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

TO THE ZONING COM	ISSIONER OF BALTIMONE COUNTY	
L or we. GERA	LO &. LANDER legal owner of the property situate i	in Baltimore MA/2
County and which is dee	scribed in the description and plat attached 'sereto and made a	part hereof, 4 E
county and white is dea	he zoning status of the herein described property be re-classific	ed pursuant
hereby petition (1) that t	he zoning status of the never described Property of re-	NORTH-
to the Zoning Law of Ba	altimore County, from an	zone to an
	zone; for the following reasons:	ALEA
₹ →	CHANGE IN AREA	NE-2-E
4 3		XA
2 7 Varia	nce to Section 238.1 To permit a front yard	
	s used car display of 20' instead of the required	
2 X		
1 1		
2 See attache	ed description	
33.		
1 2		
and (2) for a Special Exc	eption, under the said Zoning Law and Zoning Regulations o	f Baltimore
County, to use the herei	n described property, for USED CAR LOT	
and the second second		

Property is to be posted and advertised as prescribed by Zoning Regulation 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 Baltimor

	* Jaylet & Fander -
Contract purchaser	X York C Regal Owner
ddress	Address 7.15 7 Lete 16 MAN
	1. XL 448, 2723
	2 St / S S S

ORDERED By The Zoning Commissioner of Baltimore County, this, 3rd day 196. 3, 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 Saltimore County, that property be posted, and that the public nearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

A, M

SCALE

MICKOFILMED

day of October 1963 at 0:00 o'clock

Maryland	Baltimore, Maryland 21202 Phone MUlterry SOMO 0410
Surveying and	Phone MUlbery 3-3469 0420 REGISTERED Maryland New York #69-86
Engineering Co., Inc.	Maryland - New York #6
ZONING DESCRIPTIO 7907 PILASKI HIGHW SPECIAL EXCEPTION-USED	AY EASTE

NE-2-E Beginning for the same at a point situated on the Southeast "XA" Right-of-Way of Pulaski riighway, 150 feet wide, sald point being situated N 68" 00" 00" E. 340 feet more or less from the East Side of Rosedak Avenue, thence leaving the point of beginning and leaving the South Side of Pulaski Highway and running S 27" 1c" 45" E, 40.17 feet; thence N 68" 00' 00" E, 100.00 feet; thence 1: 22" 00' 00" W, 40.00 feet - intersect the Southeast Side of Pulaski Flithway, 150 feet wide; thence binding on the Southeast Side of Pulaski Highway, S 68" 00" 00" W, 103 72 feet

MICROFILMED

to the place of beginning. Containing 0.09% Acres, more or less

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and it appearing that by reason of that strict compliance with the Baltimo, e County Zonine Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grapt relief without substantial injury to the public health, safety and general welfare of the locality involved, Variance the above Ruckaschershould be had; and it further appearing that by reason of the requirements of Section 502, 1 of the Baltimore County Zoning Regulations having been 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. the same's hereby containing from a.

Used Motor Vehicle Outdoor

same, sad, or a Special Exception for a Sales Area, separated — should be and the same is from the Sales Agency Building,
granted, from said-other-than descent bids codor, and the Variance to permit a front yard statuck for a used car display of 20 feet in instead of the required 35 feet is granted, from and after the date of this Order, subject to approval of EPUTY Zoung Commissioner of Baltimore Cody the State Roads Commission, the Bureau of Public Services and the Office of 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 re-classification should NOT BE HAD, and or the Special Exception should NOT BE 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 County MICROFILMED

TELEPHON 623-3000 EXT. 387	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of California and Revietor COUNT HOUSE BLEE	56289 pt. 14, 196
79	TOWSON, MARYLAND 21204 BY: TOWSON, MARYLAND 21204 Zening Dept. of Balto. G Paleshi Higham Itimure, Md. 2123/	
DEPOSIT TO	ACCO INT NO. 1 - 527. RETURN THIS FORTION WITH YOUR REMITTANCE	TOWAL AMOUNT
St ceno	Potition for Special Eucoption and Mariance #9-57-XA	50,00
SOLDON	4 MICROFILMED	
MAIL TO I		56326

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE	
Division of Collection and Receipts COURT HOUSE BULLED TOWSON, MARYLAND 21304	

TE Oct. 7, 1968

Zoning Dept. of "Ite. Co.

DEPOSIT TO	D. ACCOUNT IN-01-622 RETURN THIS PORTION WITH YOUR REMITTANCE	SS8.0
VTITMAUO	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	co
1	Advertising and posting of property 409-32-XA	58.00
20		

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	-DOELL MEL
	MICKOILE
	44

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 COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Mr. Gaylord E. Lander 7907 Pulaski Kighway Saltimore, Maryland 21227

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

Dear Sire

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

SUIEAU OF ENGINEERING
Mater - Existing 50" water in Puleaki Highmay
Existing 6" water in Shirley Ave,
Existing 6" water in Shirley Ave,
Sawar - Existing 5" sanitary sewer in Shirley Ave,
Adequery of existing utilities to be determined by developer or his engineer.
Road - Walker Avenue is to be neveloped as a minimum 40" road on a 50" R/W.

STATE ROADS COWNISSION:
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, Saltimora County Department of Mosth.

BUREAU OF TRAFFIC ENGINEERING: This office will review and make any necessary comment at a later date.

ZOWING ADMINISTRATION DIVISION:

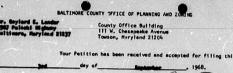
If the petition is granted, no occupancy may be made until such time as riens have been submitted and approved and the property inspected for compliance

The above comments are not intended to indicate the appropriateness of the zening action requested, but to assure that all parties are made search of plens or problems that any have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Loning will subset recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours. JUNES E. DYER, Zoning Supervisor

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

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Advisory Committee

MICROFILMED

Signs was posted at wrong lace reposted Sept 25 1968 at 757 Pulaski Highway.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting Sept. 20-68 Posted for Hearing Monday, Cet, 7, 1968 - 10:00 A.M. Petitioner Saylord E. Lander Location of property 3/5 Pulnak Highway 340 E. Of Rosadale Ave.

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

Posted by

2 Signs

NGAL H. Hegs. Signature

Date of return Sept. 25, 1968

MICKUFILMED

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

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

FROM George E. Gavrelis, Director of Planning

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 year verbuck for used car display of 20 feet instead of the required 35 feet.

Gaylord E. Londer - Petitioner

15th District

PRITTION FOR SPECIAL EXCEPTION AND VARIANCE 13th DISTRICT

200 DETRICT

ZOUND. PUBLIS for Special Exrespitan for a load Cor Let.
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Yard.

LOCATION: South also of Publish
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LOCATION South AND MONTH SEED

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LOCATION SOUTH MINISTER

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many and.
The Zoning Commissioner of Bal-timore Ceunty by authority of the Zoning Art and Regulations of Bal-timore County will hold a publi-nearing.
Pedition for Speciel Exception for Und Motor vehicle outdoor sales appraised from sales agency publishing. From the Pedition for Variance Force the Pedition for Variance Force the

Section 231.6 - Storage and display of materials, vehicles and equipment are permitted in the front part but not more than 15 feet in front of the required front building

All to ercel of land in the

Agency of Stationary of Statio

noning Department.
Mearing Date: Monday, October 1951 at 1800 AM.
Public Storing: Room 101, Count Office Building, 111 W. Cheenpools Avenue Tomons, Md.

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

The planning off rotes 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 polying 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 .

HIS IS TO CERTIFY, that the annexed advertisement was appearing on he_ 19th ... day of ... September

THE JEFFERSONIAN.

Cost of Advertisement \$

MICROFILMED

BY ORDER OF SOUNTS TOWN G. ROSE COUNTY OF BALTINORE COUNTY 19, 1962

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STROMPERG PUBLICATIONS, Inc.

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to manager that the commercial rest 14 40 073 5 031 SI SHII 1. 11.00

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BALTIHORE COUNTY OFFICE OF PLANKING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Mr. Gaylard E. Lander 7907 Pulaski Highway Balsimore, Maryland 21237 SUBJECT: Special Exception for Used Car Lot for Gaylord E. Lander, located N/S Shirley Ave. E. of Rosedale Ave. 14th District (Itam 58, September 3rd, 1968)

Bear Sirs

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

BUREAU OF ENGINEERING: Water - Existing 36" water in Pulaski Highway Existing 6" water in Shirley Ave.

Sewor - Existing 8" sanitary sewor 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 40' road on a 50' 87%.

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 DEFARTMENT:
The building or buildings on this site may be subject to registration and compilance 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 Ine above comments are not intended to indicate the appropriations or 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 Offrector and/or the Beguty Ofrector of the Office of Planning and Zoning will submit recommendations on the appropriations of the requested zoning 10 days before the Zoning Commissionar's

Very truly yours,

MINES E. DYER, Zoning Supervisor

JED: JO

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

Signs was posted at wrong lace reposted Sept 25 1968 at 7007 Fulaski Highway.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY #69-82-14 Towsor, Maryland

District. 15ta	Date of Posting Sept., 20-68
Posted for Hearing Honday, Oct. 7. 1968 - 10	00 A.N.
Petitioner Saylord &, Lander	
Location of property 5/3 Fillanki nighway 1401	E. Of Rosedale Ave.
to allon of Signs 12/ roseed in grass plot in	front of existing bulleting at/RM Pulaski
Remarks	
N. A. A. C. Ward dr. 1900	
Posted by March H. Hegs. Signature	Date of return Sept. 26, 1968

BOLTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

County Office Building ! 11 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

Zoning Commissioner

Petitioner Gaylor | F. Lander

Petitioner's Attorney

Reviewed by

Advisory Committee

EX 24 STONY 1100 2007 X3 EX SOR MH SHIRLEY PULASKI AVENUE POINT OF BEGINNING HIGHWAY F1 1886 C 18114 -4 20:0' O SE SE NUI Ex 14 STATY U.S. ROUTE * Ex Porch 25 mm 3125

