PETITION FOR ZONING RE-CLASS/FICATION \$68-85 FF AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

level owner of the property situate in Baltimore men? County and which is described in the description and plat attached hereto and made a part/hereof, 3 - C hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant H-1 _____zone, for the following reasons:

1. 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 the for a Special Exception, under the cost Zoning Love work (Zoning) Remainions of Challenness Country, to succession has not adapted accepted a country. Six

Property is to be posted and advertised as prescribed by Zoning Regulations

3 Lor 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 Baltimor

Plaza Corporation

By: Homan Welliedunck his.

Address 504 Katz Building 111 %. Charles Street Baltimore, Garyland 21201

Protestant's Attorne

Petitioner's Attorney Lee Stuart Thomson 414 Jefferson Building Towson, Haryland 21204

Addres

required by the Zoning Law of Baltimore County, in two rewspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room Inc. County office Building in Towson, Baltimore County to the day of October 196.7 at 11:00 coach

Zoning Commissioner of Baltiraore Count MICROFILMED

MICROFILMED

#68-85 KA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Pose, Zoning Commissioner Date. September 28, 1967 FROM George E. Gavrelis, Director of Planning

Petition f 68-85-RA. East side of Harford Road 200.66 feet Northeast of Linwood Avenue. Petition for Reclassification from B.L. to 8.M. Petition for Variance to permit 24 off-street parking spaces instead of the

required 63 spaces.
Plaza Corporation - Petitioners

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

- We have no objection to the zoning reclassification requested by this petition.
- 2. 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 custemen. 3" employees, vehicles. Further, we recommend that the variance be limited to the proposed use only and not be extended to cover any future use



Pursuant to the advertisement, posting of property, and public hearing on the above petition and coofx sufficient change in the area warrants the ... rezoning of the subject property, therefore, the above Peclassification should be had; and its further appearing that by reason of xx. The variance to Section 409, 2-b (6) to permit 24 off-street parking spaces instead of the required 63 spaces, should be granted... day of October 196.7, that the herein described property or area should be and the same is hereby reclassified; from a B-L Zone zone to a B-M... general from and other the detect the reference. The above variance requested to permit 24 off-street parking spaces instead of the required 63 spaces Transed. The asite plan is subject to approval of State Roads Commission, Bereau of Public Services, and Office of Planning and Zosing. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.... the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... DENIED and that the above described property or area be and the same is hereby continued as and ... zone; and or the Special Exception for... Zoning Commissioner of Baltimore Counts MICROFILMED BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE No. 48489 DATE Sapt. 25, 1967 Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 To: Parityille Family Hobby 8019-25 Harford Road Saltimore, Md. 21234 Zoning Dept. of Balto. Co. DEPOSIT TO ACCOUNT NO 91-622 50.00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS IN, MARYLAND 2120 BALTIMORE COULDY OFFICE OF PLANNING AND ONING County Office Building ion, Esq., Your petition has been received and accepted for filing this

WHITEFORD, FALK AND MASK Consulting Engineers and Land Surveyor JEFFERSON BUILDING



Description of 8021-8025 Harford Road to be Reclassified from "B-L" to "B-M" Jone

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 conterline N 390-30' 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 Poad; thence S 43°-00' E 195.53 feet more or less; thence S 30°-48' W 1-4.3 feet more or less; thence 5 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.

one,
Petition for Variance for Off-treet Parking,
LOCATION: East side of Har-ord Road 200,66 feet Northeast CLinwood Avenue.

DATE 4 TIME WEDNESDAY. OCTOBER 18, 1967 at

DATE, & TIME, B EENNES,
DAY, OCTORER IS, 1987; it
1100 AM. HEARING. Soon
SOO, Consty Office Huising, 111
W. T. Chesapasha Avonam,
F. Carlon, Control of Huising, 111
W. T. Chesapasha Avonam,
W. T. Chesapasha

Fourteenth District of Balti-more Contly.
Beginning for the same at a point on the east side of Harfard Hoad, 60 feet wide, said point being distant 200,66 feet north-easterly from the northeast corner of Llamood Ascense, 30 feet wide; thence N 33 degrees 90° W 30.0 feet to the centerling of said Harford Road and thence of said Harford Road and thence ing 0.5837 Acres

PETITION FOR RECLASSIFICATION AND VARIANCE—14th DISTRICT

EONING: From B.L. to B.M. Zone.
Petition for Variance for Off-Street
PARKING PARKING.
LOCATION: East side of Harford
Road 200.46 feet Northeast of Linwood Areane.

DATE & TIME: Wednesday, October
11, 1961 at 11:00 A.M.
PUBLIC HEARING: Room 101, County Office Building, 111 W. Cheapeake Avenue, Towaco, Maryland

The Zening Commissioner of Bal-timere County, by authority of the Zening Act and Regulations of Bal-timere County, will haid a public

etition for Variance from the Zon-ing Regulations of Baltimore Coun-ty to permit 24 Off-Street Parking spaces instead of the required 43

spaces.
The Zoning Regulation to be exspied as follows:

Section 619.2 b (6)-Off-Street Parking-1 for each 200 square feet of total floor area

All that parcel of land in the Four

trouts District of Bailmere County.
Baginning for the same at a point
on the sant side of Barterd Read, or
feet wide, said point being distant
190.45 feet northeasterly from the
northeast corner of Linwood Avenue,
10 feet to the contestine of said
Harbord Road and theore binding on
add contestine N 35° 20° E 121.0

Public Hearing: Room 108, County Office Building, 111 W. Chesapeahs

JOHN G. KOSE,

Rearing:
Present Zoning: B.L.
Proposed Zoning: B.M.

CERTIFICATE OF PUBLICATION

OFFICE OF

Bolto, 21, Md.

Petition for Reclassification and Variance -Plazz Corp.

as inserted in The Eastern Beacon a weekly news-

paper published in Baltimore County, Maryland, once a week successive weeks before the

MICROFIL'MED

Stromberg Publications, Inc.

The Eastern Beacon

909 XXX Eastern Ave. Sept. 27

THIS IS TO CERTIFY, that the annexed advertisement of

for one (1) 1967; that is to say, 18th day of October

the same was inserted in the issues of Sept. 27, 1967.

ByThe Janumyth

CERTIFICATE OF PUBLICATION

TOWSON MD Sept. 28 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed of one time successive was before the 18th appearing on the 28th day of September 19.57.

THE JEFFERSONIAN.

Cost of Advertisement. \$

: MICROFILMED

BALTIMOUR SOUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING YOMSON, MARYLAND 2720h

Lee Stuart Thousen, Es all Jefferson Building Townen, Maryland 21:0b

SUBJECT: Reclassification from N-L to BeH, for the Plana Corporation, located 28 Harford Net, NH of Linnood Avanus Lith District (Item 2, Suptember 18th, 1977)

Dear Sire

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

BUREAU OF ENGLYBERING: Water - Existing 12" water in Harford load Sever - Existing 8" sanitary sever in Harford load

STATE ROADS COMMISSION: This office would like to be advised to the purpose of the proposed entrance from Marford Road. Is it to be used only for the novement of Haplay whiches or will it be used by the public? Any access from Marford Road in subject to State Roads approval and permit.

HEALTH DEPARTMENT: All existing utilities must be shown on ravised plans prior to the

FIRE BUREAU: The petitioner will be required to mest all Fire Cept. regular

AUMENTO TRAFTC MOTHER HOLL This office considers it undestrable to have any acques to Earford Good in this area, because Marford Good functions as r readily turning accessent other than at intersections will greatly hamper acquested of Marford Good.

ZONINO ADMINISTRATION DIVISION: If the petition is granted, no occupuntil such time as plans have been submitted and approved and the profer compliance to the approved plan.

oming action requested, but to sesure that all parties are made avera of plan problems that may have a bearing or this case. The liveror and/or the Deput Pirector of the Office of Planning and Soning will adout recommendations or supportisations of the requested soning 10 days later the Zening Commission.

The following members had no comment to offer:

Project Planning Division Building Engineer Board of Education Industrial Development

Very traly yours,

Toning Technicies

Ju Gar.yle Brown-Bur. of Engr.; John Meyers-State Roads Commission; Dept.; Lt. Charler Morrie-Fire Dept.; C. Fichard Moore-Bur. Tra

MICROFILMA

#68-85-8A CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland Date of Posting Sept 28 196 Posted for Nearry West Del 18 1742 at 11 in 1811 Petitioner Mars Conf. Location of property 1/5 / Hosper Search 200.46 AE A Lorston of Signe 2 Luga in Mercha at 1021 Hofal hil 2 in

10 8223 in Header and 2 Eggs in South & Buch at 13

Date of return Oct 5th 1962 MICROFIL MED

DATE Oct. 10, 10

BALTIN DRE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BULLED Zoning Dept. of Balto.

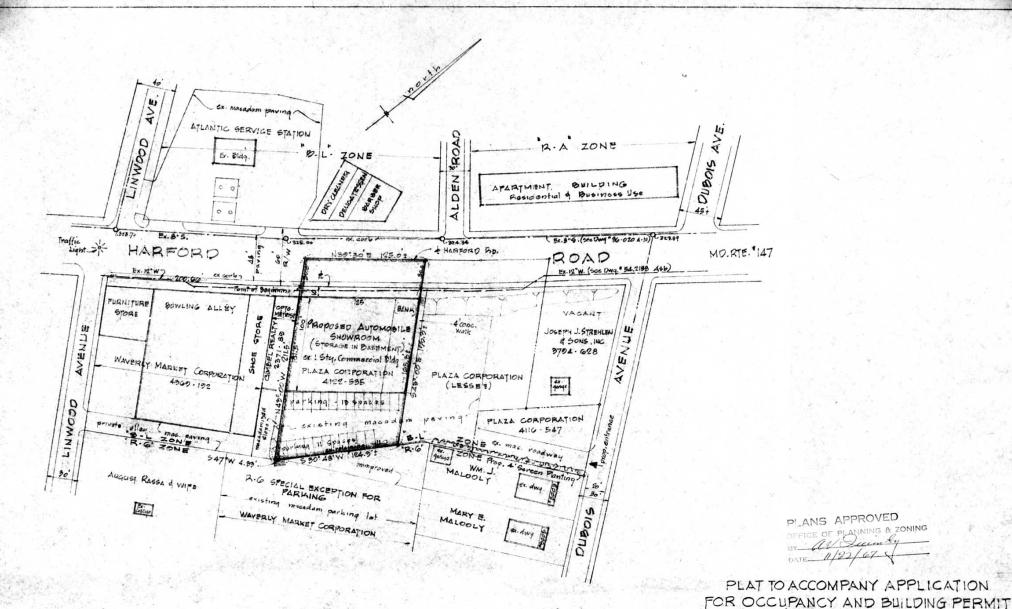
Perkville Family Hobby Center, Inc. 5019-25 Harford Rond Beltimore, Nd. 21534

Assortising or J posting of property for Plaza Corp.

MICROFILMED

IMPORTANT MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLA D 2

MICROFILMED



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

DENSITY CALCULATIONS

GROSS AREA OF TRACT : 0.5837 Ac. 1
NET AREA OF TRACT : 0.4964 Ac. 1
EXISTING ZONING : B.M

PROPOSED USE:

NEW CAR DISPLAY & SALES

PARKING REQUIRED ' 63 SPACES

PARKING PROVIDED: 24 SPACES (VARIANCE GRANTED FOR 39 9PA)

OWNEA:
PLAZA CORPORATION
504 KATZ BUILDING
III N. CHABLES STREET
BALTIMORE, MD. 21201

8021 - 8025 HARFORD ROAD 4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

SCALE: 1" 50"

WHITEFORD, FALK & MACK CONSULTING ENGINEERS & LAND SURVEYORS JEFFERSON OLDG, TOWSON, MD. 21204

NOVEMBER 21, 1961