

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George C. and Julia M. Speer, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

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 service garage

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

I, or we, agree to pay expenses of above reclassification 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.

Paul F. Ciampaglio
Contract purchaser
Address 2505 Summit Ave., #21234

George C. Speer
Legal owner
Address 800 Old Harford Rd., #21214

Marion D. Edwards
Petitioner's Attorney
Address 6903 Dumbarton, Balto., Md. 21222

Protestant's Attorney

ORDERED: By The Zoning Commissioner of Baltimore County, this _____ 29th _____ day of _____ 1965, 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 106, County Office Building in Towson, Baltimore County, on the _____ 5th _____ day of _____ August _____ 1965, at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

GEORGE D. EDWARDS
Attorney at Law
PROFESSIONAL BUILDING
6903 DUMBARTON
BALTIMORE, MARYLAND 21222
ATWAIN 5-6800

August 6, 1965

Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Special Exception for Service Garage,
W/S Old Harford Road 175' N. Putty Hill Ave., 9th
District, 66-35-X

Dear Sir:
Please enter an Appeal from your decision of August 5, 1965,
in the captioned matter to the County Board of Appeals.

Thank you for your cooperation.

Very truly yours,
George D. Edwards
George D. Edwards
Attorney for petitioner

GDE/AG

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

the above Reclassification should be had; and it further appearing that by reason of _____

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 1965, that the herein described property or area should be and the same is hereby reclassified, from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ the requested service garage would tend to _____ the land described in the petition and as set forth on the plat _____ which accompany the petition, _____

the above reclassification and/or Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 1965, that the above reclassification be and the same is hereby GRANTED and that the above Special Exception be and the same is hereby GRANTED.

Zoning Commissioner of Baltimore County

David W. Dallas, Jr.
Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

8715 OLD HARFORD ROAD
BALTIMORE, MD. 21234
AREA CODE 301-665-7422

ENGINE DESCRIPTION
SANS OLD HARFORD ROAD

SPECIAL EXCEPTION FOR A SERVICE GARAGE IN A B-L ZONE

BEGINNING for the same on the westernmost side of Old Harford Road (60 feet wide) at a point distant 175 feet more or less northerly from the center of Putty Hill Avenue (70 feet wide) thence binding on the northern projection of the westernmost right-of-way line of Old Harford Road as shown on Baltimore County Bureau of Land Acquisition Drawing H&A 57-005-2 north 15 degrees 36 minutes 04 seconds east 81.25 feet to the division line between Lots 45 and 60 as shown on the plat of *Trident Little Farms* as filed among the Land Records of Baltimore County in Plat Book 7 folio 34 and to intersect the first line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber No. 1281 folio 369 was conveyed to George C. Speer, thence running with and binding on a part of said first line and said division line south 86 degrees 37 minutes 47 seconds west 216.32 feet to the division line between Lots 59 and 60 as shown on said plat, thence running with and binding on a part of said division line and the second line of said deed south 3 degrees 22 minutes 13 seconds east 234.00 feet, thence running with and binding on a part of the third line of said deed south 79 degrees 04 minutes 05 seconds east 109.19 feet to the place of beginning.

CONTAINING 10,711 square feet or 0.251 acres of land more or less.

June 9, 1965

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for a Service Garage : COUNTY BOARD OF APPEALS
W/S Old Harford Road 175' North : OF
of Putty Hill Road, : BALTIMORE COUNTY
9th District :
George C. Speer, et al :
Petitioners : No. 66-35-X

OPINION

This is an application for a special exception for a Service Garage on a piece of property on the west side of Old Harford Road north of Putty Hill Road, approximately 175 feet, made on behalf of Mr. and Mrs. George C. Speer, the legal owners, and for the benefit of Paul F. Ciampaglio, the contract purchaser, who desires to construct a building on the premises for the purpose of operating a Service Garage. Mr. Ciampaglio has been in the service garage business, as an individual, for over twenty-five years and conducts a one-man operation employing no mechanics or helpers. The piece of land contains approximately 11,000 square feet and is already zoned B-L on the existing zoning map which was adopted in 1945. Changes in the character of the neighborhood since that time have been very extensive and the land is now a part of the complex of business and public uses surrounding the intersection of Putty Hill and Old Harford Roads which consists of a number of gasoline stations, a drive-in grocery store, and the County's Parkville Fire and Police Station among others.

From the evidence in the case it would appear that Mr. Ciampaglio desires to construct a building which would be an improvement, from an aesthetic point of view alone, to the present existing structure on the lot and his plan seems very reasonable. The Board finds that under the evidence the petitioners have met all of the burdens placed upon them by Section 502.1 of the Baltimore County Zoning Regulations for the granting of special exceptions, and the Board cannot find any evidence of detriment in any respect to the neighborhood by the proposed operation.

The only protestant, a corporation, the Woodcraft Civic Association represented by its President, expressed as its reasons for opposition numerous fears as to what might possibly happen in the future, none of which were compelling to the Board as the

- 2 -

George C. Speer, et al - #66-35-X

service garage business, if operated, will have to comply with all of the applicable statutes and regulations of Baltimore County as to its future use.

For the reasons stated above the special exception requested will be granted subject to site plan approval by the Office of Planning and Zoning and the Department of Public Services.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 9th day of February, 1966 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the aforementioned restrictions.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: July 23, 1965
FROM: George E. Gorralls

SUBJECT: Petition 66-35-X. Special Exception for a Garage-Service. West side of Old Harford Road 175 feet North of Putty Hill Road. Being the property of George C. and Julia M. Speer.

9th District

HEARING: Wednesday, August 4th, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- Although the present zoning of this property is not in accord with the Comprehensive Rezoning Map recommended for the Northeastern Planning Area, the Planning Board is now considering retention of B-L zoning here.
- Because the subject property is adjacent to residential land, we have serious reservations about permitting as intensive - and potentially offensive - a use as a service garage here. A use of an inherently transitional nature would be more appropriate. If, however, the service garage is to be permitted, we strongly recommend that conditions be attached to the grant of the special exception to make the use as transitional as possible. Among the conditions should be requirements for extensive screening (for more extensive than as shown on the petitioner's plan) - particularly on the front of the property. Further, hours of operation should be specified, and there should be a flat prohibition against all outside work activities. If possible, some kind of coordinated access with the adjacent filling station should be worked out; this would be not so much for traffic control as to orient the use more toward the intersection and away from residential land to the north.
- The site plan submitted by the petitioner shows a parking lot so related to the proposed building as to hamper circulation of cars on the lot. We question whether this is the best arrangement possible, and suggest that the petitioner contact the Project Planning Division of this office in order to attempt to work out a better parking layout before the hearing.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

George J. Edwards, Esq.
6903 Dumbarton
Baltimore, Maryland 21222

SUBJECT: Special Exception for a Service
Garage for George C. Speer
Located W/S of Old Harford Road
175' N of Putty Hill Road
9th District
(Item 2 June 29, 1965)

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

FOR FURTHER PLANS REVIEW: See attached comment.

OFFICE OF PLANNING AND ZONING: The parking layout as indicated on the petitioner's development plan will not function properly due to the narrow width of the rear portion of the lot; however, since only six parking spaces will be required for the garage, it appears that this problem can be worked out at the building permit stage. If the zoning requested is granted.

BUREAU OF ENGINEERING:
Water - Existing 12" water in Old Harford Road.
Sewer - Existing 8" sewer in Old Harford Road.
Adequacy of existing water and sewer to be determined by developer or his engineer.
Road - Old Harford Road is to be developed as a 40 foot curb and gutter road on a 50 foot right of way.
Storm Drain - An enclosed drainage system exists at Putty Hill Road and Old Harford Road.

The following members had no comment to offer:

Board of Education
Health Department
Industrial Commission
Bureau of Traffic Engineering
Buildings Department
State Roads Commission

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

cc: Mr. Morris-Pine Bureau-Plan Review
Albert G. Gorralls-Office of Planning and Zoning
Carlyle Brown-Bureau of Engineering

Very truly yours,

James L. Hines, III
James L. Hines, III
Permit and Petition Program

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer, Chairman
TO: Zoning Advisory Committee
FROM: Mr. Charles F. Morris, Jr.
Fire Bureau - Plans Review
SUBJECT: Property Owner - George C. Spear
Location: W 5 Old Harford Road - 175' N. of Putty Hill Road
Dist. 9
Present Zoning - B-1
Proposed Zoning - Petition for special exception for garage service.

1. Garages will conform to all applicable requirements of the Baltimore County Fire Prevention Code, 1960 Edition.
a. Article 19 - Sections 19.1 thru 19.4 Page 126.

(Note) Water is located 175' from property line.

CFH:jls

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 8-9-65
Posted for: George C. and Julia M. Spear
Location of property: W 5 Old Harford Rd 175' N. of Putty Hill Rd
Location of Sign: 1 sign on front of the property
Remarks: Petition for special exception for garage service.
Posted by: Robert L. Palmer Date of return: 8-26-65

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 7-15-65
Posted for: Hearing held Aug. 4, 65 - 7:11:00 A.M.
Petitioner: George C. Spear
Location of property: W 5 Old Harford Rd 175' N. of Putty Hill Rd
Location of Sign: 1 sign on front of the property
Remarks: Petition for special exception for garage service.
Posted by: Robert L. Palmer Date of return: 7-22-65

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: George D. Edwards, Esq.
6903 Dummery
Baltimore 22, Md.
BILLED BY: Zoning Dept. of Balto. County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILED DESCRIPTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$60.00
		Petition for Special Exception for George C. Spear	50.00
		#66-35-X	
			50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: George D. Edwards, Esq.
6903 Dummery
Baltimore 22, Md.
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILED DESCRIPTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$60.00
		Advertising and posting of property for George C. Spear	40.00
		#66-35-X	
			40.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

George D. Edwards, Esq.
6903 Dummery
Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
23th day of June, 1965

Owner Name: George C. Spear
Reviewed by: [Signature]

JOHN G. ROSE
Zoning Commissioner

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., July 14, 1965

THIS IS TO CERTIFY, that the annexed advertisement of
"George C. Spear"
was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 13th day of July 1965; that is to say, the same was inserted in the issues of 7-14-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: George D. Edwards, Esq.
6903 Dummery
Baltimore, Maryland 21222
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILED DESCRIPTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$75.00
		Cost of appeal - property of George C. Spear, 30 at	570.00
		#66-35-X 1 sign	5.00
			575.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: George D. Edwards, Esq.
6903 Dummery
Baltimore 22, Md.
BILLED BY: Zoning Dept. of Balto. Co.

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		#66-35-X	
			40.00

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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

the westernmost side of Old Harford Road (60 feet wide) and point distant 175 feet more or less northerly from the center of Putty Hill Avenue (70 feet wide) then, thence, on the northern projection of the westernmost right-of-way line of Old Harford Road as shown on Baltimore County Bureau of Land Acquisition Drawing H-25-582-2 north 13 degrees 36 minutes 04 seconds east 81.55 feet to the division line between Lots 45 and 46 as shown on the map of George C. Spear, thence, running with and binding on a part of said first line and said division line between Lots 45 and 46 as shown on said plat, thence running with and binding on a part of said division line and the second line of said deed south 3 degrees 22 minutes 13 seconds east 28.80 feet, thence running with and binding on a part of the third line of said deed south 79 degrees 04 minutes 05 seconds east 190.19 feet to the place of beginning. CONTAINING 10.921 square feet or 0.251 acres of land more or less.

BEING part of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber No. 1281 folio 367 was conveyed to George C. Spear, thence, running with and binding on a part of said first line and said division line between Lots 45 and 46 as shown on said plat, thence running with and binding on a part of said division line and the second line of said deed south 3 degrees 22 minutes 13 seconds east 28.80 feet, thence running with and binding on a part of the third line of said deed south 79 degrees 04 minutes 05 seconds east 190.19 feet to the place of beginning. CONTAINING 10.921 square feet or 0.251 acres of land more or less.

BEING part of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber No. 1281 folio 367 was conveyed to George C. Spear, thence, running with and binding on a part of said first line and said division line between Lots 45 and 46 as shown on said plat, thence running with and binding on a part of said division line and the second line of said deed south 3 degrees 22 minutes 13 seconds east 28.80 feet, thence running with and binding on a part of the third line of said deed south 79 degrees 04 minutes 05 seconds east 190.19 feet to the place of beginning. CONTAINING 10.921 square feet or 0.251 acres of land more or less.

