## PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

RI

A

E/S of Linwood

\$ 135172

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles Dengler and Julia M. Dengler

I, or we. Ben H. Mecks. B. Lola Natch/Real owners. of the property situate in Ballimore
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition (i) that the noing status of the herein described property be re-classified, pursuant
to the Zoning Law of Faltimore County, from an.

B-M. zone; for the following reasons:

1. That the original zoning was in error.
and (2) for a variance from the sixty-three off-street parking spaces required
to fifty-one off-street parking spaces (a reduction of twelve such spaces)

the ground that such requirement would result in practical difficulty and the status of the status of the sixty-three off-street parking spaces required.

See attached description

and 2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, dr 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

gulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Durity

Check County

Contract purchaser

Contract purchaser

Address. 8021 Harford Road

Address. Baltimore County, NJ. 21234

Petitione. Attorn Lee Stuart Thomson Address 414 Jeffe.son Building Towsen, Maryland 21204

day of March 197 2, at 1:00 o'clock

...V

(over)

BARTHORS COUNTY ZONING ADVISORY COMMITTEE

Lee Stuart Thomson, Esq., 414 Jefferson Building Touson, Maryland 21204

RE: Type of Hooring: Reciess. to B.M.; Variance Moy.2b - parking Location: SE'S Merford Rd., 200 NE of Linwood Moven Let District Petitioner: Ben H. Macks, et al Iten 12

Dear Sir

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

The subject property is located on the east after of the formal plant anniho of thosed devenue. It is currently improved with an existing submodifies showroom that deals in the sale of foreign ears. The entire frontage on both sides of larged double is existing connected development. This property has previously been in for a reclassification (feetition (MES-35m),

Bureau of Engineering

The following comments are furnished in regard to the plat submitted to this office for review by the Toning Advisory Committee in connection with the subject item.

Highways

Harford Pond is a State rend. The Petitioner does not show any sector to Harford Read.

Outside A cause is an existing Creaty Ro. 4 which shall ultimately be inproved as a 30-feat curbed grain; section on a 40-feat right-af-way, as shown on a natruction Grawing 470-22's (file s).

The 25-foot exterent right-of-way shown to the substitute plat enters Dubols Avenue hoticen the Arby's restou ont and a private residence.

BRIEF TO ALCOURANY PETITION OF BEN N. MACKS, ET AL, FOR RECLASSIFICATION FROM B-L TO B-M OF PROPERTY SITUATE AT 8019 ETC. HARPORD ROAD, AND VARIANCE.
REASONS FOR ASSERTION OF ERROR IN GRIGINAL ZONING:

1.That upon the Petition of Place Corporation (predecessor in title to those Petitioners) an Order was passed by the Zoning Commissioner of Baltimore County on October 18, 1967, reclassifying the major portion of the property here sought to be reclassified from a B-L Zone to a B-H Zore, and granting a variance from the required 6.5 off-street parking spaces.

- That following the passage of said Order a corporation in which certain of your Petitioners are principals began the use of the premises as an "Automobile sales Room", a use permitted in a B-M zone, but not in a B-L zone.
- That in June of 1971, your Petitioners acquired title to the subject property.
- 4. That upon an inspection of the most recently riopted Zoming Map, your Petitioners found that the B-M zoming which they previously had enjoyed had not been included in the aforcasid map and that there had been substituted therefor a B-L Zone. That your Petitioners' present use of the premises is not a permitted use in a B-L Zone.

REASONS FOR REQUESTING VARIANCE IN REQUIRED OFF-STREET PARKING:

- The nature of the Jusiness conducted on the subject premises is such that
  the required off-street parking is unnecessary for the following reasons:
- a. A large portion of the retail area is taken up with the storage and display of new and used automobiles.
- b. An Automobile Sales Room attracts substantially fewer customers at any given time than the greet majority of other retail uses.

Lee Stuart Thomson
414 Jefferson Building
Towson, Maryland 21204
823-8465
Attorney for Petitione

Lee Stuart Thomson, Esq. Page 2 Item 12

Storm Oreins:

The fet itions must provide necessary delivage feelilities (segment) or premainal to premate restling any multimeter of disappear to adjacent properties, especially by the concentration of surface voters. Correction of any problem which any result, due to imargoer grading or improper installs.ion of dealings facilities, would be the full responsibility of the Petitions.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediant pollution problem, damaging private and public haldings demanters on of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top sail.

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

Waters

Public water is available to serve this property. There is an existing 12-inch vater main in Harford Pead.

Senitary Sever:

There is an existing sower service connection to the automobile showroom from Dubois frames.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers no comment.

DEPT. OF TRAFFIC ENSIGERIES:

The reclassification from 20 to 20 should not create any injer change in the density. Measure, the profile warface could tenerly condition partials profile to Tarkette, about a solution get sufficiently beauty on Harford Boad, they parking will be binned.

STATE NISCHAY NO THINITIATION

The subject size has no occase to iteriord Read that is open to the public, therefore, tile office has no country.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

COUNTY OFFICE HI DG 111 W Construct Ave. Towner, Maryland 2120

MEMBERS

DUREAU GF

DEPARTMENT OF TRAFFIC ENGINEE INC STATE ROADS COMMIN.

BUREAU OF FIRE PREVENTION

REALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

Lee Stuart Thomson, Esq. Page 3 Item 12

FIRE DEPARTMENT:

HEALTH DEPARTMENT:

ZONING ADMINISTRATION DIVISION:

No bearing on studen, population,

This office has no comment on the proposed site.

Metropolitar vater and sewers are available to the site, therefore, no health hazards are anticipated.

The plat as submitted does not show a proper extracte onto Harford Road, nor does the parking pattern meet all the requirements of the Zoning Regulations and the Dest, of Traffic Engineering.

This patition is accepted for filing on the date of the anclosed filing certificate. Notice of the bearing date and time, which will be held not less than 30, nor more than 20 days after the date on the filing certificie, will be forwarded to you in the most future.

Very truly yours,

Oliver of Mind

DLIVER L. MYCHS, Chaleman

ERS

Mr. George E. Gavrelis, Director Office of Planning & Zoning Room 301, Jefferson Building Towson, Maryland 21205

RE: Property Owner: Ben H. Macks, et al tocation: E/S herford Rd., 2009 Mc of Present Zoring: B.t. Froposed Zoning: B.t. Froposed Zoning: Reclass. to B.H.; Variance 409,2b. parking Universit. 1954. Bector: Northeastern Wo

The following comments were compiled after a field investigation and an in-office review which will provide the Planning Board and/or the petitioner with pertinent information of possible development problems.

The subject property is located on the east side of the foreign care of all though shown it is correctly improved with an existing commonly the subject of foreign care. The entire frontage on both sides of the foreign care. The entire frontage on both sides of the foreign care, The entire frontage on the fides of the foreign care, previously been in for a rectastification (Fedition #66-55%).

The plat as submitted does not show a proper entrance onto Harford Road, nor does the parking pattern meet all the requirements of the Zoning Regulations and the Dept. of Traffic Engineering.

Mery Truly Yours,
Meyers & Myers
OLIVER L. HYERS, Chairman

JJOjr.:JD

reiner Environmental Lystems, Inc.

00

October 13, 1971

Description of 8019-8029 Harford Road to be Reclassified from "B-L" to "B-M" Zone

Peginning for the same at a point on the east side of Harford Road, 63 feet wide, said point being distant 200.66 feet northeasterly from the northeast corner of Linwood Avenue, 30 feet wide, thence binding on the easternmost side of said Harford Road by a curve to the left with a radius of 2894.79 feet an are distance of 177.50 feet more or less, thence leaving said Harford Road South 41° 10° East 170 feet more or less thence South 41° 30° 40° Nest, 27.5 feet, thence South 33° 27° West, 149.25 feet, thence South 48° 34° Mest, 4.33 feet and thence North 41° 10° West, 183.22 feet to the place of beginning.

Containing 0.6924 Acres of land, more or less.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error on the original zoning map and the health, safety and general welfare of the community not being adversely, affected, the above reclassification should be had; and that strict compliance with the Baltimore County Zoning Regulations resulting in practical difficulty and unreasonable hardship upon the petitioner, the above variance should be had; and the granting of the variance not adversely affecting the health, safety and general welfare, a variance to permit fifty-one (51) off-street parking spaces instead of the .... required sixty-three [63] off-street spaces, should be granted. IT IS ORDERED by the Zoring Commissioner of Baltimore County this.....3 the same is hereby reclassified; from a.B.-L....zone to a...B.-M... provided from any other characteristic matter and the variance to permity fifty-one (51) off-street spaces instead of the required sixty three (53) off-street spaces, should be granted. The site plan is subject to appreval of the State Highway Admin- Joning Commissioner's Baltimore County istration and Bureau of Public Services and the Office of Planning & 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..... DENTED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_\_ zone; and/or the Special Exception for\_\_\_\_ Zoning Commissioner of Baltimore County

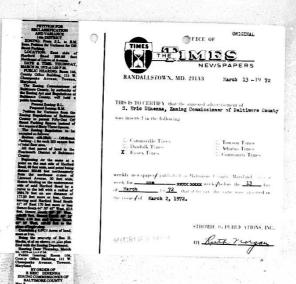
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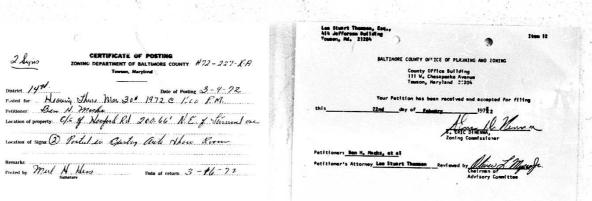
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PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
TOTALLION	date	by	date	Ьу	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA						La reco				
Reviewed by:					ed Pla		or des	cripti	on	Yes
Previous case: 65 55	12	1		Мар #			-	er en •	3	No

14h BRINKT	
DOMING: From B.L. to B.M. Some	<b>6</b>
Petition for Variance for Off- Street Parking. LOCATION: sist side of Harford Road 109.56 feet Northeast of	CERTIFICATE OF PUBLICATION
DATE & TIME: Thursday, March 10, 1927 et 1:00 P.M. PUBLIC STRAING: Rooms 106, Coun- ty Office Building 113 W. Chen-	<del></del>
by Office Building, 111 W. Chen- pools Avenue, Turson, Maryland.	TOWSON, MD., Harch 9
The Zoning Commissioner of Balti- more Cornty, by authority of the Zoning Act and Regulations of Bal- timore County, will hold a public	THIS IS TO CERTIFY, that the annexed advertisement was
Proposed Senting: B.L. Proposed Senting: B.M.	published in THE JEFFERSONIAN, a weekly newspaper printed
Petition for Variance from the Zening Regulations of Baltimore Country to permit Pitty-One Off- Street Parking Season Instead of	and published in Towson, Baltimore County, Md., once choosed
the required Staty-Three Spaces. The Zoning Regulation to be an-	or one time managements before the 30th
Section (#8.28(6)—Off-Street Park- ing—1 for each 200 square feet of total floor area.	day of Karch , 1972 , the first publication
All that parcel of land in the Portseeth District of Baltimore County	appearing on the 2th day of Barch
Reginning for the more at a point on the cost side of Harland Road, or feet wife, raid point be-	
ing distant 198.44 for northeaster- ty from the northeast corner of Lin-	1972.
wood Avenue, 10 feet wide, thence binding on the casterment side of said Harford Road by a curve to	ap o THE JEFFERSONIAN
the left with a radius of 2894.75 feet an are distance of 177.50 feet more or less themes leavier said	D. Frank Strutter
Harford Road South 11' 10' East 170 feet more or lass themer South	Manager.
64* 39* 49* West, 27.5 feet, thence fouth 32* 27* West, 163.25 feet, thence South 61* 34* West, 1.32 test and thence North 41* 19* West, 13.22 feet to the place of begin-	Cost of Advertisement, \$
Containing 0.0324 Acres of land.	
Being the property of Bon H. Secks, et al an above on pint place	49
Ned with the Soning Department. Hearing Date: Thurnday, March 10072 at 1:00 P.M. Public Hearing: Room 104, County	
Office Building, 111 W. Chesapeake Avenue, Townes, Md. By Order of	100 00 00 00000
B. ERIC DIMERINA Zeeing Commissions of Brissore County	STORIL MED

CERTIFICATE OF POSTING

2 Lyis





BALTIMORE COUN	TY, MARYL. ND	No.	2112
OFFICE OF FINANCE - R MISCELLANEOUS			
DATE March 29	. 1972 ACCOUNTO	-622	
	AMOUNT_	\$126.25	
WHITE - CASHIER	PINK AGENCY	YELLO	W CUSTOMER
Ben H. Ma 8021 Harf Baltimore	ord Road		
Advertisi #72-227-8	ng and posting of	property	26.25%

BALTIMORE COUN	TY, MARYLAND	No.	1400
MISCELLANEOUS	CASH RECEIPT		
DATE_ Nov. 19	1971 ACCOUNTOI-6	62	
	AMOUNT_\$5	0.00	
WHITE - CASHIER	PINE - AGENCY	VELLO	· CUSTOM
Lee Stuart Thom			

