

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Albert S. Bull and I, or we, Helen L. Bull, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone, for the following reasons:

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... offices and office building.

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. I further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County pursuant to the Zoning Law for Baltimore County.

Address: 22 Walker Ave., Baltimore, Md. 21208
 Contract purchaser: Albert S. Bull
 Legal Owner: Helen L. Bull

Address: 22 Walker Ave., Baltimore, Md. 21208
 Petitioner's Attorney: [Signature]
 Protestor's Attorney: [Signature]

Address: [Blank]
 Address: [Blank]

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of September, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of October, 1968, at 11:00 o'clock.

...M...
 Zoning Commissioner of Baltimore County

HUDKINS KOLSCHER & ASSOC.

Engineers, Surveyors
 & Land Developers

8214 PLEASANT PLAINS ROAD
 TOWSON, MARYLAND 21204
 828-9060

August 6, 1968

Description

224 Walker Avenue

Beginning for the same at the point on the north side of Walker Avenue as now laid out 47 feet wide said point being distant 671.25 feet measured along the said north side of Walker Avenue from the east side of Reisterstown Road thence bearing S 89° 10' 00" E 12.25 feet to the north side of Old Court Road thence bearing S 89° 10' 00" E 12.25 feet to the south side of Old Court Road thence bearing S 89° 10' 00" E 12.25 feet to the south side of Old Court Road thence bearing S 89° 10' 00" E 12.25 feet to the place of beginning.

Containing 9.16 Acres of land more or less.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the petitioners compliance with requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception for... Offices and Office Building should be granted.

the above re-classification should be granted and it further appearing that by reason of the petitioners compliance with requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception for... Offices and Office Building should be granted.

A Special Exception for... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September, 1968, that the herein described property or area should be and the same is hereby re-classified from... to... and a Special Exception for... should be and the same is granted from and after the date of this order, subject to approval of the site plan by Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the petitioners compliance with requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception for... Offices and Office Building should be granted.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the petitioners compliance with requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception for... Offices and Office Building should be granted.

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 27th day of September, 1968, that the above re-classification 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... zone, and/or the Special Exception for... should be and the same is hereby DENIED.

...be and the same is hereby DENIED.
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 12 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 1 time... before the 2nd day of October, 1968 the first publication appearing on the 12th day of September 1968.

THE JEFFERSONIAN,

[Signature]
 Manager.

Cost of Advertisement \$...

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Sept. 16, 1968

THIS IS TO CERTIFY that the annexed advertisement of John A. Rose, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for 100 weeks before the 10th day of September, 1968 that is to say, the same was inserted in the issue of September 13, 1968.

STROMBERG PUBLICATIONS, Inc.

By [Signature]

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

Subject: Re-classification for Variance and Special Exception for Offices and Office Building for Albert S. Bull, et al., located 224 Walker Avenue, 671.25' E. of Reisterstown Road 3rd District (Item 49, August 20th, 1968)

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

BUREAU OF ENGINEERING:
 Water - Existing 16" water in Walker Avenue
 Sewer - Existing 8" sewer in Old Court Road
 Adequacy of existing utilities to be determined by developer or his engineer.
 Road - Both Walker Ave. and Old Court Rd. are to be developed as 40' roads on 50' R/W's.

BUREAU OF TRAFFIC ENGINEERING:
 The following items should be corrected prior to the hearings:

1. The parking as shown is not satisfactory.
2. The entrance to the subject property appears to be sufficient to serve this site.

The driveway as shown does not meet Baltimore County Standard driveway specifications. It is suggested that petitioner's engineer contact C. Richard Moore, Bureau of Traffic Engineering, Ext. 555, prior to revising these plans.

BUILDING ENGINEER:
 If granted the petitioner must meet all requirements of the Baltimore County Building Code, pertaining to Business Occupancy, particularly to live loads and tenant separations.

HEALTH DEPARTMENT:
 The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:
 The plan must be revised in accordance with the Bureau of Traffic Engineering's comment prior to the petition being scheduled for a hearing.

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:

Fire Prevention
 State Roads Commission
 Board of Education
 Industrial Development

Very truly yours,

JEB:JO
 Carlisle Brown-Sur., of Engr., C. Richard Moore-Sur., of Traffic Engr., Elmer C. Hoppers-Building Engineer; William Greenhill-Health Department

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 30 Date of Posting: 9-11-68
 Posted for: Special Exception
 Petitioner: A.S. Bull
 Location of property: 224 Walker Ave. 671.25' E. of Reisterstown Rd.
 Location of Sign: 224 Walker Ave.
 Remarks: [Blank]
 Posted by: [Signature] Date of return: 9-15-68

TELEPHONE 823-3000 EXT. 307

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 56310

DATE Sept. 26, 1968

To: Nannie Shor Associates
 3501 Clarks Lane
 Baltimore, Md. 21215

DEBIT TO ACCOUNT NO. 01-622
 CREDIT TO ACCOUNT NO. 01-622
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

Advertising and posting of property for Albert S. Bull
 \$69-81-X

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 20, 1968

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition #69-81-X. North side of Walker Avenue 671.25 feet East of Reisterstown Rd. Petition for Special Exception for Offices and Office Building.
 Albert S. Bull - Petitioner
 3rd District

HEARING: Wednesday, October 2, 1968 (11:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon use of the existing building, without addition, and upon approval of the site plan by this office.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 56278

DATE Sept. 10, 1968

TELEPHONE 823-3000 EXT. 187

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

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DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

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DEBIT TO ACCOUNT NO. 01-622

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DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

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DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

DEBIT TO ACCOUNT NO. 01-622

CREDIT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

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 27th day of August, 1968.

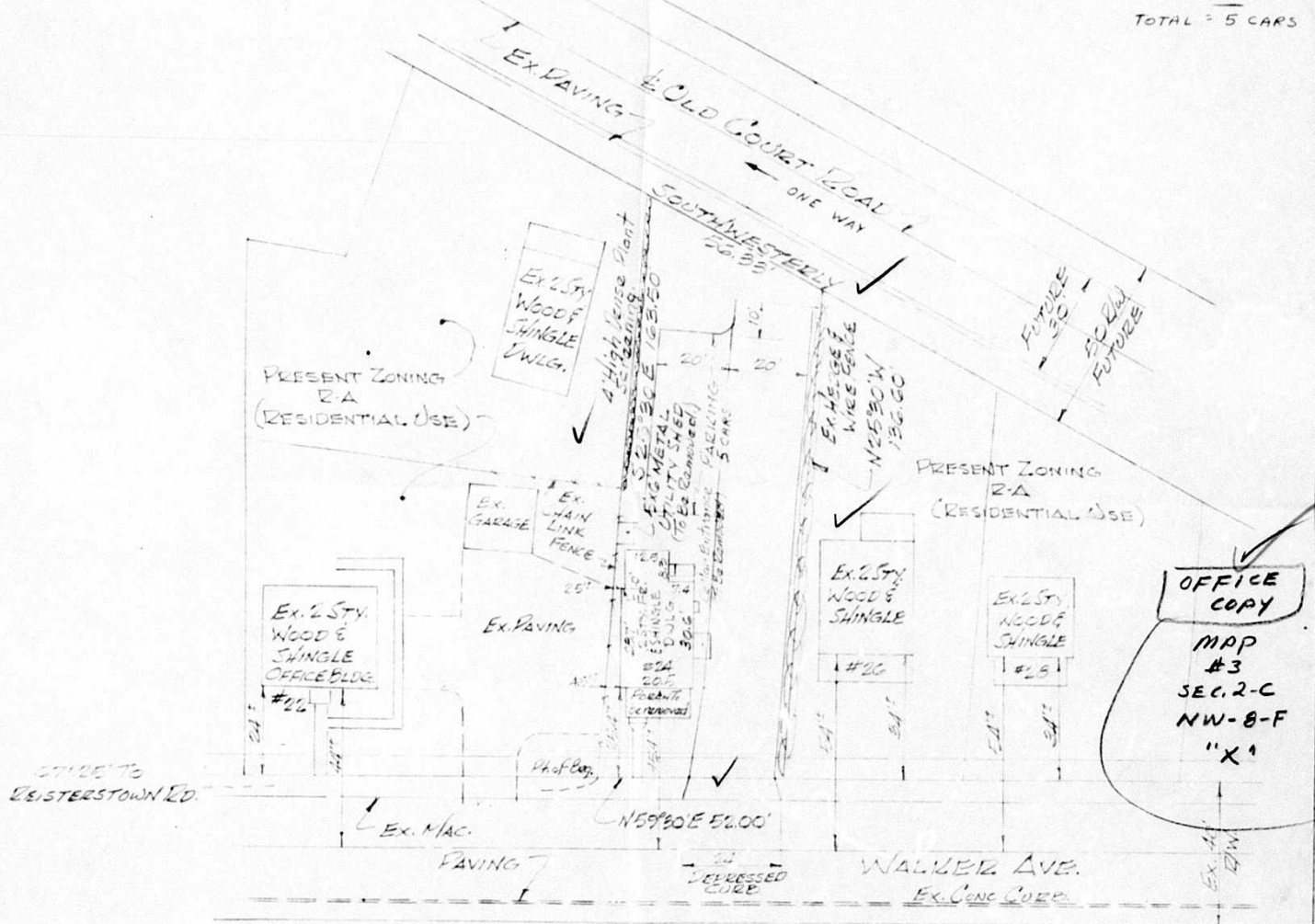
[Signature]
 John G. Rose,
 Zoning Commissioner

Petitioner: Albert S. Bull, et al.

Petitioner's Attorney: Nannie Shor, Esq.

Reviewed by: [Signature]
 Chairman of Advisory Committee

TOTAL = 5 CARS



7. REQUIRED OFF STREET PARKING (9X20) = 5 UNITS
8. PROPOSED OFF STREET PARKING (10X20) = 5 UNITS PROVIDED



OWNER
MORRIS SHOR
6502 BAYTHORNE RD
BALTIMORE CO. MD.

Malcolm E. Hudkins 8-27-69
MALCOLM E. HUDKINS REG. LIS #5095

Before
Zoning Commissioner
of
Baltimore County
No. 69-81-RXA

Paragraphs Nos. 1 and 2 of the Order dated September 16, 1968, the above matter should read:

That the herein described property or area should be
and the same is hereby redistricted from an undistricted
zone to I. M. District;

That the herein described property or area should be
and the same is reclassified from an R-40 Zone to
M-L-R Zone.

Zoning Commissioner
of Baltimore County

Date: _____

ORDER RECEIVED FOR FILING

DATE _____

10/1/68

BY

J. Harris Cllr
ADMINISTRATIVE ASSISTANT

ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GERALD E. LANDER, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to _____ zone; for the following reasons:

CHANGE IN AREA

Variance to Section 238.1 To permit a front yard setback for used car display of 20' instead of the required 35'.

The 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 _____ USE: CAR LOT

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.

Contract purchaser _____

Address _____

Petitioner's Attorney _____

Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, 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 _____ day of _____, 196____, at 10:00 o'clock.

[Signature]
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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above _____ Variance _____ should be had; and it further appearing that by reason of the requirements of Section 592.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for a Used Motor Vehicle Outdoor Sales Area _____ should be granted separated from the Sales Agency Building.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 196____, that the herein described property _____

_____ and/or a Special Exception for a Sales Area _____ should be and the same is granted from _____ and the Variance to permit a front yard setback for a used car display of 20 feet instead of the required 35 feet is granted, from and after the date of _____

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 _____ day of _____, 196____, that the above re-classification be and the same is hereby DENIED and that the above described property or _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Maryland
Surveying and
Engineering Co., Inc.

ZONING DESCRIPTION 7907 PULASKI HIGHWAY SPECIAL EXCEPTION-USED CAR LOT VARIANCE

Beginning for the same at a point situated on the Southeast

Right-of-Way of Pulaski Highway, 150 feet wide, said point being situated N 68° 00' 00" E, 340 feet more or less from the East Side of Rosedale Avenue; thence leaving the point of beginning and leaving the South Side of Pulaski Highway and running E 27° 18' 45" E, 40.17 feet; thence N 68° 00' 00" E, 100.00 feet; thence N 22° 00' 00" W, 40.00 feet to intersect the Southeast Side of Pulaski Highway, 150 feet wide; thence binding on the Southeast Side of Pulaski Highway, S 68° 00' 00" W, 103.72 feet to the place of beginning. Containing 0.094 Acres, more or less.

SCALE _____ ft. = 1 inch

File No. _____

Signed This _____ day of _____, 196____
[Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 27, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #69-82-XA. South side of Pulaski Highway; 340 feet East of Rosedale Avenue. Petition for Special Exception for a Used Car Lot. Petition for Variance to permit a front yard setback for used car display of 20 feet instead of the required 35 feet.

Gaylord E. Lander - Petitioner

15th District

HEARING: Monday, October 7, 1968 (10:00 A.M.)

The planning staff notes that the abandoned service station on the subject tract is to be converted to another use. We assume that this action will terminate any special exception applying to the station, as provided under Subsection 405.6 of the Zoning Regulations.

If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office.



PETITION FOR SPECIAL EXCEPTION AND VARIANCE
15th DISTRICT
ZONING DESCRIPTION
7907 PULASKI HIGHWAY
SPECIAL EXCEPTION-USED CAR LOT
VARIANCE
LOCATION: South side of Pulaski Highway 340 feet East of Rosedale Avenue.
DATE & TIME: MONDAY, OCTOBER 7, 1968 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF: JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY
Sept. 19, 1968

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 19 1968

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a newspaper printed and published in Towson, Baltimore, Md., once in each of _____ times, consecutive, before the _____ day of _____, 1968, the _____ publication appearing on the _____ day of _____, September 1968.

THE JEFFERSONIAN

[Signature]
Manager.

Cost of Advertisement, \$ _____

INVOICE No. 56326
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
To: Gaylord E. Lander
7907 Pulaski Highway
Baltimore, Md. 21237
Zoning Dept. of Balto. Co.
DATE: Sept. 27, 1968
BILLED BY: _____
REPORT TO ACCOUNT NO. 21-622
QUANTITY: _____
TOTAL AMOUNT: \$50.00
COST: \$50.00
Advertising and posting of property #69-82-XA
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE No. 56289
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
To: Gaylord E. Lander
7907 Pulaski Highway
Baltimore, Md. 21237
Zoning Dept. of Balto. Co.
DATE: Sept. 16, 1968
BILLED BY: _____
REPORT TO ACCOUNT NO. 21-622
QUANTITY: _____
TOTAL AMOUNT: \$50.00
COST: \$50.00
Petition for Special Exception and Variance #69-82-XA
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
15th DISTRICT
ZONING DESCRIPTION
7907 PULASKI HIGHWAY
SPECIAL EXCEPTION-USED CAR LOT
VARIANCE
LOCATION: South side of Pulaski Highway 340 feet East of Rosedale Avenue.
DATE & TIME: MONDAY, OCTOBER 7, 1968 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF: JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY
Sept. 19, 1968

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 Sept. 25, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of Sept., 1968 that is to say, the same was inserted in the issue of September 19, 1968.

STROMBERG PUBLICATIONS, Inc.

[Signature]