

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Nicholas & Steve Antonis, legal owners, 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 Zone 1 to Zone 2 and (2) for the following reasons:

See attached description

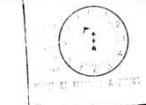
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Used motor vehicle outdoor sales area, separated from sales agency building.

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

Contract purchaser: Nicholas & Steve Antonis
Address: 1310 Washington Blvd., Baltimore, Maryland 21227

McConkey, Styles & McConkey, Attorneys
Address: 100 E. Ontario Street, Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of October, 1966, 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 11th day of November, 1966, at 11:00 o'clock.



Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date: October 28, 1966

FROM George E. Gavrilis, Director of Planning

SUBJECT: Petition 67-102-X, Northwest side of Washington Boulevard 451 feet South of Ridge Avenue. Petition for Special Exception for Used Motor Vehicle Outdoor Sales Area. Steve Antonis - Petitioner.

13th District

HEARING: Wednesday, November 9, 1966 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a used car lot. It has the following advisory comments to make with respect to pertinent planning factors:

1. The planning staff notes that a used car facility now exists on the subject property. Examination of the site plan presented with this petition indicates a superior proposal to reorganize the facility in a manner integrating it with parking and access for an adjoining tavern. We like the site plan concept.
2. In order to achieve the plan proposed by the petitioner, it is suggested that any granting of this application be conditioned upon strict compliance with an approved site plan. It is further suggested that string lighting not be allowed. Compliance with State and County requirements for curb, gutter, and drainage also should be a condition of the order.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the above described property all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a Special Exception for Used Motor Vehicle Outdoor Sales Area, should be GRANTED.

It is ORDERED by the Zoning Commissioner of Baltimore County this 9th day of November, 1966, 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 CO. Ined as to remain a Zone 1 and/or the Special Exception for Used Motor Vehicle Outdoor Sales Area be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of November, 1966, 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 CO. Ined as to remain a Zone 1 and/or the Special Exception for Used Motor Vehicle Outdoor Sales Area be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above described property all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a Special Exception for Used Motor Vehicle Outdoor Sales Area, should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of November, 1966, 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 CO. Ined as to remain a Zone 1 and/or the Special Exception for Used Motor Vehicle Outdoor Sales Area be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of November, 1966, 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 CO. Ined as to remain a Zone 1 and/or the Special Exception for Used Motor Vehicle Outdoor Sales Area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

DESCRIPTION

TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION PROPERTY OF NICHOLAS & STEVE ANTONIS THIRTEENTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point on the northwest side of Washington Boulevard as laid out and now existing 60 feet wide, distant 451 feet more or less southwesterly from the intersection formed by the prolongation of the northwest side of Washington Boulevard and the prolongation of the southernmost side of Ridge Avenue, as laid out and now existing 50 feet wide, said point being on the First Line of that parcel of land firstly described in a deed dated June 16, 1960 recorded among the Land Records of Baltimore County, Maryland in Liber W.J.R. No. 3715 at Folio 074 which was conveyed by the Acme Holding Company, Incorporated to Nicholas Antonis and Steve Antonis and distant 59.45 feet from the beginning thereof, said point being also the westernmost line of Lot Number 22 as shown on the Plat of Harman's Addition to Halthorpe, said Plat being recorded among the aforesaid Land Records in Plat Book J.W.S. No. 1 at Folio 60 and running thence binding along part of the westernmost line of Lot Number 22, as shown on said Plat north 7° 30' 00" West 206.17 feet to a point thereon, thence running for lines of division, as now drawn, the three following courses and distances, viz.:

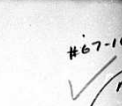
- (1) North 82° 30' 00" East 165.58 feet,
- (2) 65.90 feet in a southeasterly direction along the arc of a curve to the left having a radius of 150.00 feet, and a long chord bearing of South 27° 39' 46" East and a long chord distance of 65.37 feet, and
- (3) South 40° 15' 15" East 20.00 feet to a point on the aforesaid northeast side of Washington Boulevard and to a point on the First Line of that parcel of land secondly described in the above mentioned deed, thence binding reversely along part of said First Line and reversely along part of the First Line of that parcel

PURDUM AND JESCHKE ENGINEERS

2418 WASHINGTON AVENUE BALTIMORE, MARYLAND 21208

DESCRIPTION

PROPERTY OF NICHOLAS & STEVE ANTONIS THIRTEENTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



of land firstly described in the above mentioned deed South 49° 44' 45" West 235.55 feet to the place of beginning, containing 0.62 acre of land more or less. BEING a part of the parcels of land firstly and secondly described in a deed dated June 16, 1960 recorded among the aforesaid Land Records in Liber W.J.R. No. 3715 at Folio 074 which was conveyed by the Acme Holding Company, Incorporated, to Nicholas and Steve Antonis.

PURDUM AND JESCHKE ENGINEERS

2418 WASHINGTON AVENUE BALTIMORE, MARYLAND 21208

September 26, 1966

BALTIMORE COUNTY, MARYLAND		INVOICE
OFFICE OF FINANCE		No. 42241
Division of Collection and Receipts		DATE 11/9/66
COURT HOUSE		
TOWSON, MARYLAND 21204		
TO: <u>Whannan, Styles & McConkey</u> <u>Atorneys at Law</u> <u>116 W. Baltimore Street</u> <u>Baltimore, Md. 21201</u>		BILLED BY: <u>Zoning Dept. of Balto. Co.</u>
DEPOSIT TO ACCOUNT NO. <u>01-622</u>	QUANTITY	TOTAL AMOUNT
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		CERT.
Advertising and posting of property for Steve Antonis #67-102-X		70.50
11-1466 2135 • 42241 TRP-		7050
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
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4 day of Oct, 1966.

Petitioner Steve Antonis
Petitioner's Attorney Whannan, Styles & McConkey

Reviewed by John G. Rose
Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th
Posted for George E. Gavrilis Date of Posting Oct. 28, 1966
Petitioner Steve Antonis
Location of property Northwest side of Washington Blvd. 451' S of Ridge Ave.
Location of Signs at above mentioned address
Remarks None
Posted by George E. Gavrilis Date of return Oct. 28, 1966

BALTIMORE COUNTY, MARYLAND		INVOICE
OFFICE OF FINANCE		No. 40696
Division of Collection and Receipts		DATE 10/14/66
COURT HOUSE		
TOWSON, MARYLAND 21204		
TO: <u>Whannan, Styles & McConkey</u> <u>Atorneys at Law</u> <u>116 W. Baltimore Street</u> <u>Baltimore, Md. 21201</u>		BILLED BY: <u>Zoning Dept. of Balto. Co.</u>
DEPOSIT TO ACCOUNT NO. <u>01-622</u>	QUANTITY	TOTAL AMOUNT
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		CERT.
Petition for Special Exception for Steve Antonis #67-102-X		50.00
10-1466 2135 • 40696 TRP-		5000
10-1466 2135 • 40696 TRP-		5000
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.		

PETITION FOR
SPECIAL EXCEPTION
13th DISTRICT

ZONING: Petition for Special Exception for Used Motor Vehicle Outdoor Sales Area.
LOCATION: Northeast side of Washington Boulevard 431 feet from the north side of Ridge Avenue.

DATE & TIME: WEDNESDAY, NOVEMBER 9, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 109, 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.

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

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

Beginning for the same at a point on the northwest side of Washington Boulevard an laid out and now ext 60 feet wide, distant 431 feet more or less northwesterly from the intersection formed by the prolongation of the northern side of Washington Boulevard and the prolongation of the southernmost side of Ridge Avenue, an laid out and now existing 50 feet wide, said point being on the First Line of that parcel of land firstly described in a deed dated June 16, 1960 recorded among the

Land Records of Baltimore County, Maryland in Liber W.J.R. No. 3715 at Folio 671 which was conveyed by the Acme Holding Company, Incorporated to Nicholas Anagnostis and Steve Anagnostis and distant 59.45 feet from the beginning thereof, said point being also the westernmost line of Lot Number 22 as shown on the Plat of Rezone Addition to Halethorpe, said

Plat being recorded among the aforesaid Land Records in Plat Book J.W.S. No. 41 at Folio 60 and running thence blinding along part of the westernmost line of Lot Number 22, as shown on said Plat North 7 degrees 30 minutes 00 seconds West 208.17 feet to a point therein, the distance running for lines of division, as now drawn, the distance following courses and distances, viz:

(1) North 62 degrees 30 minutes 15 seconds East 165.35 feet,
(2) 65.90 feet in a southeasterly direction along the arc of a curve to the left having a radius of 150.00 feet, and a long chord bearing of South 27 degrees 30 minutes 46 seconds East and a long chord distance of 63.27 feet, and

(3) South 40 degrees 15 minutes 15 seconds East 20.00 feet to a point on the aforesaid north side of Washington Boulevard and to a point on the First Line of that parcel of land secondly described in the above mentioned deed, thence blinding reversely along part of said First Line and reversely along the above mentioned deed South 40 degrees 15 minutes 15 seconds East 236.55 feet to the place of beginning, containing 0.62 acre of land more or less.

Being a part of the parcels of land firstly and secondly described in a deed dated June 16, 1960 recorded among the aforesaid Land Records in Liber W.J.R. No. 3715 at Folio 674 which was conveyed by the Acme Holding Company, Incorporated, to Nicholas Anagnostis and Steve Anagnostis, Being the property of Steve Anagnostis and Nicholas Anagnostis, as shown on plat plan filed with the Zoning Department, Hearing Date: Wednesday, November 2, 1966 at 11 a.m. Public Hearing: Room 109 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. October 20, 1966

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one

successive weeks before the 9th day of November, 1966, the first publication

appearing on the 20th day of October

1966

THE TIMES.

John W. Martin
Manager

Cost of Advertisement, \$ 34.00

Purchase Order C6965

Requisition No. K697

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 20, 1966

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 one time, before the 21st day of November, 1966, the first publication

appearing on the 20th day of October

1966.

THE JEFFERSONIAN

John G. Rose
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION
13th DISTRICT

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DATE & TIME: WEDNESDAY, NOVEMBER 9, 1966 at 11:00 A.M.

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By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

SITE PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION, FOR USED
MOTOR VEHICLE OUTDOOR
SALES AREA
PROPERTY OF:

NICHOLAS & STEVE ANTONIS
THIRTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST 22, 1966
REVISED: SEPTEMBER 23, 1966

GENERAL NOTES

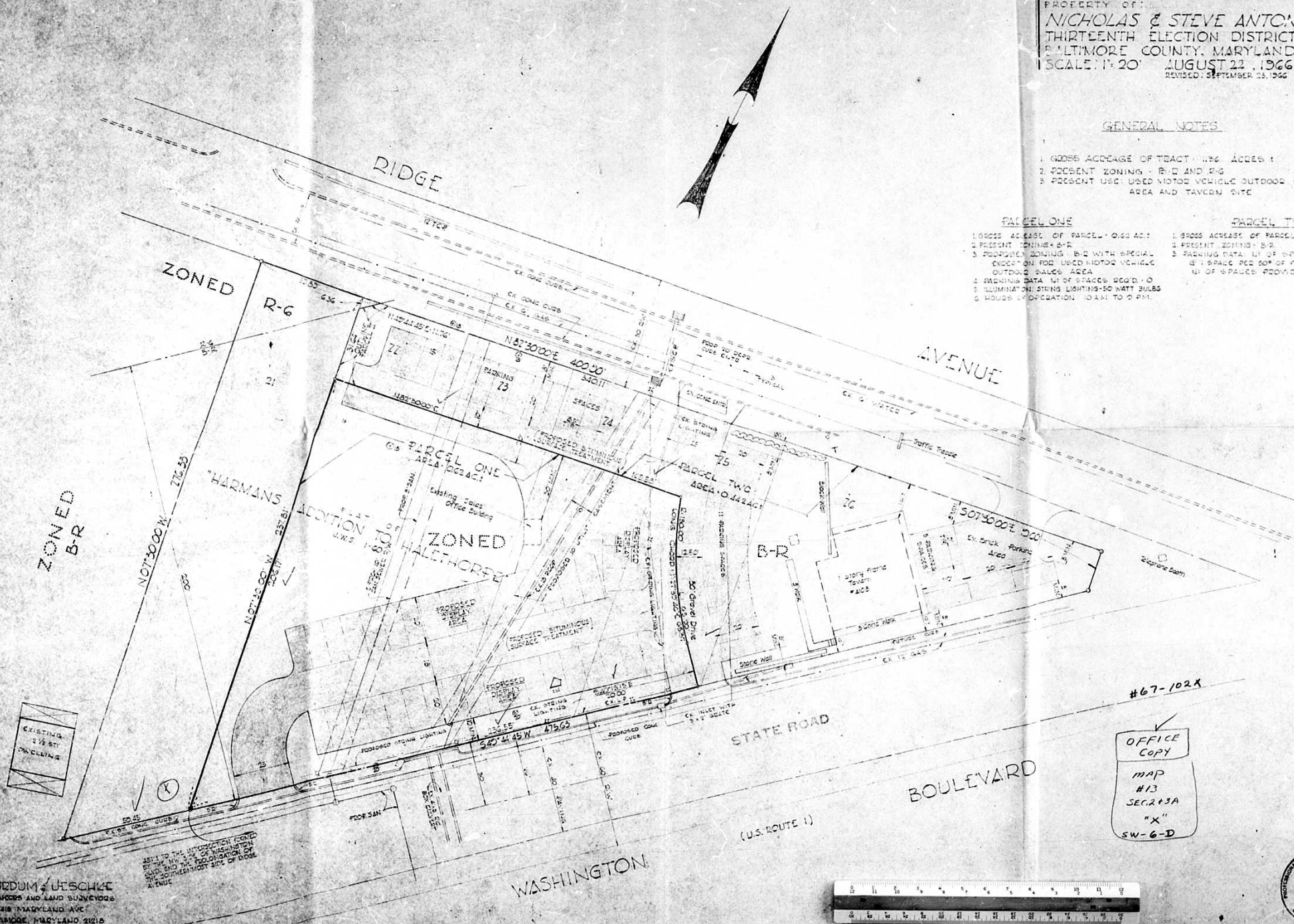
1. GROSS ACRES OF TRACT: 1.26 ACRES
2. PRESENT ZONING: B-R AND B-G
3. PRESENT USE: USED MOTOR VEHICLE OUTDOOR SALES AREA AND TAVEN SITE

PARCEL ONE

1. GROSS ACRES OF PARCEL: 0.44 AC.
2. PRESENT ZONING: B-R
3. PROPOSED ZONING: B-G WITH SPECIAL EXCEPTION FOR USED MOTOR VEHICLE OUTDOOR SALES AREA
4. PARKING DATA: 11 OF SPACES REQ'D: 0
5. ILLUMINATION: STREETS LIGHTING-50 WATT BULBS
6. HOUR OF OPERATION: 10 AM TO 6 PM

PARCEL TWO

1. GROSS ACRES OF PARCEL: 0.44 AC.
2. PRESENT ZONING: B-R
3. PARKING DATA: 11 OF SPACES REQ'D: 0
4. ILLUMINATION: STREETS LIGHTING-50 WATT BULBS
5. HOUR OF OPERATION: 10 AM TO 6 PM



PURDUM & LUSCHKE
ENGINEERS AND LAND SURVEYORS
2218 MARYLAND AVE.
BALTIMORE, MARYLAND 21216

