

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LIDA E. LECOMPT, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an BL zone to an BR zone, for the following reasons:

1. Change in condition
2. Error in original Zoning Map
3. Variance to Section 238.2 to permit a rear yard set back of 2 feet instead of required 30 feet and a 0 side yard set back of 0 feet instead of required 30 feet

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 a Used Motor Vehicle Outdoor Sales Area.

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: John S. Brown
Address: 5420 Carville Avenue
Baltimore, Maryland 21227
Petitioner's Attorney: John S. Brown
Protestant's Attorney: _____
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of March, 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 Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, April 10 at 10:00 o'clock.

Zoning Commissioner of Baltimore County.
(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: 4-3-68
Posted for: Reclassification from BL to BR, Special Exception for a Used Motor Vehicle Outdoor Sales Area
Petitioner: Lida E. Lecompt
Location of property: 5420 Carville Avenue, Baltimore, Maryland 21227
Location of Signs: 5420 Carville Avenue & Sulphur Spring Rd.
Remarks: _____
Posted by: John G. Rose Date of return: 4-10-68

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

1968 day of April, 1968.

Petitioner: Lida E. Lecompt
Petitioner's Attorney: John S. Brown, Jr., Esq.
Reviewed by: John G. Rose
Chairman of Advisory Committee

RE: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION, AND VARIANCE : BEFORE THE
SE/corner of Oregon Avenue and : DEPUTY ZONING
Sulphur Spring Road - 13th District : COMMISSIONER
Lida E. Lecompt - Petitioner : OF
NO. 68-241-RXA : BALTIMORE COUNTY

This Petition is to rezone a small irregular tract of ground, consisting of 0.06 acres, from a BL zone to a BR zone. The Petition also requests a Special Exception to use the aforementioned parcel of ground for a used motor vehicle outdoor sales area. Numerous Variances are also requested.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner is of the opinion that the Petitioner has failed to show either an error in the original zoning or such substantial changes in the character of the neighborhood to justify the requested zoning. In view of this finding, it is not necessary to pass on the merits of the Special Exception or the Variances.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9 day of August, 1968, 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 a BL zone; and the Special Exception for a used motor vehicle outdoor sales area be and the same is hereby DENIED; and the requested Variances are also DENIED.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4 1968.
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 one time before the 24th day of April, 1968, the first publication appearing on the 4th day of April, 1968.

THE JEFFERSONIAN,
Manager.

Cos. of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 11, 1968

FROM: Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition #68-241-RXA. Southeast corner of Oregon Avenue and Sulphur Spring Road. Petition for Reclassification from B.L. to B.R. Petition for Special Exception for Used Motor Vehicle Outdoor Sales Area. Petition for Variance to permit a rear yard of 2 feet instead of the required 30 feet and to permit zero foot side yard instead of the required 30 feet.
Lida E. Lecompt - Petitioner

13th District

HEARING: Wednesday, April 24, 1968. (10:00 A.M.)

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

1. If B.R. Zoning still has any validity as distinguished from our other commercial zones it could be valid with respect to use of lots. The yard and buffer requirements are an absolute necessity with respect to such a potentially obnoxious use waiving the yard requirements would defeat their very purpose.
2. From a planning viewpoint, the interposition of B.L. Zoning at the subject location would be spot zoning.
3. Although we are opposed to the subject petition because of the improper zoning classification sought and the variances requested, should it be granted, we request that the grant be conditioned

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 9, 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 24th day of April, 1968, the first publication appearing on the 4th day of April, 1968.

THE TIMES,
Manager.

Cost of Advertisement, \$39.50
Purchase under B 5111
Requisition No. L 9510

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

Subject: Reclassification from BL to BR, Special Exception for a used motor vehicle outdoor sales area, and rear and side yard variance, for Lida E. Lecompt, located SE/Cor. Oregon Avenue & Sulphur Spring Road, 13th District (Item 125, March 19th, 1968)

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

- BUREAU OF ENGINEERING:**
Road - Both Oregon Ave. and Sulphur Spring Road are existing roads to which no further improvements will be required.
Water - Existing 12" water in Oregon Avenue
Sewer - Existing 12" water in Sulphur Spring Rd.
Sewer - Existing 30" sanitary sewer in the easement adjacent to the east property line of the site.
Adequacy of existing utilities to be determined by developer or his engineer.

FIRE PREVENTION:
Petitioner will be required to meet all Fire Department regulations.

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
Bureau of Traffic Engineering
Health Department
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer
Zoning Supervisor

JED:jd
Carlyle Brown-Sur. of Engr., Capt. Charles Harris-Fire Prevention

EVANS, HAGAN & HOLDEFER

SURVEYORS AND CIVIL ENGINEERS
4100 ELDERBROOK AVENUE / BALTIMORE, MD 21214 (301) 426-2144

February 6, 1968
DESCRIPTION OF PROPERTY ON THE SOUTHEAST CORNER OF
OREGON AVENUE & SULPHUR SPRING ROAD

BEGINNING for the same on the east side of Oregon Avenue at a point on the division line between lots No. 28 and 29 as laid out and shown on Plat No. 1 "North Haleshorpe" recorded among the Land Records of Baltimore County in Plat Book M.F.C. No. 7 folio 25, thence leaving said place of beginning and running Northerly and binding on said east side of Oregon Avenue as shown on said plat 30 feet, more or less, to a point of curve, and to the south side of Sulphur Spring Road as shown on Maryland State Roads Commission Right-of-Way Plat No. 6530, thence running and binding on said south side of Sulphur Spring Road by a curve to the right in a northerly direction with a radius of 20.92 feet for a distance of 45.45 feet, thence still binding on the south side of said Sulphur Spring Road as shown on said plat the 2 following courses and distances, viz: South-easterly 20 feet, more or less, and thence North 72 degrees 11 minutes 40 seconds East 3 feet, more or less, to intersect the west side of a Utility and Drainage Easement as shown on Baltimore County Right-of-Way Plat No. 1000 59-130-3-4, thence running and binding on said Easement, South 25 degrees 39 minutes 30 seconds East 54 feet, more or less to intersect the aforesaid division line 65 feet, more or less, to the place of beginning.

Containing 0.06 acres of land more or less.
Being a portion of lot No. 28 as laid out and shown on Plat No. 1 "North Haleshorpe" recorded among the Land Records of Baltimore County in Plat Book M.F.C. No. 7 folio 25.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



ASSOCIATES AND EASTON
JESSE W. HOLLEY

J. Carroll Hagan
WESTMINSTER
LEAH A. POTOLAK, L.S.
RICHARD L. HALL

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Printed in Baltimore, Maryland
COUNT HOUSE, TOWSON, MARYLAND 21204
Invoice No. 53024
DATE: April 11, 1968

RECEIVED BY: _____
DATE: _____

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

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

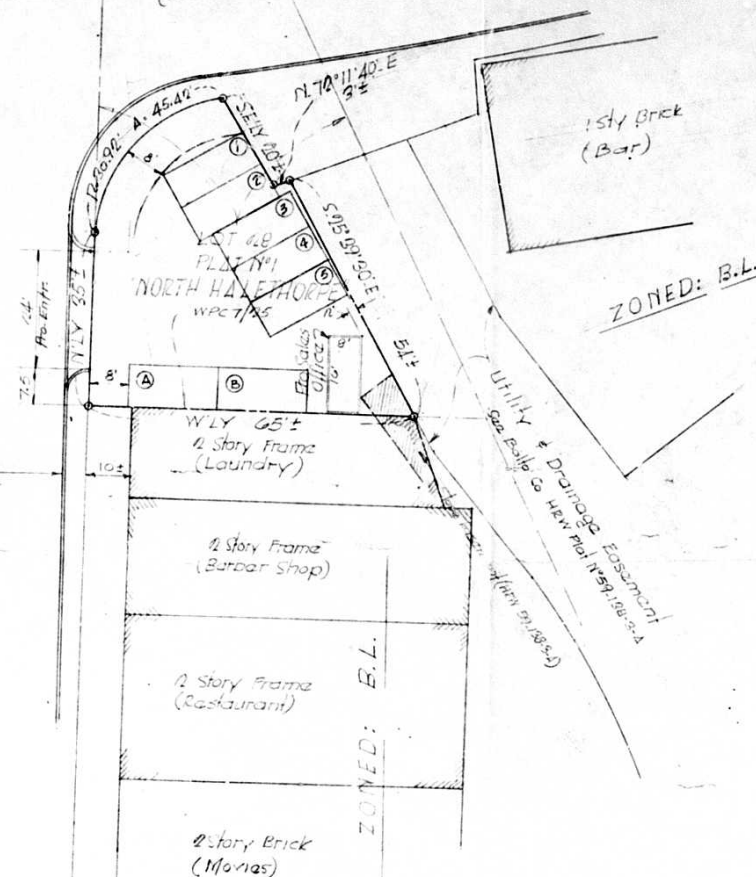
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Printed in Baltimore, Maryland
COUNT HOUSE, TOWSON, MARYLAND 21204
Invoice No. 54345
DATE: April 11, 1968

RECEIVED BY: _____
DATE: _____

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

SULPHUR SPRING RD.
(See Md. S.C. R/W Plat N° 4590)

OREGON AVE.



NOTES:

ELECTION DISTRICT 13
AREA OF PROPERTY 0.00 A±
PRESENT ZONING B.L.
PRESENT USE VACANT
PRO ZONING B.R. WITH SPECIAL EXCEPTION
PRO. USE For A Used Motor Vehicle Outdoor Sales Area
PRO. USE USED CAR LOT

PETITIONER: LE COMPTE CONTR. CO.
5970 CARRIAGE CT., BALTO, MD 21219

PARKING BREAKDOWN:

DISPLAY SPACES	5
CUSTOMER PARK	2
SPACES REQ'D	1
SPACES PROVIDED	7

MAP

13

SEC. 2-A

SW-5-D

BR-X

REVISED - FEB. 21, 1968



EVANS, HAGAN & HOLDEFER
SURVEYORS AND CIVIL ENGINEERS
4200 ELSBROD AVENUE / BALTIMORE, MD. 21214
(301) 426-2146

DATE Jan. 20, 1968 SCALE 1" = 40'

DWG N° 2538

