

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

We, the undersigned, legal owner/s 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 R-6 zone to an R-M zone for the following reasons:

There is a need for expansion of the present physical plant of the automobile sales location just in front of this property. Population increase of this section of Baltimore County has increased the need for additional space for the sale and servicing of automobiles. Throughout this entire section along Route 40 there has been a definite change in the character of the neighborhood. 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:

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above reclassification 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: Harry E. Thorn Legal Owner
Address: 5603 Baltimore Rd. #1
Baltimore County, Maryland

Protestant's Attorney: BROCK & BROCK
Address: 1900 One Charles Center
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March, 1967, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of April, 1967, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION
From R-6 Zone to B-M Zone:
S/W Cor. Old Frederick Road and Harlem Lane,
1st Dist. Harry E. Thorn,
Petitioner

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY
No. 67-200-R

MAP #1
SEC. 2-A
SW-1-F
BAM

AMENDED ORDER

The Order dated May 1, 1967 is amended to correct the description on the property which was incorrectly described. The petition should read that Harry E. Thorn asked for reclassification of property located at the southwest corner of Old Frederick Road and Harlem Lane, and more particularly described in the description attached to the petition.

All other portions of the Order are correct.

Date: May 5, 1967

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION FROM R-6 Zone to B-M Zone - S/S Old Frederick Road 365.22' W. of Harlem Lane, 1st Dist., Harry E. Thorn, Petitioner

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY
No. 67-200-R

MAP #1
SEC. 2-A
SW-1-F
BAM

Harry Thorn, legal owner of the subject property, has petitioned for reclassification of property on the south side of Old Frederick Road 365.22' west of Harlem Lane, in the First District of Baltimore County, from an R-6 Zone to a B-M Zone. Currently he is operating a Ford Agency fronting on the Baltimore National Pike. It is obvious that he does not have enough room for his existing business. He has requested the property south of Old Frederick Road bounded by Old Frederick Road and Harlem Lane, for an enlargement of his operation. This tract of land is presently zoned R-6. A small lot next to it going west is zoned B-L and then the next lot is zoned Business Roadside. On the east side of Harlem Lane is wooded property belonging to Mr. DeSales Academy and to the south is Westtown Elementary School. The School is located on the southerly portion of their lot and playgrounds exist immediately south of the subject property and commercially zoned properties to the west. South of the Westtown Elementary School is a Nursing Home. The Mr. DeSales Academy property covers the whole distance from Old Frederick Road down to Northdale Road.

The petitioner's plan indicates that there will be a distance of 94 feet between the proposed one story masonry service station and Westtown Elementary School lot line. There will be 4 feet minimum height compact screening planted along the entire line between the subject property and the Westtown Elementary School. This should be an adequate buffer.

Many changes have taken place in the area.

For the above reasons the reclassification should be had.

It is this 14th day of May, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to a B-M Zone, subject to approval of the plot plan by the Bureau of Public Services, State Roads Commission and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

DESCRIPTION

TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION PROPERTY OF THOMAS FORD SALES FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEING a part of the same at a point on the south side of Old Frederick Road, as laid out and now existing, distant North 82° 25' 30" East 365.22 feet from the corner formed by the intersection of the south side of Old Frederick Road, as laid out and now existing and the west side of Harlem Lane, as laid out and now existing, said point being on the last or North 89° West 43 perches line of that parcel of land firstly described in a deed dated January 21, 1964 recorded among the Land Records of Baltimore County, Maryland in Liber R.R.G. 4258 at Folio 465 which was conveyed by Esther G. Klug, Widow, to William J. Preis and Magda Fessler and distant 371.60 feet from the beginning thereof, said point being also the end of the First Line of that parcel of land which by deed dated June 20, 1940 recorded among the aforesaid Land Records in Liber C.V.B. Jr. 1151 at Folio 179 was conveyed by Eugene Preis and Anna Preis, his Wife, and William J. Preis and Anna Preis, his Wife, to Kurt Fessler and Magda Fessler, his Wife, and running thence binding along the aforesaid south side of Old Frederick Road and reversely for a part along the First Line of that parcel of land described in the above last mentioned deed and reversely also; part of the Last Line of that parcel firstly described in the above first mentioned deed as now surveyed South 82° 26' 30" East 365.22 feet to the aforesaid west side of Harlem Lane, thence binding along said west side of Harlem Lane as now surveyed South 09° 48' 30" East 452.45 feet to a point on the Last Line of that parcel of land firstly described in the above first mentioned deed, thence binding reversely along part of said line as now surveyed North 83° 45' 40" East 337.71 feet to a point thereon at the end of the Third Line of that parcel of land which by deed dated January 17, 1962, recorded among the

DESCRIPTION

TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION PROPERTY OF THOMAS FORD SALES FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

aforesaid Land Records in Liber W.J.R. No. 3949 at Folio 264 was conveyed by William J. Preis and Magda Fessler to York Terrace Building, Incorporated, thence binding reversely along said Third Line, as now surveyed, North 04° 41' 50" East 298.80 feet to the beginning thereof and to the beginning of the Last Line of that parcel of land which by deed dated December 29, 1960 recorded among the aforesaid Land Records in Liber W.J.R. No. 3800 at Folio 95 was conveyed by William J. Preis and Magda Fessler to John M. Sasser and Elizabeth Sasser, his Wife, thence binding for a part along said Last Line and for a part reversely along the Second Line of that parcel of land described in the above second mentioned deed, as now surveyed, North 09° 21' 30" East 161.06 feet to the place of beginning, containing 3.75 acres of land more or less.

BEING a part of the parcels of land firstly, secondly and thirdly described in a deed dated January 21, 1964 recorded among the aforesaid Land Records in Liber R.R.G. No. 4258 at Folio 465 which was conveyed by Esther G. Klug, Widow, to William J. Preis and Magda Fessler and being that parcel of land which by deed dated June 21, 1940 recorded among the aforesaid Land Records in Liber C.V.B. Jr. 1151 at Folio 179 was conveyed by Eugene Preis and Anna Preis, his Wife, and William J. Preis and Anna Preis his Wife, to Kurt Fessler and Magda Fessler, his Wife.

Marketing Services Ford Motor Company



Mr. Albert S. Kallman,
Director, Department of Public Works
Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Kallman:

Re: Sanitary Job Order 1-0-363
Public Works Agreement 10009
Old Frederick Road & Harlem Lane
Baltimore 1

With reference to your correspondence dated back to January 11, 1960, and June 10, 1960, the sanitary sewer health project designated as Job Order 1-0-363 was being prepared for completion in the fourth quarter of 1960, having difficulties encountered in right-of-way acquisition.

We have proceeded along your suggested lines in obtaining a Public Works Agreement as expeditiously as possible under a complex set of circumstances. In this effort we employed our engineer, Mr. James Spamer, to design the sanitary system and prepare right-of-way plans for the County.

We are presently finalizing construction plans for the development of the land at Harlem Lane and Old Frederick Road. We are advised that land acquisition for right-of-way areas has not proceeded on schedule; and from inquiry, we have learned that such acquisition may take another six months, thereby delaying the completion of the sewer construction to 18 months from the present time. This will set the project completion 18 months beyond its original schedule.

We have confirmed our intention in our letter dated November 7, 1967, to participate in the cost of the sewer construction to the extent of \$14,300. If we complete our building construction in the next three to four months, we must plan some means for sanitary disposal. We have been advised by our engineer that a temporary light sewage system would be complicated, unsatisfactory and costly. There is a sanitary connection in existence in Harlem Lane 500 feet south of our site, and our hook-up at this connection has been discouraged by

Mr. Albert S. Kallman, March 21, 1967

the County because our lines must be extended down Harlem Lane past the school. Furthermore, this must be done at our expense, which is estimated at approximately \$14,300, which would be in addition to the \$14,300 already pledged to the County for the sanitary project.

We are striving to complete our improvements at this site to avoid further costs beyond those which have been incurred to date. We have also been urged by Mr. Rose, the Zoning Commissioner, to effect the completion of our facilities promptly to forestall neighborhood complaints and avoid zoning violations.

The purpose of this letter is to seek your advice on the permissibility of alternatives such as a temporary septic system or the connection into Harlem Lane. Some of these alternatives will be duplications of costs, could we look to the County for any relief?

While we appreciate the nature and difficulty in forestalling the timetable for such projects, we also request your advice as to the County's revised timetable for the completion of the Job Order 1-0-363.

Very truly yours,
FORD MOTOR COMPANY
S. Brunetti
Americo Realty

/s/

- cc: John G. Rose, Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204
- cc: Donald Ratcliffe
34 West 55th Street
Baltimore, Maryland 21218
- cc: James Spamer
3017 York Rd.
Towson, Maryland 21204
- cc: J. F. Ansel
D. Dahl
R. M. Scroggins
C. R. Thelen

Marketing Services Ford Motor Company



Baltimore County
Office of Planning & Zoning
County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. John G. Rose,
Zoning Commissioner

Re: Mtaker Ford Project
Catonsville, Maryland

Dear Mr. Rose:

Thank you for your informative letter of October 24, 1968, with the enclosed newspaper clipping. This is to advise you that we are diligently trying to make all necessary arrangements to commence construction of our improved facilities at this location, including the new service building at the rear of the existing facility.

We are at present awaiting the signing of the Public Works Agreement and as soon as this is accomplished, we will make efforts to obtain a building permit, as we are most anxious to alleviate the present parking situation at this location.

We are most grateful for your cooperation and assistance in this project, and we assure you that our interests are mutual in getting this situation resolved.

Sincerely,
FORD MOTOR COMPANY
S. Brunetti
Americo Realty

adv

cc: Mr. J. F. Ansel



PURDUM AND JESCHKE ENGINEERS 2015 MARLBOROUGH AVENUE BALTIMORE, MARYLAND 21206

February 23, 1967

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 4, 1967 ✓
 FROM: Leslie H. Graw, Deputy Director of Planning 67-200R
 SUBJECT: Petition 67-200-R. South side of Old Frederick Road 365 feet West of Harlem Lane
 Petition for Reclassification from R-6 to S.M.
 Harry E. Thom - Petitioner
 1st District
 HEARING: Wednesday, April 19, 1967 (10:00 A.M.)

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

In view of earlier reclassifications, additional commercial zoning at the subject location is to be expected. We strongly question, however, that commercial zoning should extend only part way toward the Westown Elementary School site, allowing a residential buffer strip which would front on the roadbed proposed to be located in the southerly portion of the subject property.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

September 4, 1968

COUNTY OFFICE BUILDING
 111 W. FREDERICK AVE.
 TOWSON, MD. 21204
 TEL. 2-2000

GEORGE E. GAYNE
 DIRECTOR
 JOHN G. ROSE
 ZONING COMMISSIONER

Mr. R. M. Scroggins, Supervisor
 American Realty Department
 Ford Motor Company
 The American Road
 Dearborn, Michigan

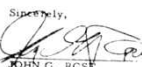
RE: Litaker Ford, Incorporated
 SW/Corner of Old Frederick
 Road and Harlem Lane - 1st
 District
 NO. 67-200-R

Dear Mr. Scroggins:

I visited the site of Litaker Ford, Incorporated, recently and the situation there is intolerable.

I talked to Mr. Al Saling of your Washington office and he said his knowledge was "sketchy".

I suggest you make arrangements to have someone with authority from your company meet with the Public Works Department and with me next week.

Sincerely,

 JOHN G. ROSE
 Zoning Commissioner

JGR:arl

cc: Mr. G. A. Saling
 3900 Wisconsin Avenue
 Washington, D. C. 20016

James S. Spamer & Associates
 8017 York Road
 Baltimore, Maryland 21204

Mr. Harry Litaker
 Litaker Ford, Incorporated
 5603 Baltimore National Pike
 Baltimore, Maryland 21228

Mr. Gilbert S. Benson
 Department of Public Works

Ford Motor Company.



Mr. John G. Rose
 Zoning Commissioner of Baltimore County
 County Office Building
 Towson, Maryland

Dear Mr. Rose:

The Violation Order dated April 22, 1968, covering Litaker Ford's use of the property situated at the southwest corner of Old Frederick Road and Harlem Lane was forwarded by Mr. G. A. Saling for my handling. It is my understanding that the current use of the property does not comply with your Order dated May 1, 1967.

Our dealer has a critical need to use a portion of this property for parking on a temporary basis until the new dealership facilities are completed on the balance of the property. We were unaware that this use was in violation of your Resolving Order, and we would certainly appreciate your permission to continue this temporary use.

Our office is currently working with the Baltimore County Department of Public Works to resolve and finalize a Public Works Agreement for the required highway, storm drain and sanitary sewerage improvements which are required in connection with the proposed dealership facility. We are utilizing the services of James S. Spamer & Associates who are now submitting a site plan to Mr. Gilbert S. Benson for approval. As soon as the Public Works Agreement is approved and the building permit issued, we plan to immediately commence construction.

We are extremely sorry that it was necessary for you to issue the Violation Order, and we hope that the matter can be resolved with a minimum of inconvenience to your office. Please advise if I can be of more assistance at this time.

Very truly yours,


 R. M. Scroggins, Supervisor
 American Realty Department

cc:

Mr. G. A. Saling - 3900 Wisconsin Ave.
 W. D. C. 20016

Mr. Harry Litaker
 Litaker Ford, Inc.
 5603 Baltimore National Pike
 Baltimore, Maryland 21228

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204

Bregel & Bregel
 1900 One Charles Center
 Baltimore, Maryland 21201

March 21, 1967

Dear Sir:

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

BUREAU OF ENGINEERING

Water - Existing 12" water in Old Frederick Road
 Existing 6" & 14" water in Harlem Lane
 Sewer - Existing 8" sanitary sewer in Harlem Lane approximately 700' East of Harlem site. Existing 8" sanitary sewer in Old Frederick Road approximately 700' East of Harlem Lane.
 Road - Harlem Lane is to be developed as a minimum 16' road on a 50' R/W. Old Frederick Road is to be developed as a minimum 40' road on a 50' R/W.
 Adequacy of existing utilities to be determined by developer of his engineer.

HEALTH DEPARTMENT - A connection must be made to the available metropolitan water prior to approval of a building application. Percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal.

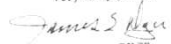
STATE ROADS COMMISSION - Since there are no state roads involved, this Office has no comment.

ZONING ADMINISTRATION DIVISION - If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 Commissioner's hearing.

The following members had to comment to offer: Project Planning, Traffic Engineering, Fire Bureau, Building Engineer, Board of Education, Industrial Development.

Very truly yours,


 JAMES E. DYFR,
 Principal Zoning Technician

JED/jdr

cc: Carlyle Brown, Engineering; Mr. Greenwalt, Health Department; John Meyers, State Roads Commission

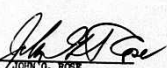
Bregel & Bregel
 1900 One Charles Center
 Baltimore, Maryland 21201

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 March, 1967.


 JOHN G. ROSE
 Zoning Commissioner

Petitioner Harry E. Thom

Petitioner's Attorney Bregel & Bregel Reviewed by Chairman of Advisory Committee

TELEPHONE
 823-3000
 EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44392

DATE: April 10, 1967

TO: Messrs. Bregel and Bregel
 Suite 1900
 One Charles Center
 Charles and Lexington Sts.
 Baltimore, Md. 21201

QUANTITY	DESCRIPTION	TOTAL AMOUNT
61-622	Advertising and posting of property for Harry E. Thom 67-200-R	93.50
1	Advertising and posting of property for Harry E. Thom 67-200-R	93.50
1	Advertising and posting of property for Harry E. Thom 67-200-R	93.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
 823-3000
 EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44359

DATE: April 27, 1967

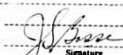
TO: Messrs. Bregel and Bregel
 1900 One Charles Center
 Baltimore, Md. 21201

Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
61-622	Petition for Reclassification for Harry E. Thom 67-200-R	50.00
1	Petition for Reclassification for Harry E. Thom 67-200-R	50.00
1	Petition for Reclassification for Harry E. Thom 67-200-R	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1ST
 Date of Posting: March 20, 1967
 Posted for: Reclassification from R-6 to S.M.
 Petitioner: Harry E. Thom
 Location of property: 3/4 Old Frederick Rd. 365' W. of Harlem Lane
 Location of Signs: 3/4 Old Frederick Rd. and Harlem Lane
 Remarks: 
 Posted by: J. F. Ansel
 Date of return: April 4, 1967

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James S. Dyfr, Chairman
 TO: Zoning Advisory Committee
 Lieutenant Charles F. Morris, Jr.
 FROM: Fire Bureau
 SUBJECT: Reclassification Harry E. Thom
 Location: 3/4 Old Frederick Road, 365-22' W of Harlem Lane.
 District: 1st
 Present Zoning: R-6
 Proposed Zoning: S.M.

1. Plot plans shall be required to show site water runs and adjacent lots.
2. Shall be required to meet all fire department requirements.

Ford Motor Company



WM 21 68

The American Road
 Dearborn, Michigan 48121
 November 15, 1967

Baltimore County
 Office of Planning and Zoning
 County Office Building
 111 Chesapeake Avenue
 Towson, Maryland 21204

Re: Litaker Ford Project
 Catonsville, Maryland

Gentlemen:

Attention: Mr. John G. Rose, Zoning Commissioner

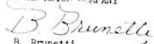
Thank you for your informative letter of October 24, 1968, with the enclosed newspaper clipping. This is to advise you that we are diligently trying to make all necessary arrangements to commence construction of our improved facilities at this location, including the new service building at the rear of the existing facility.

We are at present awaiting the signing of the Public Works Agreement and as soon as this is accomplished, we will put our local authorities to work so that a building permit may be obtained, as we are most anxious to alleviate the present parking situation at this location.

We are most grateful for your cooperation and assistance in this project, and we assure you that our interests are mutual in getting this situation resolved.

Sincerely,

FORD MOTOR COMPANY

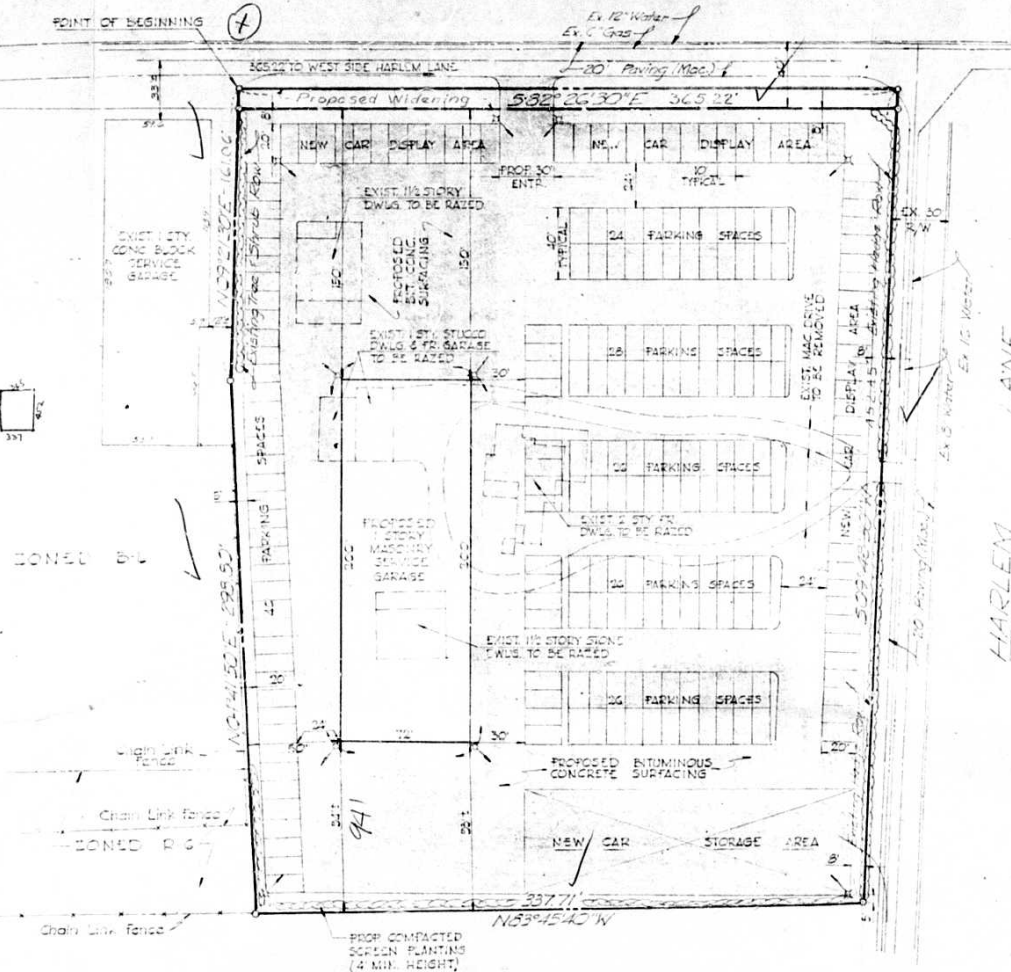

 B. Brunetti
 American Realty

cc:

J. F. Ansel

THORN FORD SALES INC.
ZONED BR

OLD FREDERICK ROAD



GENERAL NOTES:

1. GROSS AREA OF TRACT - 3.75 ACRES:
2. PRESENT ZONING - R-4
3. PRESENT USE - RESIDENTIAL
4. PROPOSED ZONING - B.M. BUSINESS MAJOR
5. PROPOSED USE - SERVICE GARAGE AND OUTDOOR AUTOMOBILE DISPLAY AREA
6. PARKING DATA:
USE: SERVICE GARAGE
TOTAL FLOOR AREA - 14,100
NO. OF SPACES REQUIRED - 45 @ 150/300"
NO. OF SPACES PROVIDED - 170
7. LIGHTING
LOW INTENSITY (ONE HALF FOOT CANDLE POWER)
FLOODLIGHTS (SHIELDED TO CONTROL GLARE)
SHOWN THUS -

#67-200R

OFFICE
COPY

MAP #1
SEC. 2-A
SW-1-F
BM-

SITE PLAN TO ACCOMPANY
APPLICATION FOR
ZONING RE-CLASSIFICATION
PROPERTY OF:

THORN FORD SALES, INC.

FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MD.

FEBRUARY 23, 1967

SCALE: 1" = 50'



PURDUM & JESCHKE
ENGINEERS & LAND SURVEYORS
2415 MARYLAND AVENUE
BALTIMORE, MARYLAND, 21218

