

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Thomas H. Cross Co., 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:

1. Error in original zoning.
2. Change in conditions of original zoning.

See attached description

and/or Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for...

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

The Thomas H. Cross Company...
By: *Richard C. Murray* Legal Owner
Address: 2202 White Manor Drive, Lutherville, MD 21093
Richard C. Murray, Petitioner's Attorney
22 W. Pennsylvania Ave., Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this... day of September, 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... day of October, 1969, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

OFFICE PHONE: 623-2362

William G. Ulrich, Jr.
Registered Land Surveyor

18 FULERTON HEIGHTS AVE. BALTIMORE, MD 21236

For the purpose of zoning only

beginning for the same at the intersection of the east side of Belair Road with the north side of Klein Avenue running thence and binding on the north side of Klein Avenue the following three courses and distances, viz: south 44 degrees 30 minutes east 427.70 feet, south 76 degrees 34 minutes east 264.00 feet, and north 87 degrees 55 minutes east 100.08 feet, thence leaving the north side of Klein Avenue and running north 40 degrees 43 minutes east 115.50 feet, thence north 44 degrees 15 minutes west 525.00 feet, thence south 39 degrees 30 minutes west 100.00 feet, thence north 44 degrees 15 minutes west 220.00 feet to the east side of Belair Road thence running and binding on the east side of Belair Road south 39 degrees 30 minutes west 232.75 feet to the place of beginning.

Saving and accepting as much thereof as is presently B.F.



Witness my hand and seal this 10th day of September, 1969.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward B. Hardsy, Deputy Zoning Commissioner
FROM: Mr. George E. Gavrelis, Director of Planning
DATE: October 10, 1969

SUBJECT: Petition # 70-77R, Reclassification from M.L.R. to B.R. Northeast corner of Belair Road and Klein Avenue The Thomas H. Cross Company, Petitioners

14th District

HEARING: Monday, October 20, 1969 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.L.R. to B.R. Zoning. It has the following advisory comments to make with respect to pertinent planning factors:

1. Commercial zoning exists on the northwest and southeast sides of Belair Road from the Baltimore Beltway to Ridge Road. Commercial zoning (B.R.) exists at a depth of 250' measured across the frontage of the subject property.
2. Recommended Zoning and Sector Map changes in this area include an expansion of the B.R. zone area southeast of Belair Road to a depth of one thousand feet (1000'), from the centerline of said road. This recommended zoning change will extend from the Baltimore Beltway to Ridge Road. Another recommendation would give this use access to a major roadway from the rear portion of the subject property. This proposal is therefore in keeping with Master Plan changes.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th
Posted for: 10 days
Petitioner: The Thomas H. Cross Co.
Location of property: NE corner of Belair Rd. & Klein Ave.
Location of Signs: 2 signs facing Belair Rd. 1 sign facing Klein Ave.
Remarks: None
Posted by: [Signature]
Date of return: Oct. 19, 1969

THE TOWSON TIMES
TOWSON, MD. 21204 October 6, 1969

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 6th day of Oct. 1969 (that is to say, the same was inserted in the issue of October 3, 1969).

STROMBERG PUBLICATIONS, Inc.
By: [Signature]

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 10, 1969

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an M.L.R. zone to an B.R. zone. Location: NE corner of Belair Road & Klein Avenue. Petitioners: The Thomas H. Cross Co. Committee Meeting of September 2, 1969 Item 44 14th District

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.

The subject property is presently improved with a one story brick rancher with part of the Plieke Garden Center and Landscaping Company to the rear. The property to the northeast is surrounded with a service station and leaning to the south with the Landscaping and Garden Center to the northwest and west with a store, home lodge, and barber shop. The property to the east is bordered with some dwellings and vacant land. Belair Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

Highways

Belair Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Klein Avenue is an existing road which will be improved in the future as a 40-foot closed section with flexible type pavement on a 60-foot right-of-way. Based on the information shown on the subject plan, a 20-foot wide highway right-of-way widening will be required along the frontage of this property adjacent to Klein Avenue. The right-of-way line shall be parallel or concentric with the proposed curb and gutter line.

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 44 Page 2

September 10, 1969

Highways (Continued)

with no sharp breaks permitted at changes in horizontal alignment. Highway widening shall also include the necessary fillet at the intersection of Belair Road to allow construction of a curb radius of 30 feet and side walk area. Highway improvements will be required along the frontage of this property adjacent to Klein Avenue in connection with any subsequent building permits.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 75 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

Storm Drainage

Belair Road is a State road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration 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. Storm drainage facilities will be required in connection with the highway improvements.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer

Public sanitary sewerage is available to serve this property.

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 44 14th District Page 3

September 10, 1969

Water

Public water supply is available to serve this property.

BUILDING ENGINEER'S OFFICE

Petitioner shall conform to Baltimore County Building Codes, Rules and Regulations.

BOARD OF EDUCATION

No effect on student population.

HEALTH DEPARTMENT

Public water and sewers are available to the site.

Air Pollution Comments: 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.

STATE ROADS COMMISSION

The proposed northerly entrance is in the vicinity of Martin Avenue; a county street on the west side of Belair Road. Martin Avenue must be indicated on the plans. If the proposed entrance is in the close vicinity of Martin Avenue then it will be necessary to align the entrance directly opposite. The plan must be revised prior to the hearing.

The entrances will be subject to State Roads Commission approval and permit.

FIRE DEPARTMENT

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 12, "Personnel Occupancies" when construction plans are submitted for approval.

PROJECT PLANNING

This planning has been reviewed and there are no site planning factors requiring comment.

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 44 14th District Page 4

September 10, 1969

BUREAU OF TRAFFIC ENGINEERING

The subject site as presently zoned, should generate approximately 600 trips per day. As B.R., the site could be expected to generate 2000 to 2500 trips per day.

ZONING ADMINISTRATION DIVISION

In view of the comments by the State Roads Commission, the petitioner will be required to submit revised plans prior to the hearing.

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

EDWARD B. HARDSY, Chairman

DLH:JD

Enc.

PETITION FOR RECLASSIFICATION
1418 DISTRICT

ZONING From M.L.R. to R.R. Zone
LOCATION: Northeast corner of
Belair Road and Kent Avenue
DATE & TIME: Monday, October
26, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing:
Proposed Zoning: M.L.R.
All that parcel of land in the
Fourteenth District of Baltimore
County

RESIDUING for the same at the
intersection of the east side of
Belair Road with the north side of
Kent Avenue running thence and
thence on the north side of Kent
Avenue the following three courses
and thence to the south at degrees
10 minutes east 42.70 feet, south
70 degrees 14 minutes east 264.00
feet, and north 67 degrees 10
minutes east 100.00 feet, thence
bearing the south side of Kent
Avenue and running north 40
degrees 15 minutes east 110.00 feet,
thence north at degrees 15 minutes
west 325.00 feet, thence south 59
degrees 10 minutes west 100.00
feet, thence north 45 degrees 15
minutes west 320.00 feet to the
east side of Belair Road, thence
running and binding on the east
side of Belair Road north 25 degrees
10 minutes west 282.75 feet to the
place of beginning.

Survey and excepting as much
thereof as is presently R.R.
As to the property of The Thomas
H. Close Company, as shown on
plat plan filed with the Zoning
Department.

Hearing Date: Monday, October
26, 1969 at 10:00 A.M.
Public Hearing: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
JOHN O. ROSE,
Zoning Commissioner of
Baltimore County
Oct 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 23, 1969 19

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 time ~~sixty-six weeks~~ before the 26th
day of October, 19 69, the first publication
appearing on the 2nd day of October
19 69.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$

TELEPHONE
803-3000
EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 67025

DATE Oct. 23, 1969

BILLED
BY

To: Messrs. Cook, Rudd, Murray & Howard
22 W. Penna. Ave.
Towson, Md. 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. <u>01-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS: ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	CGRT
<u>7</u>	<u>Advertising and posting of property for Thomas H. Close Co.</u> <u>670-77-R</u>	<u>\$2.00</u>
<u>5</u>		
<u>4</u>		

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

TELEPHONE
803-3000
EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 64738

DATE Sept. 29, 1969

BILLED
BY

To: Messrs. Cook, Rudd, Murray & Howard
22 W. Penna. Ave.
Towson Md. 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. <u>01-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS: ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	CGRT
<u>1</u>	<u>Petition for Reclassification for The Thomas H. Close Co.</u> <u>670-77-R</u>	<u>\$50.00</u>
<u>5</u>		
<u>4</u>		

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

Richard C. Murray, Esq.
22 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

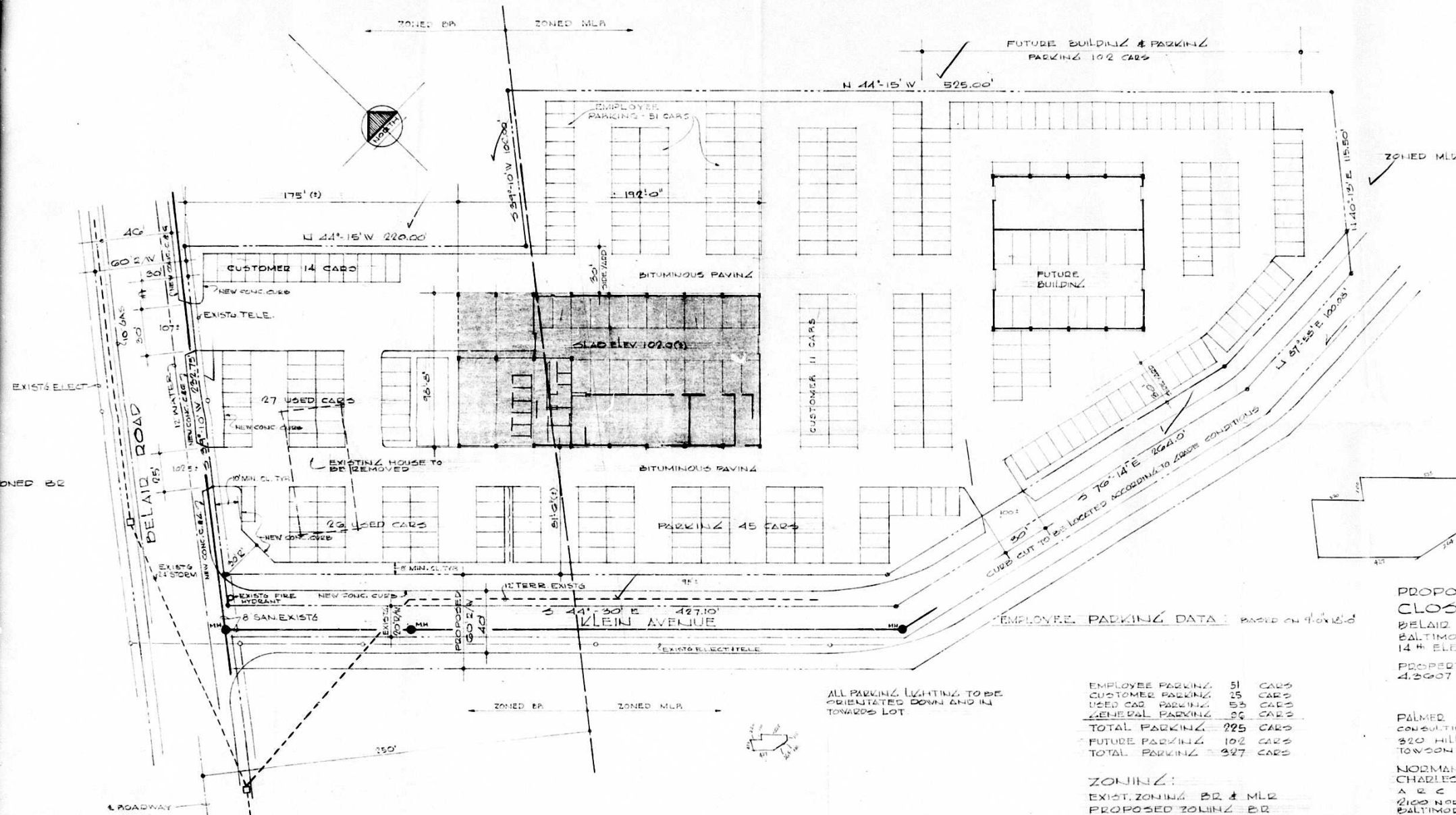
Your Petition has been received and accounted for filing this

2nd day of September, 1969

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner The Thomas H. Close Co.

Petitioner's Attorney Richard C. Murray, Esq. viewed by Oliver L. Myers
Chairman of
Advisory Committee



✓
#70-77 R
OFFICE COPY

MAP
4-C
NORTH-EASTERN
AREA
NE-B-F
NE-7-F
BR

PROPOSED DEALERSHIP
CLOSS VOLKSWAGEN, INC.
DELAID RD. & KLEIN AVE.
BALTIMORE COUNTY, MARYLAND 21236
14th ELECTION DISTRICT
PROPERTY AREA 189,450 SQ. FT.
4.2607 ACRES (BEFORE KLEIN AVE. WIDENING)

PALMER & CLARK INC.
CONSULTING ENGINEERS
320 HILLEN ROAD
TOWSON, MD. 21204

NORMAN E. KELLY AIA.
CHARLES A. DEMARCO AIA.
ARCHITECTS
2100 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21218

DRAWING No Z-1
SCALE 1" = 30'-0"
DATE July 24, 1969

EMPLOYEE PARKING DATA: BASED ON 4' x 12' 0"

EMPLOYEE PARKING	51	CARS
CUSTOMER PARKING	25	CARS
USED CAR PARKING	53	CARS
GENERAL PARKING	96	CARS
TOTAL PARKING	225	CARS
FUTURE PARKING	102	CARS
TOTAL PARKING	327	CARS

ZONING:
EXIST. ZONING BR & MLR
PROPOSED ZONING BR

ALL ENTRANCE APRONS SHALL BE CONCRETE
AND SHALL BE IN ACCORDANCE WITH ALL STATE
AND COUNTY REQUIREMENTS.
EXIST. USE - RESIDENCE (VACANT)
PROPOSED USE - AUTOMOBILE DEALERSHIP.

ALL PARKING LIGHTING TO BE
ORIENTATED DOWN AND IN
TOWARDS LOT.