

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **OSWALD 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 an _____ 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'

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ **USED CAR LOT**

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 _____
Address _____
Petitioner's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1968, at _____ o'clock.

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 502.1 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 _____, 1968, that the herein described property be re-classified from _____ zone to _____ zone, and of a Special Exception for a Sales Area, separated _____, should be and the same is granted, from and after the date of this Order, 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 this Order, subject to approval of DEPUTY Zoning Commissioner of Baltimore County the State Roads Commission, the 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 above reclassification 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 _____, 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 _____ zone, and or the Special Exception for _____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

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

Mr. Gaylord E. Lander
7907 Pulaski Highway
Baltimore, Maryland 21237

SUBJECT: Special Exception for Used Car Lot
for Gaylord E. Lander, located N/S
Shirley Ave., E. of Rosedale Ave.,
14th District
(Item 58, September 3rd, 1968)

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - Existing 30" water in Pulaski Highway
Existing 6" water in Shirley Ave.
Sewer - Existing 30" sanitary sewer in Shirley Ave.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Walter Avenue is to be developed as a minimum 40' road on a 50' R/W.

STATE ROADS COMMISSION:

The curbing at the east property line has disintegrated and must be replaced. The plan must be revised indicating the replacement of the curb prior to a hearing date being assigned.

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.

BUREAU OF TRAFFIC ENGINEERING:

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

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.

Very truly yours,

James E. Dyer
James E. Dyer
Zoning Supervisor

JED:JD

ccs Carlyle Brown-Sur, of Engr.
John Meyers-State Roads Commission
William Groomit-Health Dept.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavrellis, 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.



MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 19, 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 _____ 1 time, consecutive weeks before the _____ day of _____, 1968, the first publication appearing on the _____ day of _____, 1968.

THE JEFFERSONIAN,

Cost of Advertisement, \$ _____

MICROFILMED

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 S 25° 15' 45" E, 40.17 feet; thence N 68° 00' 00" E, 100.00 feet; thence S 25° 00' 00" W, 40.00 feet; intersect the Southeast Side of Pulaski Highway, 150 feet wide; thence biding on the Southeast Side of Pulaski Highway, S 68° 00' 00" W, 103.72 feet to the place of beginning. Containing 0.90 Acres, more or less.

SCALE
File No.

MICROFILMED

INVOICE
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
No. 56289

QUANTITY	REMARKS	AMOUNT
1	Petition for Special Exception and Variance #69-82-XA	\$50.00
		\$50.00

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

INVOICE
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: Oct. 7, 1968
No. 56326

QUANTITY	REMARKS	AMOUNT
1	Advertising and posting of property #69-82-XA	\$8.00
		\$8.00

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

Mr. Gaylord E. Lander
7907 Pulaski Highway
Baltimore, Maryland 21237

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

Your Petition has been received and accepted for filing this _____ day of _____, 1968.

JOHN E. ROSE,
Zoning Commissioner

Petitioner, Gaylord E. Lander

Petitioner's Attorney _____

Reviewed by _____
Chairman of
Advisory Committee

MICROFILMED

Signs was posted at wrong place reposted Sept 25 1968 at 7907 Pulaski Highway.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District 15th Date of Posting: Sept. 20, 1968

Posted for Hearing Monday, Oct. 7, 1968 - 10:00 A.M.

Petitioner Gaylord E. Lander

Location of property 3/4 Pulaski Highway 340' E. of Rosedale Ave.

Location of Signs (2) Posted in grass plot in front of existing building at 7907 Pulaski Highway.

Remarks

Posted by: David H. Sells, Signature Date of return: Sept. 26, 1968

MICROFILMED

MICROFILMED

STROMBERG PUBLICATIONS, INC.

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 _____ 1 TIME, CONSECUTIVE WEEKS BEFORE THE _____ DAY OF _____, 1968, THE FIRST PUBLICATION APPEARING ON THE _____ DAY OF _____, 1968.

Cost of Advertisement, \$ _____

MICROFILMED

September 4, 1968

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

Mr. Gaylord E. Lender
7907 Pulaski Highway
Baltimore, Maryland 21237

SUBJECT: Special Exception for Used Car Lot
for Gaylord E. Lender, located N/S
Shirley Ave. E. of Rosedale Ave.
14th District
(Item 58, September 3rd, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 36" water in Pulaski Highway
Existing 6" water in Shirley Ave.
Sewer - Existing 8" sanitary sewer in Shirley Ave.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Walker Avenue is to be developed as a minimum 46' road on a 50' R/W.

STATE ROADS COMMISSION:

The curbing at the east property line has disintegrated and must be replaced. The plan must be revised indicating the replacement of the curb prior to a hearing date being assigned.

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.

BUREAU OF TRAFFIC ENGINEERING:

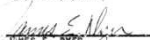
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Very truly yours,


JAMES E. STYER,
Zoning Supervisor

JED:JO

cc: Carlyle Brown-Sur. of Engr.
John Meyers-State Roads Commission
William Groenewolt-Health Dept.

Sign was posted at wrong place reposted Sept 25 1968 at 7907 Pulaski Highway.

2 Signs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-82-1A

District 15th Date of Posting Sept. 25, 1968

Posted for Hearing Monday, Oct. 7, 1968, 10:00 A.M.

Petitioner Gaylord E. Lender

Location of property 7907 Pulaski Highway 1401 E. of Rosedale Ave.

Location of Signs (2) Posted in grass plot in front of existing building at 7907 Pulaski Highway.

Remarks

Posted by Paul H. Hogg, Signature Date of return Sept. 26, 1968

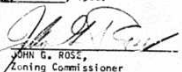
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Gaylord E. Lender
7907 Pulaski Highway
Baltimore, Maryland 21237

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

Your Petition has been received and accepted for filing this

3rd day of September, 1968.


JOHN G. ROSE,
Zoning Commissioner

Petitioner Gaylord E. Lender

Petitioner's Attorney Reviewed by

Chairman of
Advisory Committee

EX. 500 MM
IN. 20.98



