

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
A. J. Watkins & Sons, Inc.
19 W. Pennsylvania Avenue
Baltimore 4, Maryland

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Exception
To The Zoning Commissioner of Baltimore County

A. J. Watkins & Sons, Inc. Legal Owner

Fred E. Slagowski Contract Purchaser

hereby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or be created thereon) hereinafter described for a service garage.

All that parcel of land in the Fifteenth District of Baltimore County on the Northeast corner of Marilyn Avenue and Belwood Road; thence running Northwesterly and binding on the East side of Marilyn Avenue, 50 feet with a rectangular depth of 150 feet and binding on the North side of Belwood Road.

Fred E. Slagowski

Fred E. Slagowski
Contract Purchaser

A. J. Watkins & Sons, Inc.
Legal Owner

July 25, 1957

Mr. Fred Slagowski
515 Marilyn Avenue
Baltimore 21, Maryland

Re: Zoning Petition #234-X
Special Exception for
Service Garage located on
the S/E corner Marilyn and
Belwood Avenues.

Dear Mr. Slagowski:

In order that your zoning file may be complete please sign and copy of the attached plans and return it to this office to my attention.

It is my understanding that the violation listed in my letter dated June 9, 1957 have been corrected. Upon final inspection by the zoning inspector this matter will be returned to the Zoning Commissioner, with a request that a final order be passed on your violation hearing #234-X.

If I can be of any further assistance in this matter please do not hesitate to call on me.

Yours very truly,

James R. Yur
Planner III

cc: Mr. John Rhee-Zoning Commissioner
Planning & Zoning File

JRM/ae

ORDERED BY the Zoning Commissioner of Baltimore

County this 11th day of August, 1957,
that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 11th day of September, 1957, at 11 o'clock A.M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special exception to use the property described therein for a service garage, from the facts presented at the hearing it is the opinion of the Deputy Zoning Commissioner that the granting of the special exception will not be detrimental to the health, safety, and the general welfare of the community, therefore, the petition should be granted.

It is this 11th day of September, 1957, by the Deputy Zoning Commissioner ORDERED that the aforesaid petition for a special exception to use the subject property for a service garage, be and the same is hereby granted, subject, however, to approval of plans for the development of said property by the Bureau of Land Development.

John Rhee
Deputy Zoning Commissioner
of Baltimore County

Order A 8543 Req H 271

Certificate Of Publication

Thursday, August 22, 1957



ESSEX, MD., August 23, 1957
THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 11th day of September, 1957, the first publication appearing on the 22nd day of August 1957.

THE EASTERN ENTERPRISE, INC.
John S. Appell
Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 8-23-57
Posted for: Special Exception for a service garage
Petitioner: A. J. Watkins & Sons, Inc.
Location of property: S.E. corner of Marilyn Avenue & Belwood Road.
Location of signs: Northwest corner of Marilyn Avenue & Belwood Road.
Remarks: *George R. Lewis*
Posted by: *George R. Lewis* Date of return: 8-30-57

June 9, 1957

Mr. Fred Slagowski
515 Marilyn Avenue
Baltimore 21, Maryland

Re: Zoning Petition #234-X
Special Exception for
Service Garage, located
on the N/E corner Marilyn &
Belwood Avenues

Dear Mr. Slagowski:

Your petition for a special exception, for a service garage, at the above address was granted on August 8th, 1957, subject to the approval of development plans by the Bureau of Land Development. In reviewing your file at the violation hearing, it was noted that no such plan has ever been submitted. Inasmuch, as the special exception is subject to the approval of this plan, it will be necessary for you to have a plan prepared in accordance with the enclosed check list and submitted to this Office within the next thirty (30) days.

The following zoning violations should be corrected immediately:

- (1) All junk cars should be removed from the parking lot. The parking lot should be surfaced with a 4 foot high fence, paved with a durable dustless surface, and should be used for customers parking only.
- (2) All cars shall be serviced within the garage. The sidewalk area should be clear of cars at all times.
- (3) If the drains in the garage are not sufficient to prevent water from running off on adjacent properties, larger drains should be installed.

Department Of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE R. LEWIS, Senior Surveyor, No. 10, 1957
To: WALTER H. ADAMS
Subject: Zoning Petition #234-X
Special Exception - Service Garage
N/E Corner Marilyn Avenue and Belwood Road
District 15

This office has the following comment on the referenced petition:

- 1) Plan as submitted by owner is incorrect. Baltimore County has improved this intersection under Contract 5235-C, which set up a widening for Marilyn Avenue, as shown on the attached Highway Construction Drawing C-665, Sheet 2 of 2.
- 2) Channelization of this site must be approved by this office.

George R. Lewis
GEORGE R. LEWIS
Chief - Permit Section

cc: Lila

cc: Mr. Stirling (Planning)

- 2 -

Within thirty (30) days this matter will be returned to the Zoning Commissioner, with a request that a final order be passed on your violation hearing number #234-X.

If you have any questions concerning this matter, please do not hesitate to call on me.

Yours very truly,

JAMES R. YUR
PLANNER III

JRM/ae

August 30, 1957

\$35.00

RECEIVED of Fred E. Slagowski, for petitioner, A. J. Watkins & Sons, Inc., the sum of Thirty-five Dollars (\$35.00), being cost of petition for Special Exception, advertising and posting property situate on the Northeast corner of Marilyn Avenue and Belwood Road, Fifteenth District of Baltimore County.
Thank you.

Zoning Commissioner
of Baltimore County

REMARKS:

Wednesday, September 11, 1957
at 11:40 A. M.

Room 108
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland

01602-835.00

RECEIVED
AUG 15 1957
COUNTY'S DIV. 2
BY *[Signature]*

September 2, 1965

Mr. Ormsby S. Moore,
Secretary to Executive,
County Office Building
Towson, Maryland

Dear Mr. Moore:

I received your letter concerning Mrs. U. D. Gilley's complaint in the matter of Fred. E. Slageneit who owns property on northeast corner of Harlyn Avenue and Belwood Road.

For your information I am enclosing a copy of my Order dated September 11, 1957. You will note that there is no restriction therein as to use for storage only.

I also enclose a copy of Chief Inspector George V. Cobough's report made as result of an inspection on August 31, 1965.

Very truly yours

Zoning Commissioner

Baltimore County, Maryland

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

August 26, 1965

James T. Anselmi
County Executive

Mrs. U. D. Gilley
904 Lanco Avenue
Baltimore, Maryland 21221

Dear Mrs. Gilley:

I have your letter of August 21, address to Mr. Agnew, and upon making a preliminary investigation I find that this is a problem that seems to be continuing over a considerable period of time. Therefore, I would like to take the time to look into the matter personally and then advise you of my findings.

Sincerely,

Ormsby S. Moore
Secretary to Executive

OSM/s

cc: Mr. John Rose--would appreciate a written report with reference to the attached letter.



Mr. Lupo J. Agnew, County Executive
County Office Bldg.
Towson, Md.

Dear Mr. Agnew:

In regards to the answer to my letter of July 11, 1965 by Mr. DeMoss in which he stated Mr. Slageneit has a letter on file agreeing to install side walls upon completion of repairs. I just want to state I am not naive enough to believe the sidewalls will ~~ever~~ be installed. I have lived here ever since Mr. Slageneit started building and he has never completed a job that we can see.

There are so many things I can't understand regarding Mr. Slageneit and Baltimore County, but I am not one to give up and I intend to keep digging through ever source I find available until I find answers to many questions. Now I know Baltimore County can give Mr. Slageneit permission to operate a body and fender shop in a building that was originally built by a special

date 21, Md.
Aug 21, 1965

person granted by Mr. John Rose for storage only. This is operating right on my bedroom window, night or day on the street or inside the building doesn't seem to make any difference.

If you have spoken to Mr. Rose about this problem I don't know what he has told you but by the way he has gone along with Mr. Slageneit. I would say it has not been favorable to me. We are very slow to start a fight and this one began only after we had put up with an old parking lot full of junk cars used at night by people and as a result we would get the beer cans and other things on our side. Now that we know what this man is like and we don't begin to fight him we don't intend to ~~ever~~ give up as long as things stand as they do. Sometime, somehow we will find answers to many questions and we will also find someone to help clean up a deplorable situation. It's a shame that our County allows such to exist year after year.

Sincerely yours,
(Mrs) U. D. Gilley

Aug 31, 1965

Mr. Slageneit has almost completed work caused by fire damage.
1- Else will be completed
2- Storage room on upper to be completed
Repairs from construction will be handled away and all work to be completed by Oct. 1, 1965

1 Mr. Slageneit has sidewalks in & complete
2 No work ever done on Sundays and garage close at 6 PM during work days until 2
3 PM on Saturdays
L. W. Blough

All work and garage seems to be in accord with rules & regulations

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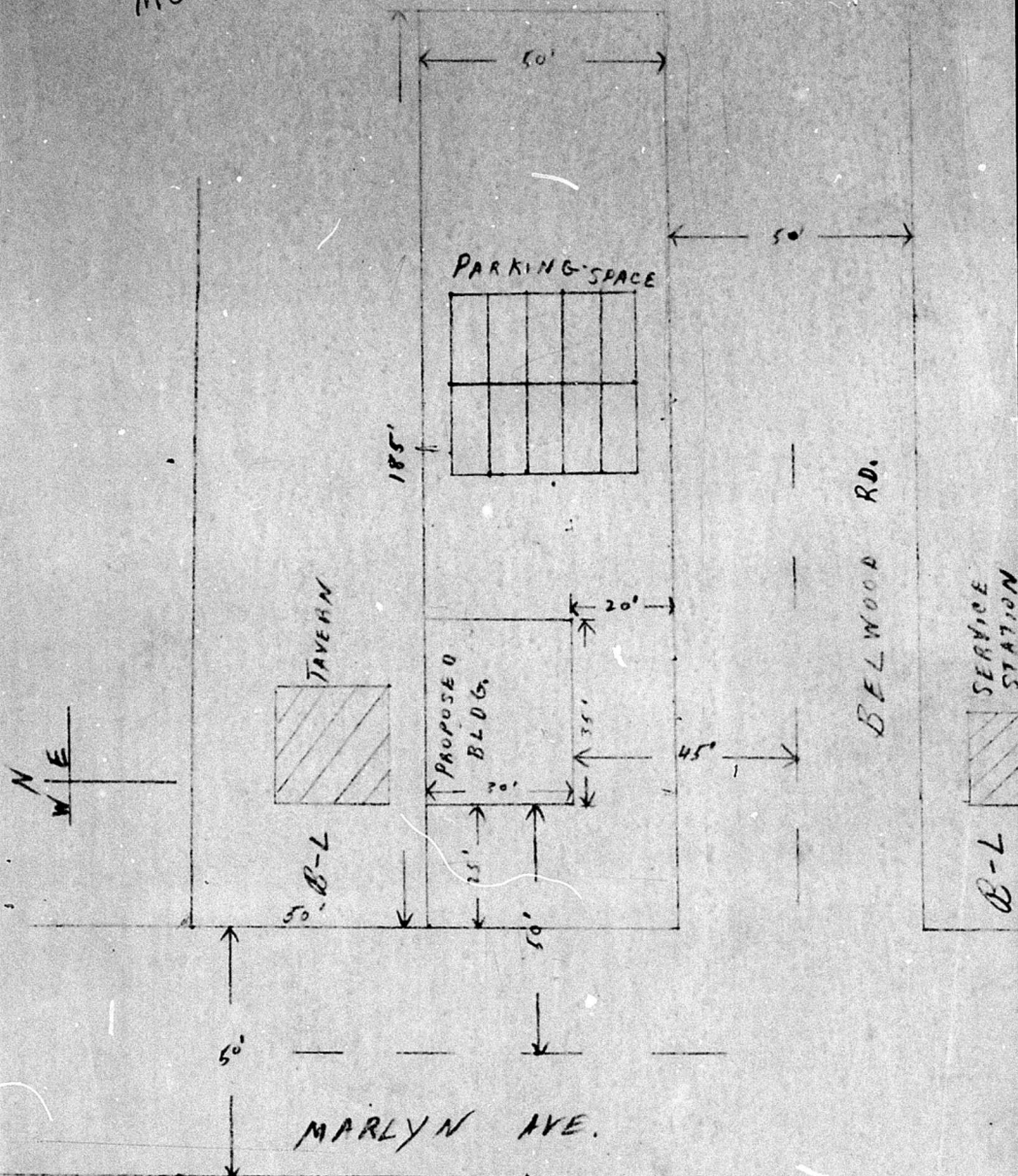
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MU 70390



SCALE - 1" = 25'

RESIDENTIAL

MARLYN AVE. 60' RW

EX. TAVERN

LOT AREA 27,750⁰
PARKING AREA TO BE PAVED
BY AUG. 1961

EXISTING FENCE

CON. BLK. BLDG.
40' X 84'
BL WITH S.E.

EXISTING CURB

TEMP. ENT. TO
PARKING LOT

PERMANENT ENT.
TO BE INSTALLED BY
JAN. 1961

BELWOOD

AVE. 50' RW

OFFICE OF PLANNING & ZONING
APPROVED AS TO STIPULATIONS IN

The Zoning Commissioners Order
NO. ~~4234~~ DATED 7/31/61 9/11/57
This Approval Pertains To Setbacks,

Parking, Screening And Other Restr. tions
As Specified In The Baltimore County Zoning
Code.

Date 7/31/61 *[Signature]*

OWNER *Lee E. Slegemont*
DATE: 7/26/61
15TH DIST. DATE JUNE 27 1961