PETITION OR ZONING RECLE PICATION: 41 AND/OR SPECIAL EXCEPTION

SIONER OF BALTIMORE COUNTY:

I or Kil Joseph B. McMaster 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 Low of Baltimore County, from an....

...zone; for the following reasons

Registration is a particular and a particular registration and a particular at registration of the particular registration and a particular registration and a particular registration and a particular registration and a particular registration of the particular registration re

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for ... HASCOMOTE K. VANDERO CANCAR THANKS ARM PROCESER X. CM, Service Garage (Parcel C) Section 253.2-B-3

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

James D. Nolan 204 West Pennsylvania Ave., 21204

ioner of Baltimore County, this 6th.

, 197 ..., 2 hat the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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 , 197 2., at _10:00b'clock

...17th

RECEIVED FOR FILING

7/72

Jaseph S. McMaster Legal Owner Address 426 Sherwood Rd

Roo Kupville, me \$ 1030

NWOR

RECEIVED FOR

ORDER

D. TE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNennc, Zoning Commissioner Date. July 14, 1972

FROM Norman E. Gerber, Office of Planning

Petition #73-9-X. West side of York Road 296.43 feet, more or less, north of Church Lane

Petition for Special Exception for Garage, Service.

Joseph B. McMaster – Petitioner

8th District

HEARING: Monday, July 17, 1972 (10:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the

The official Guideplan, adapted June 16, 1972 by the Planning Board, earmould an area of York Road frontage approximately one mile north of this location as being the appropriate location for commercial notatiotie uses us to a used an last to serve the general Cockeysville-Timonium creo. The general area in which the subject property is located it designated by the map as a Community Center. Used our last generally are not appropriate at Community Centers.

York Rood is officially designated on arterial street by map entitled, "Freeways, Expresswors, and Arterial StreetFadopted by the Baltimore County Planning Board, May 31, 1952 and anemed June 13, 1952 and March 13, 1971. York Rood also is designated a Class II Commercial Astoroway by the County Council of Baltimore County by map included in 811 No. 23 adapted on May 23, 1962. Parcel "C" as identified by the petitioner's plan dated June 8, 1972 does not appear to meet the access requirement of Sec. 253, 26.

If the proofs of Sec. 502, 1 are met for a portion or all of this property, any construction should be conditioned to conformance to an approved site plan.



RE: PETITION FOR SPECIAL EXCEPTION W/S of York Road, 296, 43' N of Church Lane - 8th District Joseph B. McMaster - Petitioner NO. 73-9-X (Lem No. 187)

BEFORE THE DEPUTY ZONING

COMMISSIONER OF

BALTIMOPE COUNTY

This Petition represents a request for a Special Exception for a Garage, Service in a Manufacturing, Light Zone, located on the west side of York Road, four hundred and fifty-eight (458) feet north of Texas Lane

The property consists of . 157 acres and is one (1) of three (3) parcels that make up the entire ownership of a tract of ground owned by the Petitioner. Mr. Joseph B. McMaster. The parcel is designated as Parcel C and is to be used exclusively as a "radiator repair" service garage. Mr. McMaster testified in his own behalf. His testimony was, in essence, as follows:

years, and most of his repair work comes to him by way of the new and used car agencies in the strenunding area. Very little advertising is required for his business. Only one (1) sign will be needed and is to be installed on the face of his building which be needed and is to be installed on the face of his building which is proposed to be located at the rea - of the overali tract. There will be no undtoor storage, display, or work of any kind. All radiator work will be done indoors. Seven [7] on-site parking spaces will be provided, in liev of the six (6) required by the Baltimore County Zoning Regulations, for a non-retail commercial building. Mr. McMaster (6)t that, as such, his oper 'ton would not be objectionable or detrimental to the neighborh. A

Parcels B and C are not part of this Petition, but do represent companzoning petitions that are being heard concurrently herewith.

Mr. Hugh Gelston, a real estate appraiser and broker with many years n this area, testified on behalf of the Petitioner with regard to ail three (3) parcels. In essence, his testimony was as follows:

The removal of the existing building, formally used as a radiator repair garage, and the subsequent improvements would not, in any way, have an adverse effect on the surrounding area. The improvements would. in fact, benefit the property values of other businesses in the immediate vicinity.

CERT FICATE OF PUBLICATION

TOWSON, MD...... June 29

and published in Towson Baltimore County, Md. manufacture

appearing on the 29th day of June

BALTIMORE COUNTY, MARYLAND

DATE June 26, 1972 ACCOUNT 01-662

Messrs. Nolan, Plumboff and Williams 2014 V. Penna. Ave. Towso, Md. 21204

DISTRIBUTION

before the 17th

THE JEFFERSONIAN

Based on the above testime ig, it is the opinion of the Deputy Zoning Commissioner, that the Petitioner has met the requirements of Section 502. I of the Baltimore County Zoning Pegulations, and that the Special Exception for the service garage should be granted.

Therefore, IT IS ORDEKED, by the Deputy Zoning Commissioner of Baltimore County this __________ day of September, 1972, that the herein requested Special Exception for a Garage, Service should be GRANTIID, subject however, to approval and strict compliance therewith of an overall site plan for Parcels A, B, and C, by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

DESCRIPTION OF PARCEL "C" - 10022 TO 10026 YORK ROAD.

BEGINNING for the same at a point situated 296.43 feet measured northerly, at right angles, from the north side of Texas Lane (also known at Church Lane), 54 feet wide and 353.30 feet measured westerly, at right angles, from the west side of York Road, 66 feet wide;

THENCE NORTH :1-45-00 WEST 67.00 Feet; THENCE NORTH 78-15-00 EAST 90.00 feet; THENCE SOUTH 11-45-00 EAST 85.05 feet; and THENCE SOUTH 89-35-20 WEST 91.79 feet to the place of

CONTAINING 6,842,25 SQUARE FEET OF LAND, MORE OR LESS.

Samuel P. France Registered Land Surveyor NG 5817



Date of Posting 10 1 1-1972

Date of return J4 14 14-1972

OFFICE OF

TOWSON IMES 19 72

FOR

TOWSON, MD. 21204

July 3 - 1972

OR TOTNAL

THIS IS TO CERTIFY, that the annexed advertis S. Eric Dimenna Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspape: published in Baltimore County, Maryland, once a week for reeks/before the 3rd day of July 19 72 that is to say, the same was inserted in the issue of June 29, 1972.

STROMBERG PUBLICATIONS, Inc.

By Both morge.

No. 3759 BALTIMORE COUNTY, MARYLAND

DATE July 20, 1972 ACCOUNT01-662

AMOUNT \$11.00

James D. Holan, Eq. 201, V. Penna. Ave. Townon, Mt. 21201, Advertising end posting of property for Jos. McMaster 73-9-X

3 SIGNS

Petitioner SERPH H HE MASTER

LANE

Posted by Charles 2. Place

ocation of Signs: 1+2+3 10024 YORK Rd.

CERTIFICATE OF POSTING

ING DEPARTMENT OF BALTIMORE COUNTY

Posted for VARIAURE & SPECIAL EXCEPTION & SPECIAL EXCEPTION

Location of property: W/S OF YORK Rd. 296 FT. H3IN NOF CHURCH

Towson, Maryland

THIS IS TO CERTIFY, that the annuxed adverting ment was day of ______ July _____, 19_72, the ### publication appearing on the 29th day of June 10 72

CERTIFICATE OF PUBLICATION

THE JEFFERSONIA

Cost of Advertisement.

OCT 2 7 1972

