

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, see attached lists 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 an R-10 and B-10 zone to an BM zone; for the following reasons:

There was a mistake in the original zoning and/or the character of the neighborhood has changed to such an extent that a reclassification as requested is proper.

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 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.

TOWSON VALLEY MOTORS, INC.

BY: James D. Nolan, Esq. see attached list Legal Owner
Contract purchaser

Address: 801 North York Road Address: _____
Towson, Maryland, 21204

James D. Nolan, Esq. see attached list Pre-estimator's Attorney
Address: 294 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day

of February, 1968, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of March, 1968, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX #6828, TOWSON, MD. 21204

Description of Part of Property of
Towson Valley Motors, Inc.
B.L. to S.M.

January 26, 1968

Beginning for the same on the west side of York Road, 66 feet wide, at a point distant 755.75 feet measured northerly from the north side of Padonia Park Road, 30 feet wide, said point of beginning being also distant 24 feet southerly from the southeast corner of Lot #4 as shown on a "Plat of Land Belonging to Robert H. Bussey" and filed among the Land Records of Baltimore County in Plat Book W.P.C. 4 folio 155 and running thence South 71° 46' 07" West parallel to and distant 24 feet southerly from the south side of said Lot #4, 211.92 feet, thence North 18° 14' 53" West binding on part of the rear of Lot #3, all of the rear of Lot #4 and part of the rear of Lot #3 on said plat 103.00 feet, thence North 71° 46' 07" East parallel to and distant 4 feet northerly from the north side of said Lot #4, 211.92 feet to the west side of said York Road, thence binding on the west side of said York Road South 18° 13' 53" East 103.00 feet to the place of beginning.

Containing 0.3 acres of land more or less.

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

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204
SUEJECT: Re-classification from R-10 and B-10 to BM, for the Towson Valley Motors, Inc., located W/S of York Rd., North of Padonia Park Road
8th District
(Item 85, February 6th)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 12" and 30" water in York Road
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 12" sanitary in relocated Padonia Road. An extension of approximately 1100' would be required to serve this site from this line. Sanitary sewer also exists in York Road at Galloway Road; a distance of approximately 900' from the site. The plan should be revised to indicate the method of serving this property with sanitary sewer.

HEALTH DEPARTMENT:

The method of providing water and sewer to the property must be shown on revised plans prior to the hearing.

PROJECT PLANNING:

This office will review and make any necessary comments at a later date.

STATE ROADS COMMISSION:

The entire frontage must be curbed with 5" x 22" concrete curb. The roadside face of curb is to be 30' from and parallel to the existing center line of York Road. The curb must return along the proposed R/W line, or along the 6' parking setback line. The south entrance must be located directly opposite Gibbons Blvd. Entrances will be subject to State Roads approval and permit.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office indicating the proposed R/W of York Road; means of sewage and water disposal - curbing is required by the State Roads Commission. This must be done prior to a hearing date being assigned.

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:

Bureau of Traffic Engineering
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Ryan

JOHN E. HYER,
Zoning Supervisor

cc: Carlyle Brown-Sur. of Insp., Mr. Greenleaf-Judith Dept.; Albert V. Quinby-Project Planning; John Morris-State Roads Comm.

EXHIBIT A

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

The legal owners are as follows:

Joseph B. Shock
Joseph B. Shock

Nancy P. Shock
Nancy P. Shock
9708 William Parks Road

Deceased Nov. 30, 1967
Robert E. Lee

Anna Virginia Lee
Anna Virginia Lee
9806 York Road

Morris B. Kempake
Morris B. Kempake

Norma E. Kempake
Norma E. Kempake
9800 York Road

Hilda T. Parks
Hilda T. Parks
Padonia Road

Margaret W. Pusey
Margaret W. Pusey

Clarence E. Pusey, Jr.
Clarence E. Pusey, Jr.
9810-12 York Road

HARRY T. CAMPBELL SONS, CORP.

BY: Robert H. Hamill, Pres.
Campbell Building
Towson, Maryland 21204

Roland E. Manger
Roland E. Manger
Manager of Real Estate

We, the legal owners, 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, as evidenced by our signatures hereinabove.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 15, 1968

FROM: Leslie H. Groff, Deputy Director

SUBJECT: Petition #68-218-R, West side of York Road 479.75 feet North of Padonia Park Road. Petition for Reclassification from R-10 and B.L. to B.M. Joseph B. Shock, et al - Petitioners.

8th District

HEARING: Wednesday, March 27, 1968 (1:00 P.M.)

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

1. That portion of the subject property which is already commercially zoned was reclassified under petition No. 5771 RX. With respect to the earlier petition, we comment as follows:

... Commercial zoning here would be an entering wedge which inevitably would result in ribbon commercial development along this portion of York Road. This kind of ribbon commercial development activity here would only duplicate the obnoxious pattern of commercial land use which has proven to be so troublesome in the past with its problem of traffic congestion and multiplicity of entrances.

In the opinion of the planning staff commercial zoning here is not in accordance with a comprehensive plan of land use and zoning for the area. The planning staff strongly recommends against such zoning here.

2. The filing of the subject petition would seem to be a step in the direction of bearing out our statement concerning the inevitability of ribbon commercial development here. However, since our earlier comments were written, the County Council has enacted legislative policy against strip-commercial zoning. We hope this policy will prevail.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted or filing this

20th day of February, 1968.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner: Towson Valley Motors, Inc.

Petitioner's Attorney: James D. Nolan, Esq.

Reviewed by: John G. Rose
Chairman of Advisory Committee

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX #6828, TOWSON, MD. 21204

Description of Part of Property of
Towson Valley Motors, Inc.
R-10 to BM

January 22, 1968

Beginning for the same on the west side of York Road, 66 feet wide, at a point distant 479.75 feet measured northerly from the north side of Padonia Park Road, 30 feet wide, said point of beginning being also the southeast corner of Lot #8 as shown on a "Plat of Land Belonging to Robert H. Bussey" and filed among the Land Records of Baltimore County in Plat Book W.P.C. 4 folio 155 and running thence binding on the south side of said Lot #8, South 71° 46' 07" West 211.83 feet, thence binding on the rear of Lots #9 and #10 and part of the rear of Lot #11, South 18° 14' 53" East 170.00 feet, thence on the rear of Lots 14, 15, 16 and part of the rear of Lot #17, North 84° 17' 20" West 195.00 feet to the west side of a 15 foot right-of-way known as William Parks Road, thence binding on the west side of said William Parks Road the two following courses, viz: first North 18° 14' 46" East 33.98 feet, and second North 5° 59' 39" West 36.00 feet, thence leaving said 15 foot right-of-way and binding on the land of John F. Bell the two following courses, viz: first North 84° 17' 20" West 200.00 feet, and second South 5° 08' 34" East 84.39 feet to the rear of Lot #19 on said plat, thence binding on parts of the rear of Lots 19 and 20, North 84° 17' 20" West 117.00 feet, thence for lines of division the five following courses, viz: first North 5° 42' 40" East 157.00 feet, second South 87° 49' 50" East 162.00 feet, third North 15° 14' 03" East 133.00 feet, fourth North 18° 14' 53" West 140.00 feet, and fifth North 71° 46' 07" East 172.00 feet to a point on the rear of Lot #3 on said plat, thence binding on part of the rear of said Lot #3, all of the rear of Lot #4 and part of the rear of Lot #5, South 18° 14' 53" East 103.00 feet, thence North 71° 46' 07" East parallel to and distant 24 feet southerly from the south side of said Lot #4, 211.92 feet to the west side of said York Road, thence binding on the west side of said York Road South 18° 13' 53" East 276.00 feet to the place of beginning.

Containing 4.1 Acres of land, more or less.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 53019

DATE: March 4, 1968

TO: James D. Nolan, Esq.,
204 W. Pennsylvania Ave.
Towson, Md. 21204

Being Dept. of Baltimore County

QUANTITY TO ACCOUNT NO. 01-6-2

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COPIES

50.00

Petition for Reclassification for Joseph B. Shock, et al

#68-218-R

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 53063 DATE MAR. 27, 1968
To: James P. Miller, Esq. 204 W. Parkland Ave. Towson, Md. 21204	PAID 211 Zoning Dept. of Baltimore Co.	
DEBIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT \$122.75
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE GIVE ON ABOVE PERFORATION AND KEEP THIS "TICKET" FOR YOUR RECORDS	COST
Advertising and posting of property for Joseph Shuck, et al #58-218-2		122.75
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TABULATION:

EXISTING ZONING	R-10 AND R-10
PROPOSED ZONING	3-M
EXISTING USE	RESIDENTIAL
PROPOSED USE	NEW, USED CAR SALES & SERVICE
AREA OF TRACT	201,765 SQ. FT.
AREA OF BUILDING	20,370 SQ. FT.
FLOOR AREA RATIO	10.1%
PARKING REQUIRED (VEHICLES)	105 SPACES
PARKING PROVIDED	444 SPACES
LIGHTING TO BE ARRANGED TO REFLECT AWAY FROM RESIDENTIAL PROPERTIES	

NOTES:

Water service from 12" line in York Road.
Sewer service to be connected to either of the existing sewers in Guilford Ave. at Padonia Road - as the proposed sewer previously depicted in Tolson Park Road, which was found to be most feasible and economical. (See location plan.)
Setbacks around property to amount of 4' high curbside.

OFFICE COPY

#68-21ER



MAP #8

SEC. 3-D

NW-15-A

PARKS

13M



REVISED PLANS

PLAT TO ACCOMPANY ZONING PETITION
WEST SIDE OF YORK ROAD NORTH OF PADONIA ROAD
TOWSON VALLEY MOTORS, INC.

BALTO. CO. MD.
SCALE: 1"=50'

ELECT. DIST. NO. 8
JAN. 22, 1968
REV. JAN. 22, 1968
REV. FEB. 21, 1968

