

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles R. Gross, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an Eastern zone to an ARCA zone, for the following reasons:

See attached description

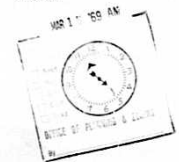
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for sale of sport trailers, house trailers and campers.

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: Charles R. Gross
Address: RFD #1, Box 92, Lees Mill Road, Hampstead, Maryland 21074

Petitioner's Attorney: 21074
Protestant's Attorney: 21074

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 1969, 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 21st day of April, 1969, at 10:30 o'clock A.M.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 1, 1969

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

Gliver L. Myers
CHAIRMAN

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
CIVIL DEPARTMENT
BUREAU OF EDUCATION
ZONING ADMINISTRATION
BUREAU OF LAND USE

Mr. Charles R. Gross
RFD #1, Box 92
Lees Mill Road
Hampstead, Maryland 21074

RE: Type of Hearing: Special Exception
For sale of sport trailers, house trailers and campers.
Location: 111/100, Pulaski Hwy, & Golden Ring Rd.
15th District
Petitioners: Charles R. Gross
Committee Meeting of March 18, 1969
Item 214

Dear Sir:

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.

The subject site is presently improved with an old garage converted into an automobile glass tinting shop and soft drink distributor. The property immediately to the northeast is improved with an existing trailer sales area. To the southeast with a bar and used car lot. To the southwest is a Ford Motor Company Truck Center, and to the west a ramp for the Beltway. Curb and gutter exists along the frontage of the site along Pulaski Highway and the frontage of Golden Ring Road.

BUREAU OF ENGINEERING:

Highways:

This site is completely within the ramp of the Beltway and Pulaski Highway under the jurisdiction of the State Roads Commission.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration

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Storm Drains: (Continued)

of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

All storm drains will be the Developer's full responsibility.

Water and Sewer:

Both water and sewer utilities are available to this site.

PROJECT PLANNING DIVISION:

This is going to be totally taken by the State Roads Commission.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no change in the zoning; therefore, this petition should create no increased traffic density.

HEALTH DEPARTMENT:

The building is connected to public water but has a private sewage disposal system. Since the proposed use will not increase the volume of sewage over previous uses, we do not anticipate any health problems.

FIRE DEPARTMENT:

Owner shall be required to comply to all Fire Department regulations.

BUILDING ENGINEER'S OFFICE:

No comment from this office.

BOARD OF EDUCATION:

No effect on student population.

STATE ROADS COMMISSION:

The State Roads Commission's tentative proposed highway construction plans require the acquisition of the subject property in the near future

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 592.1 of the Baltimore County Zoning Regulations having been met.

the above described property, and it further appearing that by reason of

a Special Exception for a Sale of Sport Trailers, House Trailers and should be granted. Campers. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of April, 1969, that the herein described property be reclassified and the same is hereby reclassified, from an Eastern zone to an ARCA zone.

and/or a Special Exception for a Sale of Sport Trailers, House Trailers and Campers should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. Edward D. Hunt DEPUTY 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

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 18th day of March, 1969, 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 Eastern zone, and/or the Special Exception for sale of sport trailers, house trailers and campers be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

FRANK S. LEE
1277 NELOMISTY AVENUE
BALTIMORE, MARYLAND 21237

February 27, 1969

Northeast corner of Pulaski Highway and Golden Ring Road
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the west side of Pulaski Highway with the north side of Golden Ring Road and thence running and binding on the west side of Pulaski Highway North 46 degrees 05 minutes 50 seconds East 175 feet thence leaving Pulaski Highway and running North 43 degrees 54 minutes 10 seconds East 261.45 feet to the east side of Ramp "B" as shown on State Roads Plat #10671 entitled Baltimore County Beltway, Balsir Road to Pulaski Highway thence binding on Ramp "B" as follows: South 40 degrees 15 minutes 10 seconds West 125.55 feet, South 9 degrees 08 minutes 50 seconds East 57.40 feet, South 20 degrees 30 minutes 50 seconds East 70.46 feet, South 45 degrees 03 minutes 20 seconds East 35.57 feet, South 39 degrees 20 minutes 50 seconds East 47.74 feet and South 20 degrees 22 minutes 37 seconds West 5 feet to the north side of Golden Ring Road and thence binding on the north side of Golden Ring Road South 69 degrees 37 minutes 23 seconds East 74.19 feet to the place of beginning.

Containing 0.93 acres of land.

Frank S. Lee
Registered Property Line Surveyor
Registered # 11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 11, 1969

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition #69-224-X, Northeast corner of Pulaski Highway and Golden Ring Road. Petition for Special Exception for Sale of Sport Trailers, House Trailers and Campers.
Charles R. Gross - Petitioner

15th District

HEARING: Monday, April 21, 1969 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a special exception for sale of sport trailers, house trailers, and campers. According to comments by the Zoning Advisory Committee, the subject property ultimately will be taken by the State Roads Commission as part of interchange refinements at Pulaski Highway and the Beltway. The planning staff feels that the proposed use of the subject tract for trailer sales purposes represents an ideal interim use for it. If granted, the granting should be conditioned upon no additional building improvement on the tract as well as upon compliance with an approved site plan.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 62120
DATE: March 30, 1969

To: Charles R. Gross
RFD #1, Box 92
Lees Mill Road
Hampstead, Md. 21074
Billing Dept. of Baltimore County

QUANTITY	REMARKS	AMOUNT
1	Petition for Special Exception #69-224-X	20.00
TOTAL DUE		20.00

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
No. 62162
DATE: April 21, 1969

To: Charles R. Gross
RFD #1, Box 92
Lees Mill Road
Hampstead, Md. 21074
Billing Dept. of Baltimore County

QUANTITY	REMARKS	AMOUNT
1	Advertising and posting of property #69-224-X	53.00
TOTAL DUE		53.00

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

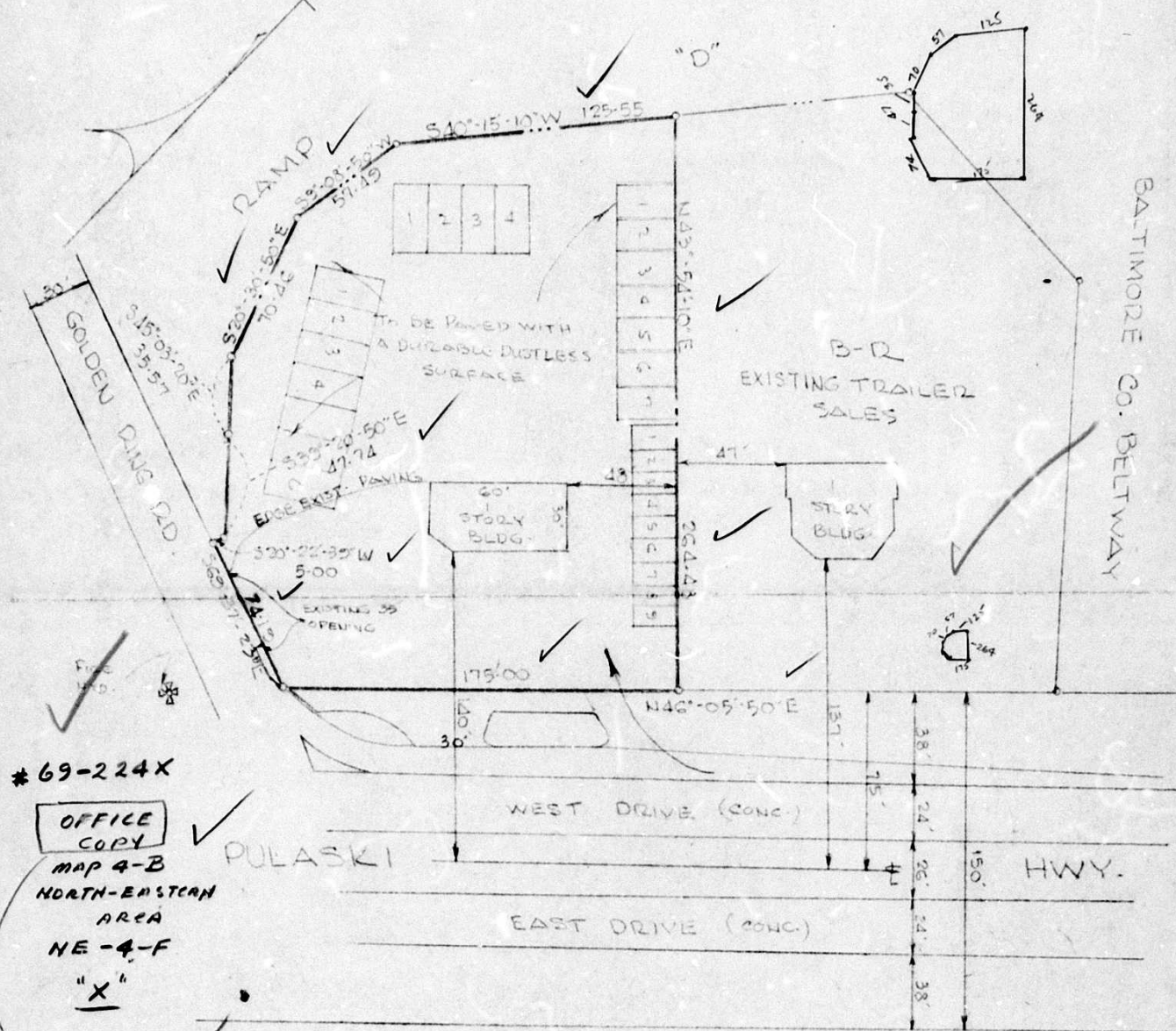
March 16, day of March, 1969

[Signature]
JOHN G. ROSE,
Zoning Commissioner

Petitioner Charles E. Green

Petitioner's Attorney _____ Reviewed by Shirley L. Myers
Chairman of
Committee

NOTE: 12" WATER LOCATED IN PULASKI HWY.
10" WATER LOCATED IN GOLDEN RING RD.
SEWERAGE NOT AVAILABLE



#69-224X

OFFICE COPY

MAP 4-B
NORTH-EASTERN
AREA
NE-4-F

"X"

PRESENT USE - NONE

PROPOSED USE - CAMPING TRAILER SALES

PRESENT ZONING - B-2

PROPOSED ZONING - SAME WITH SPECIAL EXCEPTION

FOR CAMPING TRAILER SALES

AREA OF BUILDING - 1800 SQ. FT.

AREA OF LOT - 0.98 AC.

PARKING DATA

1 CUSTOMER SPACE PER 200 SQ. FT. OF BLDG. SPACE REQUIRED

NO. OF SPACES REQUIRED - 9

NO. OF SPACES SHOWN - 9

15TH DISTRICT BALTIMORE CO., MARYLAND

SCALE: 1" = 50'

DATE: 2-24-69

FRANK S. LEE

REG. PROP. LINE SURVEYOR #11

1277 NEIGHBORS AVE.

BALTIMORE, MD. 21237