

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HERMAN H. KUENNER, 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 15TH DIST. PATAPSCO NE/C zone to an AREA SE-2-G 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 USE OF LOT FOR USED MOTOR VEHICLE

OUTDOOR SALES AREA, SEPARATED FROM SALES AGENCY 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, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser Herman H. Kuenner
Legal Owner

Address 3620 North Point Blvd., Baltimore, Md. 21222

Petitioner's Attorney James E. Dyer Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of November, 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 11th day of December, 1968, at 10:00 o'clock

AM
Zoning Commissioner of Baltimore County

(over)

Re: Petition for Reclassification from M-L Zone to B-R Zone N/E Cor. North Point Blvd. and Dukie Ave., 15th Dist., Herman H. Kuenner, et al Petitioners - No. 69-127-RX

ORDER OF DISMISSAL

As the petitioner in the foregoing case has withdrawn his petition, the matter is DISMISSED without prejudice to the petitioner.

James E. Dyer
Zoning Commissioner of Baltimore County

Date: Nov 19, 1968

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 19, 1968

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Herman H. Kuenner
3620 North Point Blvd.,
Baltimore, Maryland 21222

RE: Type of Hearing: Reclassification from an M-L zone to a B-R zone, and a Special Exception for Used Car Lot Location: NE/Cor. of North Point Blvd. at Dukie Ave. District: 15th Petitioners: Herman H. Kuenner Committee Meeting of Nov. 6th, 1968 Item 111

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made on site field inspection of the property. The following comments are a result of this review and inspection.

Subject property is presently improved with a story and a half dwelling and a garage. The stone driveway indicated on the plan is existing. The property is level and will apparently present no storm drain problems. It is bounded on the north by a one-story, asbestos shingle dwelling which is apparently used as a dwelling and office; on the east on the opposite side of Dukie Avenue by dwellings; on the west with a manufacturing building (Belcan-Burl), and a parking area immediately adjacent to the subject property. Property on the opposite side of Puleski Highway is improved with dwellings.

BUREAU OF ENGINEERING:

Water - Existing 12" water in North Pt. Blvd.
Existing 8" water in Dukie Avenue
Sewer - Existing 8" sanitary sewer in both North Pt. Blvd. & Dukie Ave.
Road - Dukie Ave. is to be developed as a minimum 30 ft. road on a 40 ft. R/W.

BUREAU OF TRAFFIC ENGINEERING:

Proposed site as ML will generate approximately 30 trips, while as BR it could generate approximately 250 trips. A portion of the site is proposed to be used as a used car lot which does not provide proper maneuvering space for the vehicles.

Mr. Herman H. Kuenner
3620 North Point Blvd.,
Baltimore, Maryland 21222
RE: Item 111

November 19, 1968

PROJECT PLANNING DIVISION:

The above noted plan has been reviewed and there are no problems of a site planning nature.

FIRE BUREAU:

No fire problems found at time of inspection.

HEALTH DEPARTMENT:

Since public water and sewers are available, this office does not anticipate any health problems.

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and finds that no direct access is proposed to the State Highway, therefore, there will be no requirement from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:

The plan must be revised to indicate the following items. This should be done prior to the hearing.

1. 5 ft. widening for Dukie Ave.
2. 15 ft. setback from North Point Blvd. for display vehicles, a bumper or wheel stop should be provided.
3. The trailer should be located by dimensions.
4. It appears that the area to be used for car sales should be expanded to provide maneuvering space.

It is suggested that if the Zoning Commissioner decides to grant this petition that the Special Exception be restricted to the area indicated on the plan.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JED:JD
Enc.

James E. Dyer
Chairman

Baltimore County, Maryland
BUREAU OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Eugene Clifford
Traffic Engineer

November 7, 1968

To: Mr. John G. Rose
From: C. Richard Moore
Subject: Item 111 ZAC - Wednesday, November 6, 1968
Northeast corner of North Point Boulevard
& Dukie Avenue
Special Exception for Used Car Lot - BR Zone

Proposed site as ML will generate approximately 30 trips, while as BR, it could generate approximately 250 trips. A portion of the site is proposed to be used as a used car lot which does not provide proper maneuvering space for the vehicles.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner Date: November 8, 1968
FROM: PROJECT PLANNING DIVISION
SUBJECT: ZONING ADVISORY AGENDA ITEM NO. 111

November 6, 1968
Herman H. Kuenner, et ux
NE/Cor. North Point Blvd. & Dukie Ave.

The above noted plan has been reviewed and there are no problems of a site-planning nature.

AVQ:vh

Albert V. Quimby
ALBERT V. QUIMBY, Chief

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Date: November 8, 1968
FROM: Captain Charles F. Morris, Jr.
Pike Towers
SUBJECT: Item 111 - Wednesday, November 6, 1968
Property owner: Herman H. Kuenner et ux
Location: N/E corner of North Point Blvd. at Dukie Avenue
District: 15th

No fire problems found at time of inspection.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: November 7, 1968
FROM: William M. Greenwalt
SUBJECT: Property Owner: Herman H. Kuenner, et ux
Location: NE/Cor. of North Point Blvd. at Dukie Ave.
District: 15th
Present Zoning: ML
Proposed Zoning: BR
No. Acres: 0.288

Health Department comments:

111. Since public water and sewers are available, this office does not anticipate any health problems.

William M. Greenwalt
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WAG/ca



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PLEASANT STREET
BALTIMORE, MD. 21201

November 9, 1968

Re: Zoning Advisory Committee Meeting 11-6-68
Item 111. Property Owner: Herman H. Kuemmer
Locations: NE Cor. of North Point Blvd. Rt. 151
Present Zoning: M.
Proposed Zoning: B2
No. Acres: 0.288

Dear Mr. Rose:

This office has reviewed the subject plot plan and finds that no direct access is proposed to the St. to Highway, therefore, there will be no requirement from the State Roads Commission.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

John E. Meyers
By: John E. Meyers
Asst. Development Engineer

JEM/dcw



PHONE: HAMILTON 6-0322

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE
BALTIMORE, MARYLAND 21205

RECEIVED

Oct. 28, 1968

BEGINNING for the same at the corner formed by the intersection of the Northeast side of New North Point Boulevard, 150' wide, and the Northeast side of Duke Avenue, 20' wide; and running thence from said place of beginning, thence North 11° 11' East 111.41' to the said Northeast side of said Duke Avenue, at right angles thence to and running North 58° 55' West 112.41' thence South 30° 00' West 110' more or less, to intersect the said Northeast side of said New North Point Boulevard; thence thence to the said Northeast side of said New North Point Boulevard and running South 80° 01' East 111.41' more or less, to the place of beginning.

CONTAINING 0.288 ACRES of land, more or less.
BEING improved by a 1-1/2 story frame dwelling, a frame one-car garage and a mobile trailer; all shown as 3914 New North Point Boulevard.

John E. Meyers

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition 669-127-BX. Reclassification from M.L. to B.R. Special Exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building. Northeast corner of North Point Boulevard and Duke Avenue. Herman Kuemmer, Petitioner.

15th District

HEARING: Wednesday, December 11, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.L. to B.R. zoning together with Special Exception for a used car facility and has the following advisory comments to make with respect to pertinent planning factors:

1. It notes on one hand a planning objective of attempting to secure industrial rather than commercial development along the uncommitted portions of North Point Boulevard. On the other hand it notes the actual use of significant portions of the Boulevard for roadside commercial uses. If granted, the granting should be made subject to approval of a site plan.

GEG:bms

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60720

DATE: Nov. 2, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Herman H. Kuemmer
3620 North Point Blvd.
Baltimore, Md. 21222

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
TOTAL AMOUNT \$55.00
COST

Advertising and posting of property
669-127-BX

\$55.00

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. Herman H. Kuemmer
3620 North Point Blvd.
Baltimore, Md. 21222

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

Your Petition has been received and accepted for filing this
6th day of November, 1968.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Herman H. Kuemmer

Petitioner's Attorney

Reviewed by Chairman of Advisory Committee

THE ESSEX TIMES

ESSEX, MD. 21221 November 25, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John W. 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 XXXXXXXX week before the 25th day of Nov., 1968 that is to say the same was inserted in the issue of November 25, 1968.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV 21, 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 (1) successive weeks before the 11th day of December, 1968, the first publication appearing on the 21st day of November, 1968.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 15th DISTRICT

BEGINNING: From M.L. to B.R. Zone. Petition for Special Exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building.

LOCATION: Northeast corner of North Point Boulevard and Duke Avenue, 20' wide; and running thence from said place of beginning, thence North 11° 11' East 111.41' to the said Northeast side of said Duke Avenue, at right angles thence to and running North 58° 55' West 112.41' thence South 30° 00' West 110' more or less, to intersect the said Northeast side of said New North Point Boulevard; thence thence to the said Northeast side of said New North Point Boulevard and running South 80° 01' East 111.41' more or less, to the place of beginning.

CONTAINING 0.288 ACRES of land, more or less.
BEING improved by a 1-1/2 story frame dwelling, a frame one-car garage and a mobile trailer; all shown as 3914 New North Point Boulevard.

By: [Signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 56398

DATE: Nov. 19, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Herman H. Kuemmer
3620 North Point Blvd.
Baltimore, Md. 21222

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
TOTAL AMOUNT \$55.00
COST

Petition for Reclassification and Special Exception
669-127-BX

\$55.00

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

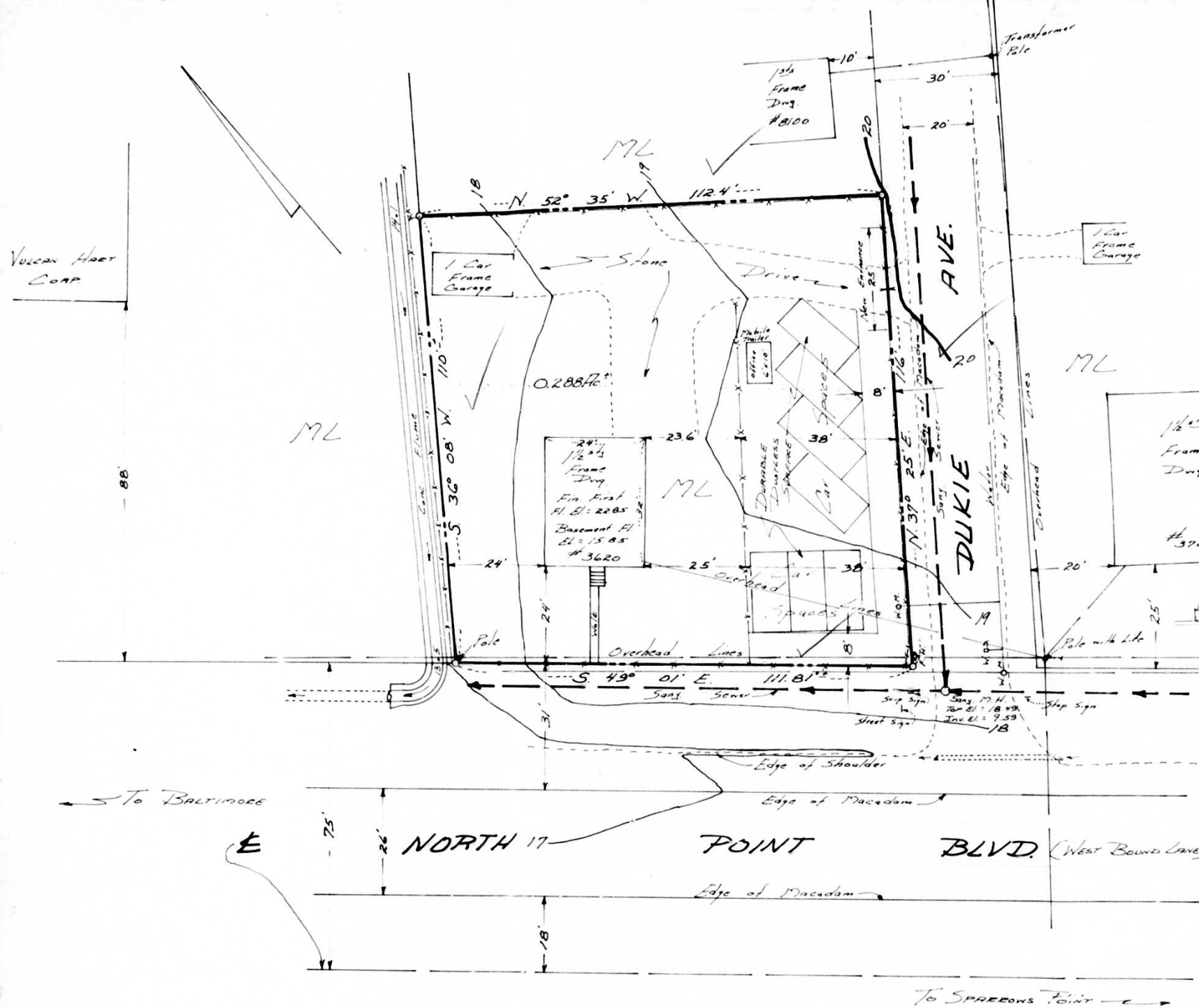
CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: Nov. 22, 1968
Posted for: Herman H. Kuemmer
Petitioner: Herman H. Kuemmer
Location of property: NE Cor. of North Point Blvd. & Duke Ave.

Location of Signs: 2 Signs, South of property North Point Blvd. & Duke Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return: Nov. 22, 1968



ZONED: ML

REQUEST: Business Roadside and Special Exception for a Used Car Lot.

Topographical Survey of #3620 New North Point Road
Property of Herman Kuemmer
#3620 New North Point Road

15th Election District
Baltimore County, Md.

SCALE: 1"=20' DATE: Oct. 17th, 1968

Contour Interval = 1'

John Heeler

NOTE:

All elevations referred to Balto.
Co. Station No. #2412 El: 13.26