weeks before the 30th day of March 19 66, the first publication

appearing on the 10th day of March 19 66

THE TIMES, Mark John M. Martin ent, \$ 30.00

Purchase Order B9453 Requisition No. 88024

Cost of Advertises

