

# **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **MARION WARREN**, 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 **NO. 77-243-X** to **15th District** and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... **A. USED CAR LOT.**

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... **A. USED CAR LOT.**

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: **Marion Warren** Legal Owner

Address: **1111 Reister Road, Baltimore, Maryland 21220**

Robert J. Remacha, Esquire, Attorney

Address: **408 Eastern Boulevard, Baltimore, Maryland 21221**

ORDERED BY The Zoning Commissioner of Baltimore County, this **22nd** day of **March**, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on **29th** day of **June**, 1977, at **2:00 o'clock** P.M.

Attest: **Eric Di Nenna**, Zoning Commissioner of Baltimore County.

Very truly yours, **Eric Di Nenna**, Zoning Commissioner

cc: **John W. Hession, III, Esquire**, People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
SW/corner of Pulaski Hwy. & Mohr's Lane : OF BALTIMORE COUNTY  
15th District : Case No. 77-243-X  
MARION WARREN, Petitioner

## **ORDER TO ENTER APPEARANCE**

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

**Charles E. Kauntz, Jr.**  
Charles E. Kauntz, Jr., Esquire  
Deputy People's Counsel

**John W. Hession, III**  
John W. Hession, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2186

I HEREBY CERTIFY THAT on this 1st day of June, 1977, a copy of the foregoing Order was mailed to Robert J. Remacha, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.



**FRANK S. LEE**  
Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21217

January 27, 1977

Southwest corner of Pulaski Highway and Mohr's Lane  
15th District Baltimore County, Maryland

Beginning for the same at the intersection formed by the northwest side of Pulaski Highway with the center of Mohr's Lane, and thence running with and binding on the northwest side of Pulaski Highway South 40 degrees 55 minutes 34 seconds West 159.02 feet, thence leaving Pulaski Highway for a line of division North 49 degrees 04 minutes 26 seconds West 270.35 feet to the southeast right of way line of the 300' railroad, thence running and binding on the southeast right of way line North 40 degrees 55 minutes 34 seconds East 61.66 feet to the center of Mohr's Lane, and thence running and binding on the center of Mohr's Lane the two following courses and distances: South 60 degrees 50 minutes 50 seconds East 93.35 feet and South 67 degrees 20 minutes 56 seconds East 101.40 feet to the place of beginning.

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: **S. Eric DiNenna, Zoning Commissioner** Date: **May 24, 1977**  
FROM: **Thomas F. Carter, Acting Director of Planning**  
SUBJECT: **Petition #77-243-X. Petition for Special Exception for Used Car Lot.**  
**Southwest corner of Pulaski Highway and Mohr's Lane.**  
**Petitioner - Marion Warren**

**15th District**

HEARING: **Monday, June 6, 1977 (2:00 P.M.)**

The proposed use would not be inappropriate here.

**Thomas F. Carter**  
Thomas F. Carter  
Acting Director of Planning

KED:JHR:rw



April 6, 1977

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Attention: Mr. N. Commodari  
Re: **2.A.C. Meeting, March 29, 1977**  
Item: **215**  
Property Owner: **Marion Warren**  
Location: **SW/C Pulaski Hwy. (Rte. 40) & Mohr's Lane**  
Existing Zoning: **B.R.**  
Proposed Zoning: **Special exception for a used car lot.**  
Acres: **0.73**  
District: **15th**

Dear Mr. DiNenna:  
The proposed roadside curb must return into Mohr's Lane on a 30' radius. The radius of the returns into the entrance must be indicated.

At the corner of Mohr's Lane is a utility pole, a signal pole and the outfall end of a drain under Pulaski Hwy. These items must be indicated on the plan.

The construction of curbing, paving and any necessary storm drain structures must be done under permit from the State Highway Administration.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

Very truly yours,  
**Charles Lee, Chief**  
Bureau of Engineering  
Access - mts  
By: **John E. Meyers**

CL:JEM:dj

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EXPLANATION COMMENTS**

**Robert J. Remacha, Esquire**  
809 Eastern Boulevard  
Baltimore, Maryland 21221  
County Office Building  
111 N. Chesapeake Avenue  
Towson, Maryland 21204  
Your Petition has been received and accepted for filing this **22nd** day of **March**, 1977.  
**Eric Di Nenna**  
Zoning Commissioner  
Petitioner: **Marion Warren**  
Petitioner's Attorney: **Robert J. Remacha**  
Reviewed by: **Thomas F. Carter**  
Planning & Zoning Associate III  
cc: **John W. Hession, III, Esquire**, People's Counsel  
cc: **John W. Hession, III, Esquire**, People's Counsel



March 26, 1977

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 215 Zoning Advisory Committee Meeting, March 29, 1977  
are as follows:

Property Owner: Marion Warren  
Location: 2400 Pulaski Highway & Mohr's Lane  
Existing Zoning: R.R.  
Proposed Zoning: Special Exception for a used car lot.

Acres: 0.73  
District: 15th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

Very truly yours,

*Charles E. Burbanck* <sup>2</sup> B

Charles E. Burbanck  
Plans Review Chief  
CDB:rrj

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 25, 1977

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: March 29, 1977

RE: Item No: 215  
Property Owner: Marion Warren  
Location: 2400 Pulaski Hwy. (Mohr's Lane)  
Present Zoning: R.R.  
Proposed Zoning: Special Exception for a used car lot.

District: 15th  
No. Acres: 0.73

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

*W. Dickerson*  
W. Nick P. Trovich  
Field Representative

WDP/bp  
JOSEPH M. WAGGONER, President  
P. BAYARD WILKINS, JR., Vice-President  
MARCUS M. BUTLER

THOMAS H. BRYER  
MRS. LORNAE F. CHURCH  
ROGER M. HAYDEN  
ROBERT T. DUBEL, Representative

ALVIN LUBICK  
MRS. WALTON E. SMITH, JR.  
EDWARD W. PRINCE, D.V.M.

### CERTIFICATE OF POSTING BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND

H77-245-X

District: 15<sup>th</sup> Date of Posting: 5-18-77  
Posted for: Hearing Item # 215, 6<sup>th</sup> 1977, on 215th St.  
Petitioner: Marion Warren  
Location of property: 2400 Pulaski Highway & Mohr's Lane  
Location of Sign (S): 1 sign posted on Marion Warren 1 sign posted on 215th Highway  
Remarks:  
Posted by: Mark H. New Date of return: 5-22-77

### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 15<sup>th</sup> day of  
March 1977. Filing Fee \$ 50.00 Received \_\_\_\_\_  
Cash \_\_\_\_\_  
Other \_\_\_\_\_

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner  
Petitioner *Marion Warren* Submitted by *Robert Trovich*  
Petitioner's Attorney *W. Nick P. Trovich* Reviewed by *Diana Ott*  
\* This is not to be interpreted as acceptance of the Petition for  
assignment of a hearing date.

### CERTIFICATE OF PUBLICATION

TOWSON, MD. May 18, 1977  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., on  
the 18th day of May, 1977, before the 15th day of June, 1977,  
the 15th day of June, 1977, the 15th day of June, 1977,  
appearing on the 15th day of June, 1977,  
1977.

THE JEFFERSONIAN

Cost of Advertisement, \$ \_\_\_\_\_

### OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 May 25 1977

Petition for Special Exception-15th Dist.

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the following:

- ☐ Catonsville Times ☐ Towson Times  
☐ Dundalk Times ☐ Arbutus Times  
☐ Essex Times ☐ Community Times  
☐ Suburban Times East ☐ Suburban Times West

we'll newspapers published in Baltimore, County, Maryland,  
once a week for \_\_\_\_\_ successive weeks before the  
6 \_\_\_\_\_ day of \_\_\_\_\_ June, 1977, that is to say, the same  
was inserted in the issues of

May 19, 1977

STROMBERG PUBLICATIONS, INC.

BY *CHU 5/25/77*

BALTIMORE COUNTY, MARYLAND No. 51784  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE May 16, 1977 ACCOUNT 00-662

AMOUNT \$50.00

RECEIVED BY: Robert J. Burbanck, Esq. 609 Burbanck Blvd.  
Towson, Md. 21204  
FOR: Petition for Special Exception for Marion Warren  
H77-245-X

RECEIVED BY: 1647 RMD 16 50.00 MD  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 51784  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

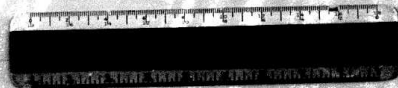
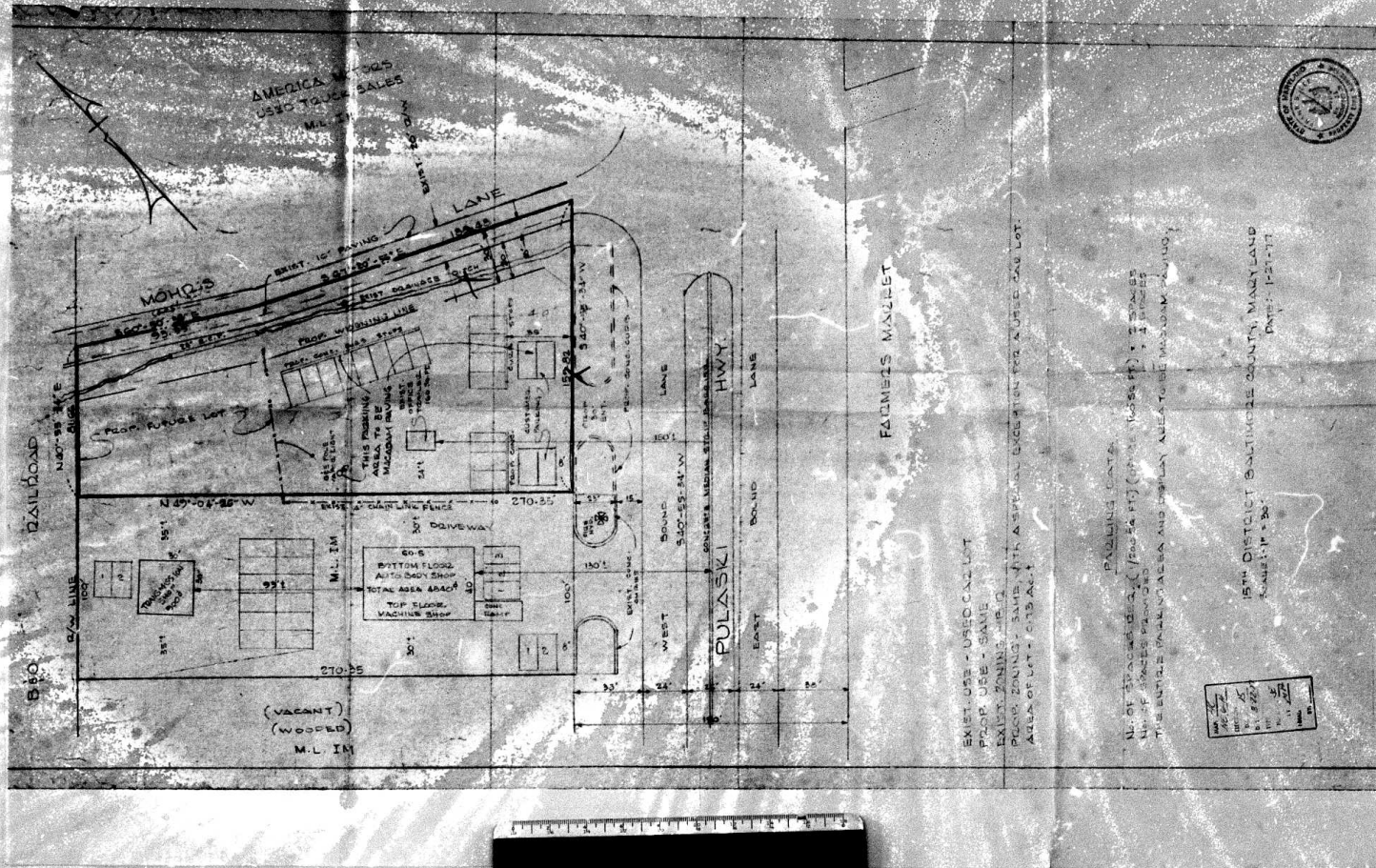
DATE June 6, 1977 ACCOUNT 00-662

AMOUNT \$50.00

RECEIVED BY: Mr. Newbery & Point Hwy, 7900 Pulaski Hwy.  
TOWSON, MD. 21204  
FOR: Advertising and posting of property  
H77-245-X

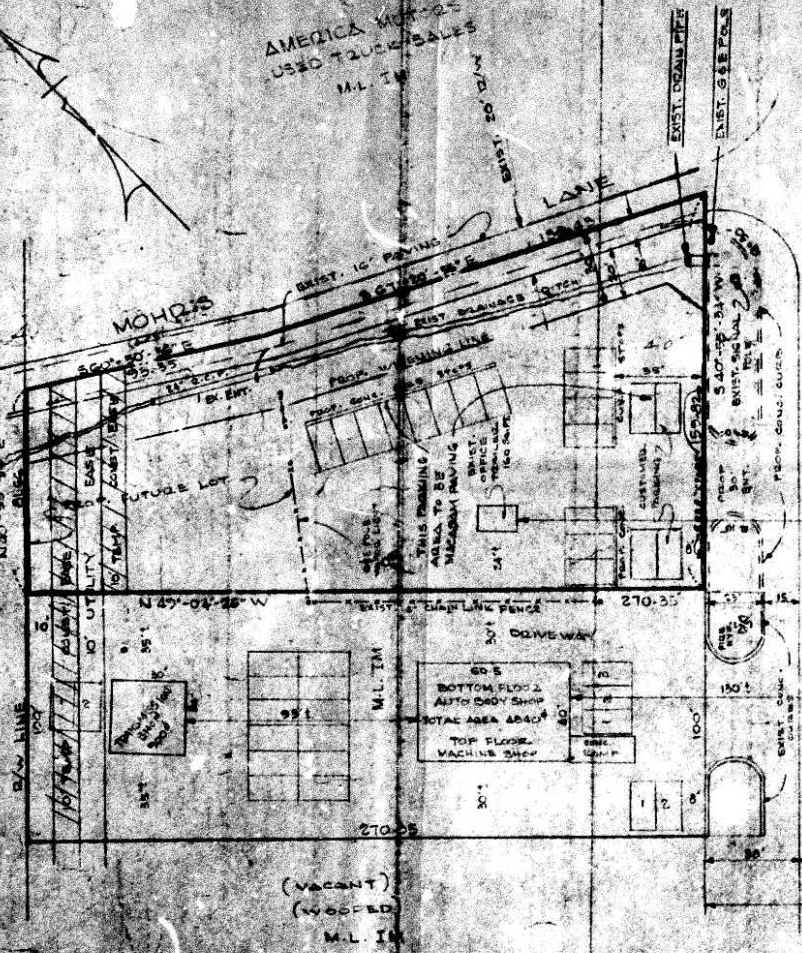
RECEIVED BY: 254-00 7 40.00 MD  
VALIDATION OR SIGNATURE OF CASHIER





B10

RAILROAD



AMERICA MUT-25  
US\$0 + 2000 SALES  
M.L. IN

MOHRS

(VACANT)  
(WOODED)  
M.L. IN

PULASKI

FARMERS MARKET

EXIST. USE - USED CAR LOT  
PROP. USE - SAME  
EXIST. ZONING - B10, SEE CASE 77-241-X  
PROP. ZONING - SAME WITH A SPECIAL EXCEPTION FOR A USED CAR LOT.  
AREA OF LOT - 0.13 AC.

PULLING DATA

USE OF STREETS AND ALLEYS (17200-2000) (17200-2000) (17200-2000)  
USE OF STREETS AND ALLEYS (17200-2000) (17200-2000) (17200-2000)  
THE ENTIRE PAVING AREA AND CURB CUT AREA TO BE MACADAM PAVING

15TH DISTRICT BALTIMORE COUNTY, MARYLAND  
DATE: 1-27-77  
SCALE: 1" = 30'

REVISION: 2-11-77



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
DATE: 5/19/83  
77-241-X

FRANK B. LEE  
1277 NEIGHBORS AV.  
BALTIMORE, MD. 21205