

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Plaza Corporation, legal owner of the property situated 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an B-1 zone to an B-M zone, for the following reasons:

- That the original zoning was in error.

and for a variance from the sixty-three off-street parking spaces required to twenty-four off-street parking spaces (a reduction of thirty-nine such spaces) on the ground that such requirement would result in practical difficulty and undue hardship to your Petitioner.

See attached description and plat for a Special Exception, under the 1961 Zoning Ordinance, Chapter 100, Baltimore County, to allow the use of the property for a Plaza Corporation.

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 of Baltimore County.

Plaza Corporation
Contact purchaser
Address: 504 Park Building
111 S. Charles Street
Baltimore, Maryland 21201

Plaza Corporation
Contact purchaser
Address: 504 Park Building
111 S. Charles Street
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of September, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 18th day of October, 1967, at 11:00 o'clock.

By John G. Rose
Zoning Commissioner of Baltimore County.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 28, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-85-RA. East side of Harford Road 200.66 feet Northeast of Linwood Avenue. Petition for Reclassification from B-1 to B-M. Petition for Variance to permit 24 off-street parking spaces instead of the required 63 spaces. Plaza Corporation - Petitioner.

14th District

HEARING: Wednesday, October 18, 1967. (11:00 A.M.)

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

- We have no objection to the zoning reclassification requested by this petition.
- If it should be decided to grant the requested variance, we recommend that the variance be conditioned upon a prohibition of outside storage of vehicles for sale in the parking area - preferably by means of restricting the parking area to customers' or employees' vehicles. Further, we recommend that the variance be limited to the proposed use only and not be extended to cover any future use of the premises.

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

No. 48489
Date: Sept. 25, 1967

TO: Parkville Family Hobby Center, Inc.
5013-25 Harford Road
Baltimore, Md. 21234

RECEIVED
Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Reclassification & Variance for Plaza Corp.
#68-85-RA
50.00

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Lee Stuart Thomson, Esq.,
411 Jefferson Building
Towson, Maryland 21204

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

Your petition has been received and accepted for filing this 30th day of September, 1967

John G. Rose,
Zoning Commissioner

Petitioner: Plaza Corporation
Petitioner's Attorney: Lee Stuart Thomson, Esq.
Reviewed by: James E. Rose
Chairman of Advisory Com.

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WHITEFORD, FALK AND MARK
Consulting Engineers and Land Surveyors
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

ROBERT A. WHITEFORD, P. E.
JAMES R. MARK, L. S.

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Description of
8021-8025 Harford Road to be
Reclassified from "B-1" to "B-M" Zone
August 28, 1967

Beginning for the same at a point on the east side of Harford Road, 60 feet wide, said point being distant 200.66 feet northeasterly from the northeast corner of Linwood Avenue, 30 feet wide; thence N 43°-00' W 30.0 feet to the centerline of said Harford Road and thence binding on said centerline N 39°-30' E 125.0 feet more or less; thence leaving said centerline S 43°-00' E 30.00 feet to the east side of said Harford Road; thence S 43°-00' E 195.53 feet more or less; thence S 30°-48' W 1.43 feet more or less; thence S 47°-00' W 4.33 feet; thence N 43°-00' W 181.5 feet to the place of beginning.

Containing 0.5837 Acres of land, more or less.

CERTIFICATE OF PUBLICATION
OFFICE OF
The Eastern Beacon
809 33rd Eastern Ave.
Baltimore, Md.
Sept. 27 1967

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Reclassification and Variance - Plaza Corp. - The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 18th day of October 1967; that is to say, the same was inserted in the issues of Sept. 27, 1967.

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Stromberg Publications, Inc.
Publisher.

By James E. Rose

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

Lee Stuart Thomson, Esq.,
411 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from B-1 to B-M, for the Plaza Corporation, located 80 Harford Rd., NE of Linwood Avenue, 14th District (Item 2, September 13th, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING: Water - Existing 18" water in Harford road sewer - Existing 8" sanitary sewer in Harford road

STATE HIGHWAY COMMISSION: This office would like to be advised to the purpose of the proposed entrance from Harford Road. Is it to be used only for the movement of display vehicles or will it be used by the public? Any access from Harford Road to subject to State Road approval and permit.

HEALTH DEPARTMENT: All existing utilities must be shown on revised plans prior to the hearing.

FIRE DEPARTMENT: The petitioner will be required to meet all Fire Dept. regulations pertaining to an automobile dealership.

BUREAU OF TRAFFIC ENGINEERING: This office considers it undesirable to have any access to Harford Road in this area, because Harford Road functions as a through road, turning movements other than at intersections will greatly hamper the capacity of Harford Road.

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 be used for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of planning 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 hearing.

The following members had no comment to offer:

Project Planning Division
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Rose
Zoning Commissioner

JED:js
cc: Carole Brown-Dir. of Eng., John Meyer-Dir. of State Roads, Commission Jult. - Harford Rd. Dept.; L. Charles Morris-Dir. of Eng., L. Edward Moore-Dir. of Traffic Eng.

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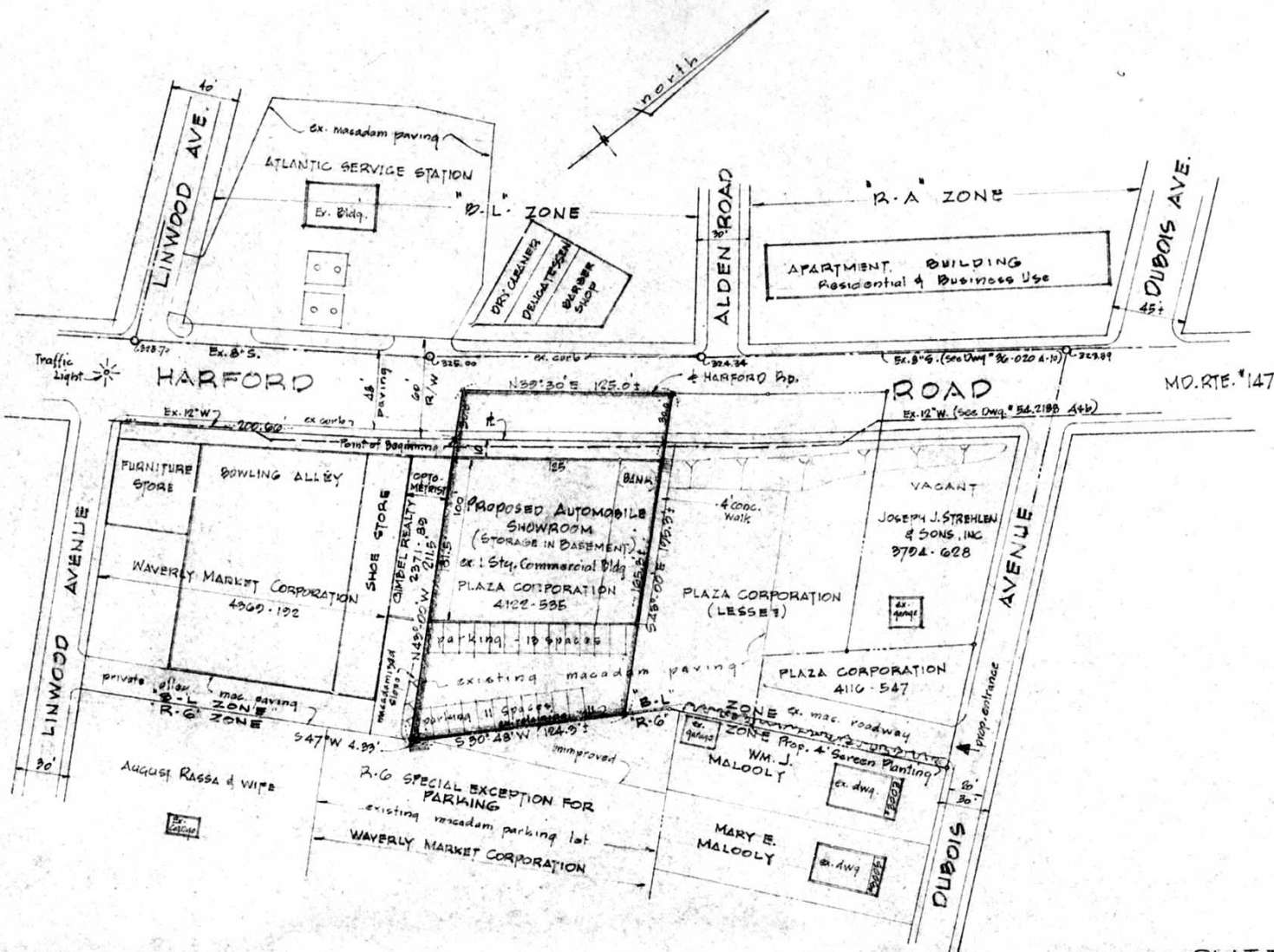
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PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. J. D. [Signature]*
DATE: 11/22/67

PLAT TO ACCOMPANY APPLICATION
FOR OCCUPANCY AND BUILDING PERMIT.
8021-8025 HARFORD ROAD
14TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=50' NOVEMBER 21, 1967

NOTE: Information shown hereon is taken from deeds, and does not imply a recent survey.

DENSITY CALCULATIONS

GROSS AREA OF TRACT: 0.5837 Ac.±
NET AREA OF TRACT: 0.4964 Ac.±
EXISTING ZONING: B-M

PROPOSED USE: NEW CAR DISPLAY & SALES
PARKING REQUIRED: 63 SPACES
PARKING PROVIDED: 24 SPACES (VARIANCE GRANTED FOR 39 SPA.)

OWNER:
PLAZA CORPORATION
504 KATZ BUILDING
111 N. CHARLES STREET
BALTIMORE, MD. 21201

WHITEFORD, FALK & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
JEFFERSON BLDG., TOWSON, MD. 21204

