

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Frederick Hermann, legal owner of the property situated 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 NC-2-B zone to an NC-3-B 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 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 for Baltimore County.

Contract purchaser Frederick Hermann Legal Owner
Address 1401 Pulaski Highway, Baltimore, Maryland 21202
Petitioner's Attorney John E. Meyers Protestor's Attorney John E. Meyers
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of December, 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 8th day of January, 1969, at 11:30 o'clock.

Zoning Commissioner of Baltimore County.

WILLARD M LEE
3004 MAINFIELD AVENUE
BALTIMORE, MARYLAND 21204

October 10, 1968

Southwest corner of Pulaski Highway and White Avenue
15th District Baltimore County, Maryland

beginning for the same at the corner formed by the intersection of the north side of Pulaski Highway with the west side of White Avenue and thence running and binding on the north side of Pulaski Highway South 67 degrees 45 minutes West 200.04 feet thence leaving Pulaski Highway for 1/2 line of division as follows: South 25 degrees 45 minutes East 121.10 feet and North 65 degrees 10 minutes East 200.04 feet to the west side of White Avenue and thence running and binding on the west side of White Avenue South 25 degrees 45 minutes East 127 feet to the place of beginning.

Containing 0.60 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #69-144-X, Special Exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building. Northwest corner of Pulaski Highway and White Ave. Frederick Hermann, Petitioner.

15th District

HEARING: Wednesday, January 8, 1969 (11:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Used Car Motor Vehicle Sales facility. If granted, the granting should be conditioned upon complete compliance with an approved plan including a single entrance on Pulaski Highway, limitation of used car display as shown on the site plan and provision of screening adjacent to the dwelling at the northerly property line.

GEG:bms



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

November 8, 1968

Mr. John G. Rose
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: Zoning Advisory Committee Meeting, Item 10, Property Owner: Frederick Hermann, et ux
Location: NW/Cor. Pulaski Highway & White Ave. District: 15th
Present zoning: BR
Proposed zoning: SE for used car lot
No. Acres: 0.60

Dear Mr. Rose:

This office has reviewed the subject plot plan and the following comments are with respect thereto:
The plan indicates a proposed curb return of 30' radius corner of White Avenue and Pulaski Highway which is in accordance with State Roads Commission standards, however the radius when scaled on the plan is 15'. There must be a minimum of 10' from the curb return at the corner to the curb return of the entrance.
One point of access, 30' in width would be sufficient to serve this type of business.
The plan should be corrected and revised prior to a hearing date being assigned.
Access to Pulaski Highway will be subject to the State Roads Commission approval and permit.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer



JEH/dcw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: November 7, 1968

FROM: William M. Greenwalt

SUBJECT: Property Owner: Frederick Hermann, et ux
Location: NW/Cor. Pulaski Highway & White Ave.
District: 15th
Present Zoning: BR
Proposed Zoning: S.E. for used car lot
No. Acres: 0.60

Health Department comments:

110. Public water is available by a hydrant on the site. Public sewer is available but there are no toilet facilities on the property. Adequate toilet facilities must be provided for the employees.

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

WMD/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Date: November 8, 1968

FROM: Captain Charles F. Morris, Jr.

SUBJECT: Item 110 - Wednesday, November 6, 1968
Property owner: Frederick Hermann
Location: NW/Cor. Pulaski Highway & White Avenue
District: 15th

Public water is available and there are no fire problems at this time.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 18, 1968

Mr. Frederick Hermann
8001 Pulaski Highway
Baltimore, Maryland 21207

RE: Type of Hearing: Special Exception
for Used Car Lot
Location: NW/Cor. Pulaski Highway
& White Avenue
District: 15th
Petitioner: Frederick Hermann, et ux
Committee Meeting of November 6, 1968
Item 110

Dear Sirs:

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

Subject property is improved with two small buildings in poor condition. One building appears to be used as an office. The parking and display area is presently located in front of these buildings and has some gravel but is mostly dirt and grass. There are several cars stored on the property and a trailer which is apparently to be used as a future office. The property frontage has no curbing. The property to the east on the opposite side of White Avenue is improved with residential dwellings. The property to the north is improved with residential dwellings the property to the west is improved with a restaurant known as the Strand Inn. The property to the south on the opposite side of Pulaski Highway is a four-story and is mostly vacant. The salesperson on the date of inspection indicated that the vehicles to be sold on the property would consist of mostly pickup trucks, a few minivans, and some cars.

BUREAU OF ENGINEERING
Water - Existing 8" sanitary sewer in Pulaski Highway
& White Ave.
Water - Existing 12" water in Pulaski Highway.
Existing 6" water in White Avenue
Road - White Ave. is to be developed as a minimum 35' road on a 40' R/W.

BUREAU OF TRAFFIC ENGINEERING
The subject Special Exception should not increase the trip density of this property since it is presently BR.

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Mr. Frederick Hermann
8001 Pulaski Highway
Baltimore, Maryland 21207
Re: Item 110

November 18, 1968

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

HEALTH DEPARTMENT
Public water is available by a hydrant on the site. Public sewer is available but there are no toilet facilities on the property. Adequate toilet facilities must be provided for the employees.

FIRE BUREAU
Public water is available and there are no fire problems at this time.

STATE ROADS COMMISSION
This office has reviewed the subject plot plan and the following comments are with respect thereto:
The plan indicates a proposed curb return of 30' radius corner of White Avenue and Pulaski Highway which is in accordance with State Roads Commission standards; however, the radius when scaled on the plan is 15'. There must be a minimum of 10' from the curb return at the corner to the curb return of the entrance.
One point of access, 30' in width would be sufficient to serve this type of business.
The plan should be corrected and revised prior to a hearing date being assigned.
Access to Pulaski Highway will be subject to the State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION
In addition to the above comments by the State Roads Commission, the plan must be revised to indicate the following:

1. A 5 ft. widening of White Ave.
2. Limits of the area to be paved including a bare curb or a bumper stop for display vehicles.
3. Customer parking.
4. Location of trailer office.
5. Indication that existing buildings are to be removed.
6. Type, height, and location of lighting. String bulb lighting is not permitted.
7. Buffer strip on White Ave. must be dimensioned as 8 ft.

A hearing date will be withheld until such time as revised plans are received.

Very truly yours,

James E. Rose, Chairman

JER:BN
Enc.

