

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Philip E. Klein & Melvin J. Goldman
X or we, the 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 reclassification of the property to the Zoning Law of Baltimore County, Chapter 100, and for a Special Exception to the Zoning Law of Baltimore County, Chapter 100, for the purpose of operating a garage service.

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 an Automobile Tire Sales and Service Center.

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 _____ Legal Owner _____
Address _____ Address 5508 Park Heights Ave.

Petitioner's Attorney _____ Protestor's Attorney _____

Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of July, 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 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 25th day of August, 1967, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Helvin J. Goldman
5508 Park Heights Avenue
Baltimore, Maryland 21215

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

Your petition has been received and accepted for filing this

25th day of July, 1967

John G. Rose,
Zoning Commissioner

Petitioner Helvin J. Goldman

Petitioner's Attorney _____

Reviewed by _____
Chairman of Advisory Com.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District _____ Date of Posting _____
Posted for _____
Petitioner _____
Location of property _____
Location of Signs _____
Remarks _____
Posted by _____ Date of return _____

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

the above reclassification should be had, and it is hereby ordered that the same be so.

a Special Exception for a GARAGE SERVICE should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of September, 1967, that the herein described property be reclassified and

the same be so reclassified from _____ to _____.

and for a Special Exception for a GARAGE SERVICE should be and the same is

granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, that the above reclassification 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 _____, and/or the Special Exception for _____

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 10th, 1967

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 _____ successive weeks before the _____ day of August, 1967, the first publication appearing on the _____ day of August, 1967.

THE JEFFERSONIAN,

Cost of Advertisement, \$ _____

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

Helvin J. Goldman
5508 Park Heights Avenue
Baltimore, Maryland 21215

SUBJECT: Special Exception of Service
Garage for Helvin J. Goldman,
located on the West side of Merritt Blvd., 341' So. of Wise Avenue
12th District
(Item 3 July 25, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water mains in both Merritt Blvd. & Wise Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 10" sanitary sewer in Merritt Blvd.
Road - Merritt Blvd. is an existing improved road to which no further improvement is required.

BUREAU OF TRAFFIC ENGINEERING: All access to the site must be from within the shopping center. Plans must be revised prior to a hearing date being assigned.

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 no comment to offer:

Project Planning Division
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

John G. Rose, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engr.,
G. Richard Moore-Bureau of Traffic Engr.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. August 9, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Philip E. Klein and Melvin J. Goldman" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of August, 1967; that is to say, the same was inserted in the issues of 8-9-67

Stronberg Publications, Inc.

Publisher.

By _____
John G. Rose

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 18, 1967

FROM: George E. Cavell

SUBJECT: Petition #68-47-X, West side of Merritt Boulevard 341.14 feet South of Wise Avenue. Petition for Special Exception for Garage, Service Philip E. Klein & Melvin J. Goldman.

12th District

HEARING: Monday, August 28, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a service garage.

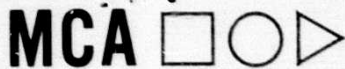
We understand that the proposed facility will deal in tires and accessories primarily. The petitioner should clearly show that he meets the requirements for Special Exception and that sufficient parking is available totally throughout the entire shopping center.

If granted, the granting should be conditioned upon a building with materials compatible with the public library existing immediately to the north together with approval of site plan by the appropriate County agencies.

GEC:bms

INVOICE		No. 48435
BALTIMORE COUNTY, MARYLAND		DATE: Aug. 24, 1967
OFFICE OF FINANCE		
Division of Collection and Receipts		
COURT HOUSE		
TOWSON, MARYLAND 21204		
TO: Goldman and Klein 5508 Park Heights Ave. Baltimore, Md. 21215		
DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT \$35.42
QUANTITY		COST
Advertising and posting of plans for a Garage, Service #68-47-X		35.42

INVOICE		No. 48405
BALTIMORE COUNTY, MARYLAND		DATE: Aug. 4, 1967
OFFICE OF FINANCE		
Division of Collection and Receipts		
COURT HOUSE		
TOWSON, MARYLAND 21204		
TO: Merritt Park Shopping Center, Inc. 5508 Park Heights Ave. Baltimore, Md. 21215		
DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT \$50.00
QUANTITY		COST
Petition for Special Exception #68-47-X		50.00



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

Lester Matz, P. E.
John C. Childs, L. S.

Associates

Ronald W. Broyles, L. S.
George W. Bushby, L. S.
Robert W. Czaban, P. E.
Leonard M. Glass, P. E.
Norman J. Herrmann, L. S.
Paul Lee, P. E.
Paul S. Smeton

#68-47X
MAP #12
SEC. 4A

DESCRIPTION

SE-3-F

0.4622 ACRE PARCEL, WEST SIDE OF MERRITT BOULEVARD, SOUTH
OF WISE AVENUE, MERRITT PARK SHOPPING CENTER, TWELFTH
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Present Zoning: B-L

Proposed Zoning: B-L with Special Exception

Beginning for the same at a point on the west side of Merritt
Boulevard varying in width from 140 to 120 feet, at the distance of 341.15
feet, as measured southerly along said west side of Merritt Boulevard,
from its intersection with the south side of Wise Avenue, as widened, and
running thence, binding on said west side of Merritt Boulevard, (1) S 21°
14'43" W 92.18 feet, and (2) S 24°49'18" W 8.00 feet, thence leaving said
Merritt Boulevard, (3) N 65°10'42" W 204.00 feet, thence (4) N 24°49'18" E
100.00 feet, and (5) S 65°10'42" E 198.25 feet to the place of beginning.

Containing 0.4622 of an acre of land.

HGW:mpl

J.O. #58124-T

July 13, 1967



BALTIMORE COUNTY PUBLIC LIBRARY

ELIMINATE C.O.I. STORM DRAIN

B.F. GOODRICH STORE

FIN FLOOR ELEV. 100

HIGH ZONE ELEV. 47.92

BITUMINOUS PAVEMENT

BITUMINOUS PAVEMENT

PARKING 18 CARS

N 65° 0' 42" W 204.00'

SHELL SERVICE STATION

APPROVED
ANNIE C. ZONING
10-27-47
JAMES S. RYAN
ZONING COMMISSIONER
DATE 10/27/47
Zoning File # 68-47

INFORMATION SHOWN ON PLOT PLAN
TAKEN FROM SURVEY PREPARED BY
MATZ-CHILDS & ASSOCIATES, INC. OF
BALTIMORE, MARYLAND & DATED
1 AUGUST 1947.



PRINTED IN U.S.A.

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11	EQUIPMENT PLAN

GENERAL NOTES

1. ALL GRADES AND CONTIGUES SHOWN 100' AGE BLENDED GRADES.
2. CONTRACTOR SHALL REMOVE EXISTING SHELTER, SIGN, LIGHT POLES, CONCRETE PAVES AND WITHIN THE PROPERTY LINES AND AS LOCATED ON SURVEY, SHEET 12.

O. D. VAN COTT
THE B.F. GOODRICH CO.
PARADES, N.J. 201-494-7100

A RETAIL STORE

THE B.F. GOODRICH COMPANY, AKRON, OHIO

B.F. GOODRICH STORE

Street ALEXITT PARK SHOPPING CENTER

City DUNDALK State MD.

Date 1 SEPTEMBER 1947 Scale 1" = 10' 0"

PLOT PLAN

Drawn By
Checked By
Approved By

4038 SHEET NO. 1

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