

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner herein seeks to establish a nonconforming use of the subject property, as shown on the site plan marked as Petitioner's Exhibit 2, for a used car sales operation.
2. Although the petitioner, Pasquale Bruno, was not able to attend the hearing because of illness, his son, Joseph J. Bruno, Sr., and daughter, Mary Laskey, appeared to offer testimony in support of the petition. Their testimony was to the effect that their father originally purchased a five-acre tract of land in 1945 and leased a portion thereof to the Sun Oil Company. Sun Oil proceeded to construct a service station on the leased portion in 1952 and completed construction in 1953 (Petitioner's Exhibits 1 and 2). The petitioner's son stated that he and his father built the frame garage on the remaining parcel during that same period of time for the used car sales operation. In addition, Mrs. John J. Laskey, a 70-year resident of the area and the mother-in-law of Mrs. Laskey, testified that the tenants of the used car sales operation from 1954 to the present were Lumsden Motors, Wise Motors, Colgate Motors, and presently Southern Motors. The witnesses all agreed that the use of the property was never interrupted for a period of time longer than one month from its beginning in 1953 to the present; however, they did agree that the used car sales operation did not use the land beyond the frame garage and that the area to the west of the customer parking spaces was and is presently used as a service garage, not as part of the used car sales operation.
3. No one appeared at the hearing in opposition to the petition.
4. The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of May, 1982, that a nonconforming use for the used car sales operation depicted on Petitioner's Exhibit 2, as hereinafter reduced in area, has existed and has been conducted on the subject property to the extent of the frame garage, customer and display parking spaces, frame office building, and two entrances/exits, and, as such, is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. Upon completion of the erection of the proposed fiberglass panel screening around the area of the service garage, as shown on Petitioner's Exhibit 2, a straight line of division, parallel to the North Point Boulevard right of way (Petitioner's property line), shall be established as running in a southerly direction from the easternmost corner of the screening to a point intersecting the southwest 365-foot line of the petitioner's property, a distance of approximately 170 feet. The used car sales operation shall be limited to that area between the new line of division and the North Point Boulevard right of way, excluding therefrom that portion devoted to service garage use being conducted within the screening.

ORDER RECEIVED FOR FILM

DATE May 3, 1982 BY [Signature]

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: January 8, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 5, 1982

RE: Item No: 117, 118, 119, 120, 121, 122
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/dp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning Date: December 26, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #118 - Pasquale Bruno
- Item #120 - Burn Allen Stephenson
- Item #126 - Clarence and Irene McNeal
- Item #127 - Roy L. Chivacci, et al
- Item #128 - Cook United, Incorporated
- Item #129 - Richard S. and Nancy D. Frank
- Item #131 - Harwood Realty Corp.
- Item #133 - Turnpike Associates

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ith

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825 7310

PAUL H. RENGE, Chief February 24, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Pasquale Bruno
Location: NE/S North Point Boulevard, 350' SE of Bend Avenue
Item No.: 118 Zoning Agenda: Meeting of January 5, 1982
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: March 22, 1982
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-216-SPH

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:mc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: January 26, 1982
Charles E. Burnham
FROM: Zoning Advisory Meeting of
SUBJECT: January 5, 1982

- ITEM NO. 117 See Comments
- X ITEM NO. 118 Standard Comments
- ITEM NO. 119 See Comments
- ITEM NO. 120 Standard Comments
- ITEM NO. 121 See Comments
- ITEM NO. 122 See Comments

[Signature]
Charles E. Burnham
Plans Review Chief

CEB:rrj

John O. Hennegan, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

March 9, 1982

NOTICE OF HEARING

RE: Petition for Special Hearing
Northeast side of North Point Rd., 350 ft.
Southeast of Battle Grove Rd.
Pasquale Bruno - Petitioner
Case #82-216-SPH

TIME: 10-45 a.m.

DATE: Tuesday, April 12, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

15th DISTRICT

ZONING: Petition for Special Hearing
 LOCATION: Northeast side of North Point Blvd. 350 ft. Southeast of Battle Grove Road
 DATE & TIME: Tuesday, April 13, 1982 at 10:45 A. M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the property known as 4114 North Point Boulevard, as a non-conforming use for used car sales

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Pasquale Bruno as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 13, 1982 at 10:45 A. M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

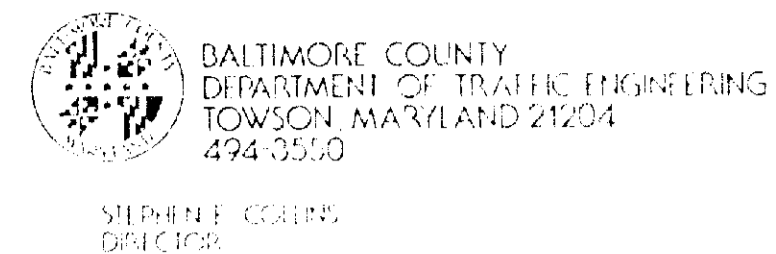
DESCRIPTION TO ACCOMPANY
 PETITION FOR NONCONFORMING USE

4114 NORTH POINT BOULEVARD
 15TH ELECTION DISTRICT

Beginning at a point on the northeast side of North Point Boulevard, approximately 350 feet southeast of Battle Grove Road (presently designated as Bend Avenue on the Official Zoning Map), and thence running the nine (9) following courses and distances:

- 1) Northeasterly 150 feet;
- 2) Northwesterly 175 feet;
- 3) Northeasterly 105 feet;
- 4) Northeasterly 190 feet;
- 5) Southeasterly 50 feet;
- 6) Southwesterly 150 feet;
- 7) Southeasterly 335 feet;
- 8) Southwesterly 365 feet;
- 9) Northwesterly 285 feet to the place of beginning.

Item #114



April 22, 1982

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: ZAC Meeting of January 5, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 118, 119, 121 and 122.

Sincerely,

 Michael S. Flanigan
 Engineering Associate II

MSP/elj

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

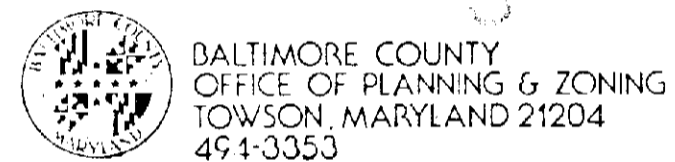
DESCRIPTION TO ACCOMPANY
 PETITION FOR NONCONFORMING USE

4114 NORTH POINT BOULEVARD
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- 1) Northeasterly 150 feet;
- 2) Northwesterly 175 feet;
- 3) Northeasterly 105 feet;
- 4) Northeasterly 190 feet;
- 5) Southeasterly 50 feet;
- 6) Southwesterly 150 feet;
- 7) Southeasterly 385 feet;
- 8) Southwesterly 365 feet;
- 9) Northwesterly 285 feet to the place of beginning.

OTD
 dex



WILLIAM E. HAMMOND
 ZONING COMMISSIONER

April 1, 1982

John C. Hennegan, Esquire
 1301 Merritt Boulevard
 Dundalk, Maryland 21222

RE: Petition for Special Hearing, NE/S of North Point Blvd., 350' SE of Battle Grove Rd. - 15 The Election District Pasquale Bruno - Petitioner NO. 82-216-SPH (Item No. 118)

Dear Sir:

This is to advise you that \$52.46 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

 WILLIAM E. HAMMOND
 ZONING COMMISSIONER

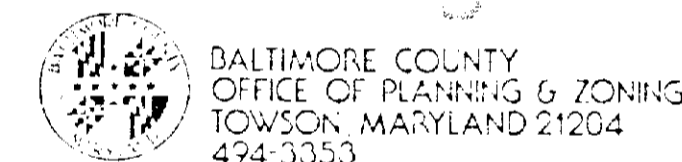
BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 107624

DATE 4/30/82 ACCOUNT 01-662
 AMOUNT \$52.46

RECEIVED FROM: John C. Hennegan, Esquire
 FOR: Advertising & Posting Case #82-216-SPH (Pasquale Bruno)

VALIDATION OR SIGNATURE OF CASHIER



WILLIAM E. HAMMOND
 ZONING COMMISSIONER

May 3, 1982

John O. Hennegan, Esquire
 1301 Merritt Boulevard
 Dundalk, Maryland 21222

RE: Petition for Special Hearing NE/S of North Point Boulevard, 350' SE of Battle Grove Road - 15th Election District Pasquale Bruno - Petitioner NO. 82-216-SPH (Item No. 118)

Dear Mr. Hennegan:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/srl

Attachments

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

John O. Hennegan, Esquire
 1301 Merritt Boulevard
 Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 1st day of March, 1982.

WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Pasquale Bruno

Petitioner's Attorney John O. Hennegan, Esq.

Reviewed by:
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	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										
Reviewed by:	Revised Plans: Change in outline or description Yes/No									
Previous case:	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 15 day of Dec, 1981*

Filing Fee \$25 Received: Check
 Cash
 Other

118

William E. Hammond
William E. Hammond, Zoning Commissioner

Submitted by Hennegan

Reviewed by WME

of the Petition for assignment of a

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 105731

DATE 3/9/82 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM John O. Hennegan, Esquire

FOR Filing fee for Case #82-216-SPH (Bruno)

AMOUNT PAID 25.00

VALIDATION OR SIGNATURE OF CASHIER

Petition for Special Hearing

15TH DISTRICT
ZONING: Petition for Special Hearing
LOCATION: Northeast side of North Point Blvd., 350 ft. Southeast of Battle Grove Road.
DATE & TIME: Tuesday, April 13, 1982 at 10:45 a.m.
PUBLISHED: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md. The Zoning Commission

Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the property known as 414 North Point Blvd., as a non-conforming use for used car sales.

All that parcel of land in the Fifteenth District of Baltimore County, beginning at a point on the northeast side of North Point Boulevard, approximately 350 feet southeast of Battle Grove Road (presently designated as Bend Avenue on the Official Zoning Map), and thence running the nine (9) following courses and distances: 1) Northeasterly 150 feet; 2) Northwesterly 175 feet; 3) Northeasterly 105 feet; 4) Northeasterly 190 feet; 5) Southeasterly 50 feet; 6) Southeasterly 150 feet; 7) Southeasterly 365 feet; 8) Southwesterly 285 feet to the place of beginning.

Being the property of Pasquale Bruno as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, April 13, 1982 at 10:45 a.m. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave. Towson, Md. By Order of William E. Hammond, Zoning Commissioner of Baltimore County

The Times

Middle River, Md., March 25 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 24th day of March, 1982
William E. Hammond Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 25, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~66801-66801~~ of one time ~~successive weeks~~ before the 13th day of April, 1982, the 5th publication appearing on the 25th day of March, 1982

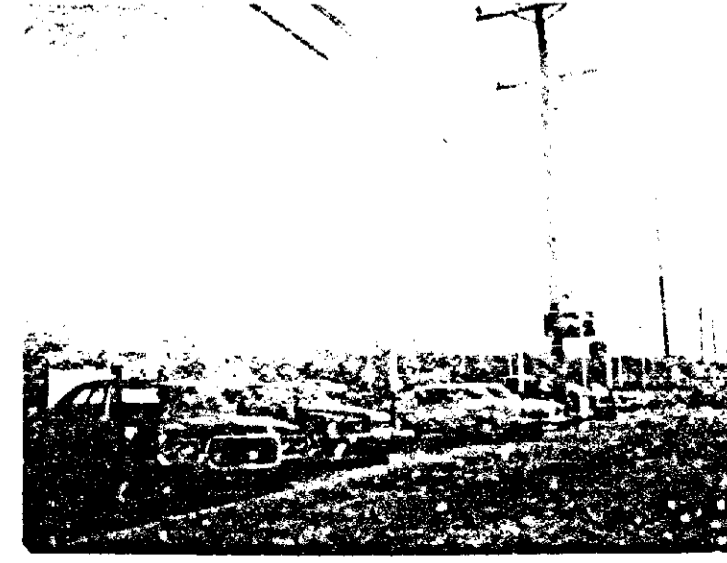
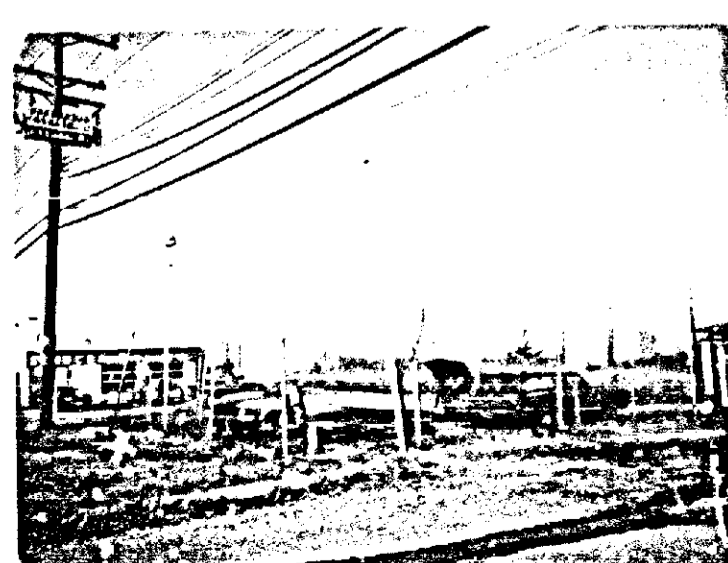
William E. Hammond
THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$-----

PETITION FOR SPECIAL HEARING
10th DISTRICT
ZONING: Petition for Special Hearing
LOCATION: Northeast side of North Point Boulevard 350 ft. Southeast of Battle Grove Road.
DATE & TIME: Tuesday, April 13, 1982 at 10:45 A.M.
PUBLIC HEARING: Room 106, 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 on the Petition for Special Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the property known as 414 North Point Boulevard, as a non-conforming use for used car sales.
All that parcel of land in the Fifteenth District of Baltimore County, beginning at a point on the northeast side of North Point Boulevard, approximately 350 feet southeast of Battle Grove Road (presently designated as Bend Avenue on the Official Zoning Map), and thence running the nine (9) following courses and distances: 1) Northeasterly 150 feet; 2) Northwesterly 175 feet; 3) Northeasterly 105 feet; 4) Northeasterly 190 feet; 5) Southeasterly 50 feet; 6) Southeasterly 150 feet; 7) Southeasterly 365 feet; 8) Southwesterly 285 feet to the place of beginning.
Being the property of Pasquale Bruno as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, April 13, 1982 at 10:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order of William E. Hammond, Zoning Commissioner of Baltimore County Mar. 25.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

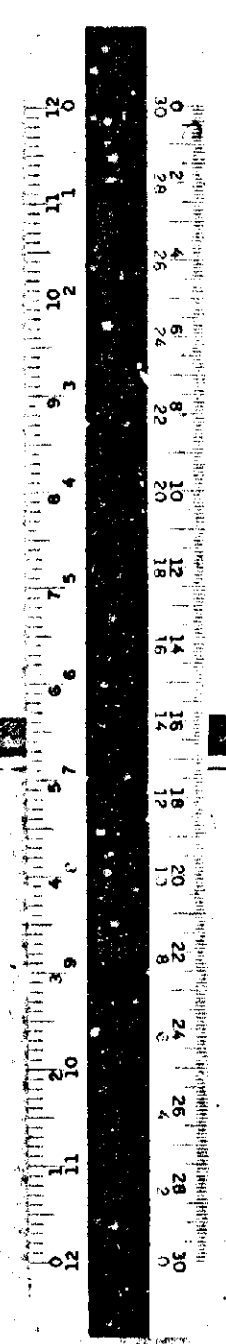
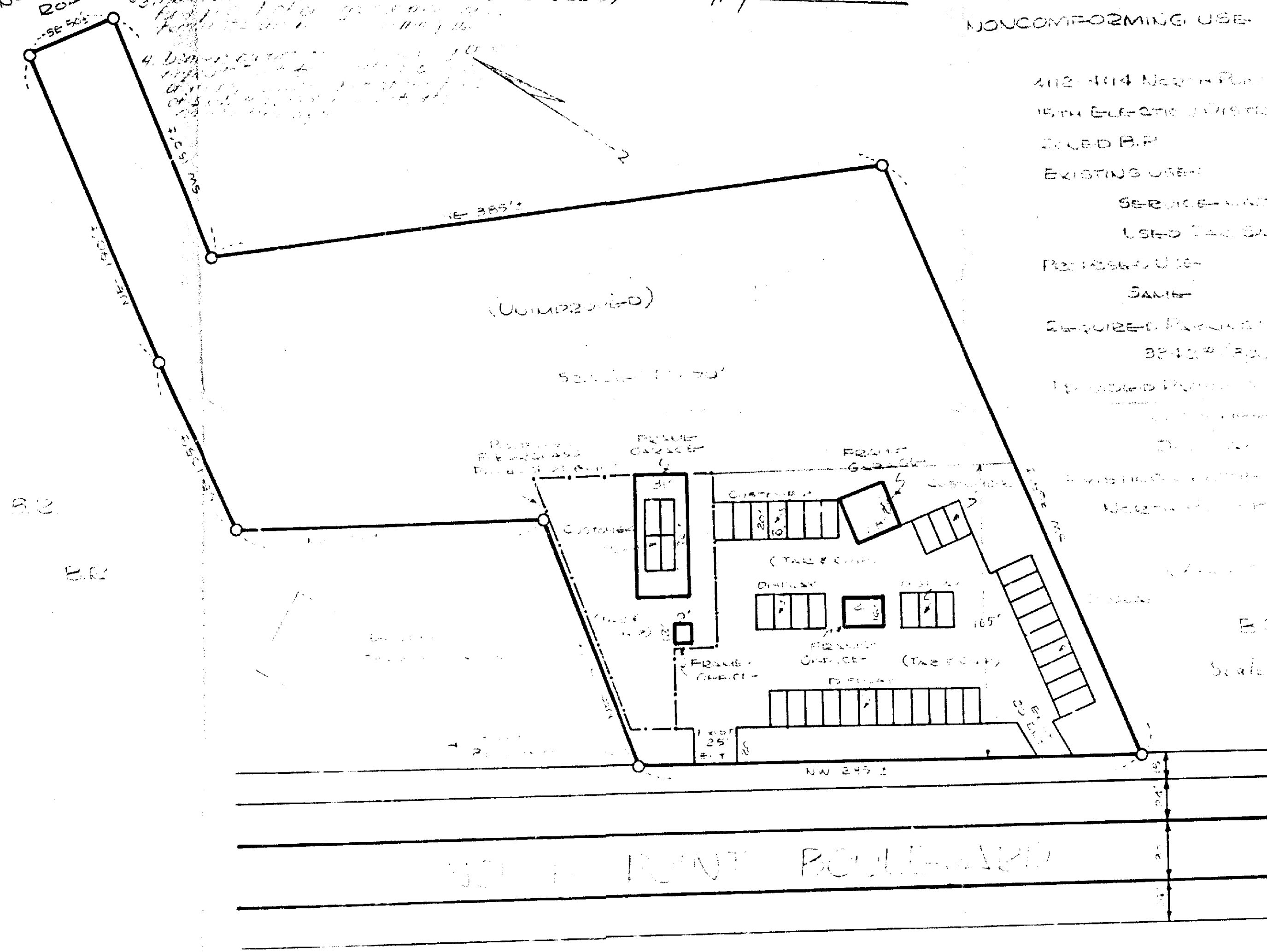
District: 15th Date of Posting: 3/25/82
Posted for: William E. Hammond
Petitioner: John O. Hennegan
Location of property: 414 North Point Blvd.
Location of Signs: at the property
Remarks: see attached
Posted by: William E. Hammond Signature Date of return: 4/13/82



1. All...
 2. No...
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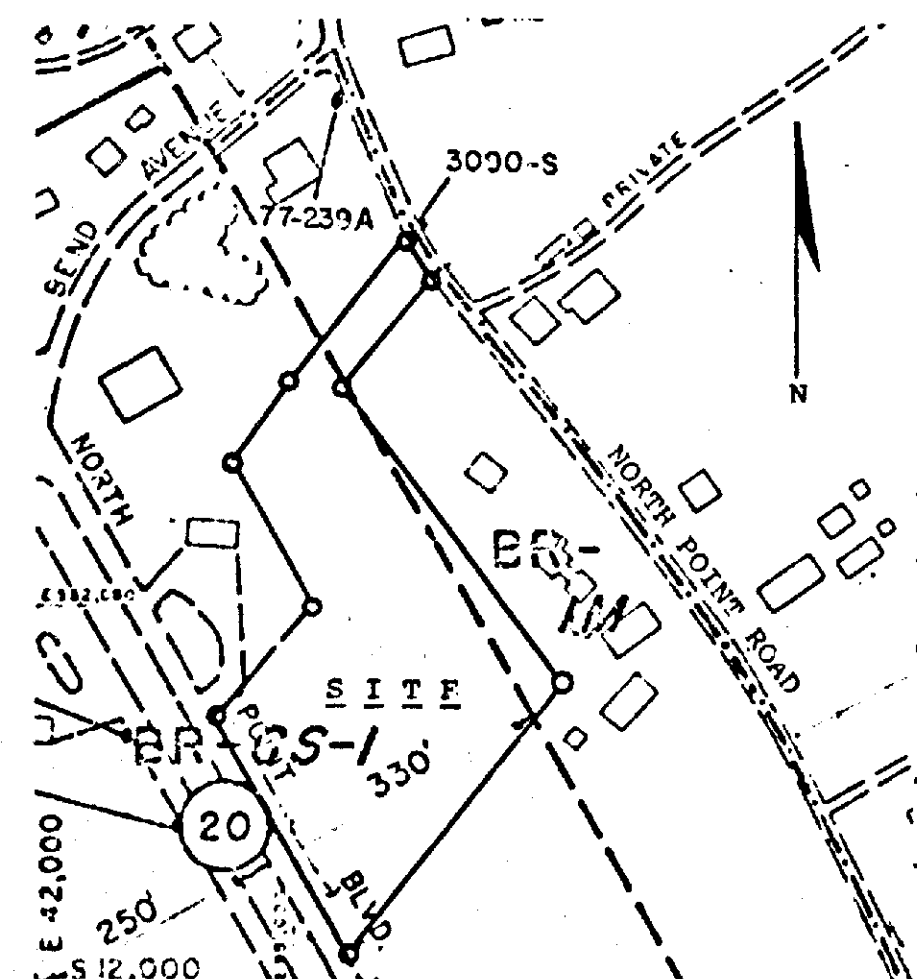
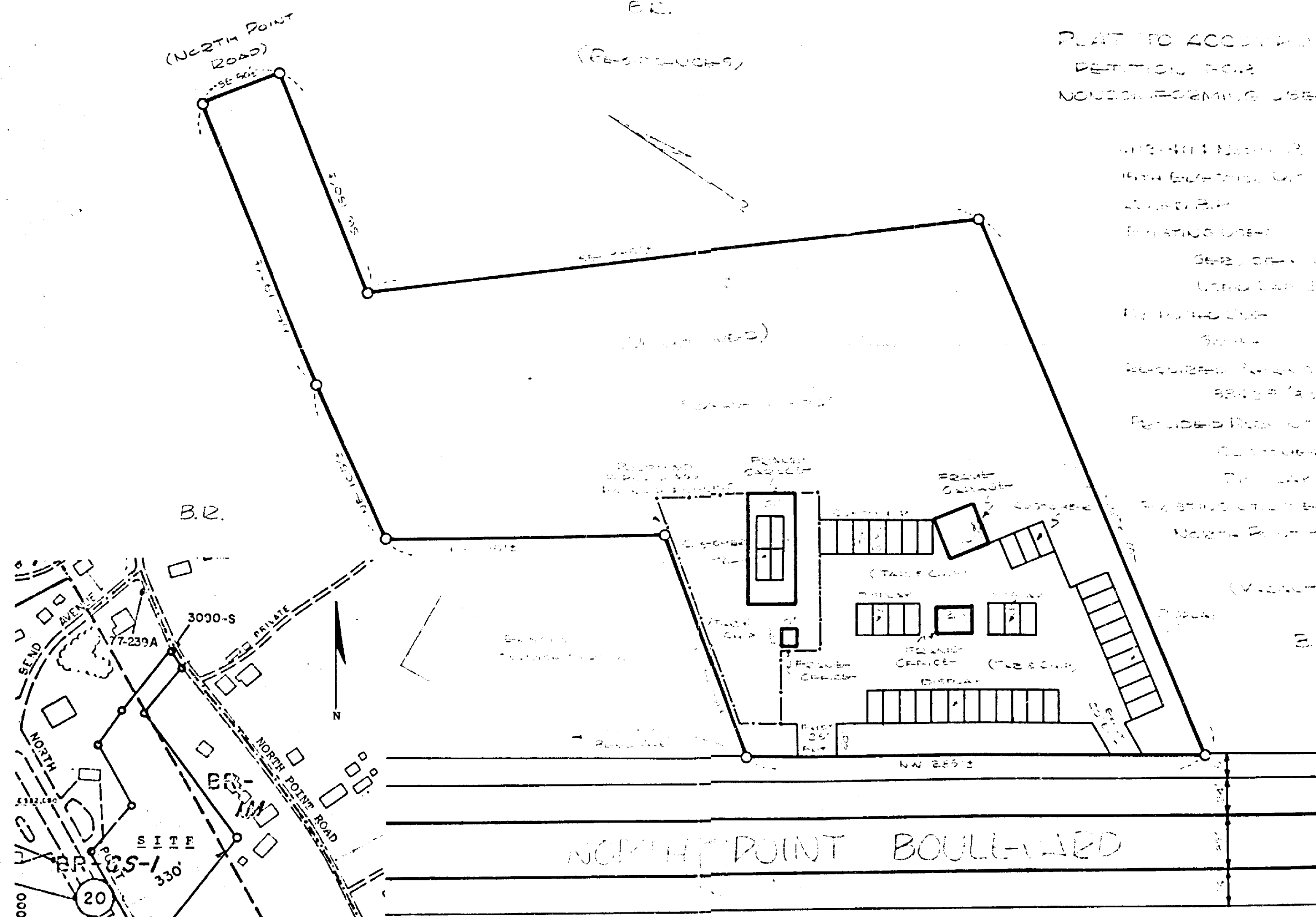
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY Dylan H. [Signature]
 DATE 9/22/21

PLAT TO ACCOMPANY
 PETITION FOR
 NONCONFORMING USE



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PLAT TO ACCOMPANY
 PETITION FOR
 NONCONFORMING USE



PREPARED BY
 EXHIBIT 2

TOM #118