

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, John H. Wagner, 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 "X" zone, for the following reasons:

(Special exception only)

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 _____

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 _____ Legal Owner _____
Address _____ Address 3002 Lavender Avenue
Baltimore, Md. 21234
Petitioner's Attorney _____ Protestant's Attorney _____

Address 201 W. Penn. Ave., Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, that 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1966, at _____ o'clock _____ A. M.



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

James D. Nolan
206 W. Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Special Exception - Service Garage for John H. Wagner located 86 1/2 Taylor Avenue 1201 1/2 W. Harford Road 11th District (Item 1, August 30, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING

Water - Existing 12" water in Taylor Avenue.
Sewer - Existing 8" sewer in Taylor Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Taylor Avenue is to be developed as a minimum 60' road on a 60' right of way.
Alignment of this road is correctly shown on the submitted plat.

ZONING ADMINISTRATION DIVISION: If the Deputy Zoning Commissioner decides to grant the zoning action requested, but to assume "that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

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 the Deputy Director of the office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

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

Very truly yours,

James E. Nolan
JAMES E. NOLAN, Principal
Zoning Technician

JEN:ym

cc: Carlyle Brown-Bureau of Engineering

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health or general welfare not being detrimentally affected, a special exception for Garage, Service, should be granted. The use permit requested for parking vehicles on the 25 foot strip as shown on plat submitted, should also be granted.

The above reclassification should be granted and the use permit should be granted.

A Special Exception for _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1966, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED to remain as _____ and the Special Exception for _____ be and the same is hereby DENIED.

granted, from and after the date of this order. The request for a use permit for parking of vehicles on the 25 foot strip shown on plat approved by the Office of Planning and Zoning 10/6/66, should be and the same is granted, said plat being marked Exhibit A, attached hereto and made a part hereof. The site plan for the development of said subject is subject to approval of Bureau of Public Services.

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 NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED to remain as _____ and the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County
MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14th
Posted for: Beginning of Oct. 5, 66, at 11:00 A.M.
Petitioner: John H. Wagner
Location of property: 86 1/2 Taylor Avenue 1201 1/2 W. Harford Road 11th District
Location of Sign: 86 1/2 Taylor Avenue 1201 1/2 W. Harford Road 11th District
Remarks: Robert E. Nolan
Posted by: _____ Date of return: 9-22-66

October 5, 1966

Mr. John G. Rose, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. James Dyer

Re: Petition No. 67-78-X

Dear Sir:

Request is hereby made for a use permit for parking of vehicles on the twenty-five feet shown on a plat attached hereto. This twenty-five feet is the questionable twenty-five feet on the existing Northeastern Zoning Map, which we are advised will be corrected by the County Council some time in November, 1966.

Favorable consideration from the Office of Planning and Zoning will be greatly appreciated.

Very truly yours,

John H. Wagner
John H. Wagner
Legal Owner

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

August 11, 1966

Zoning Description

All that piece or parcel of land situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point located the two following courses and distances from the corner formed by the intersection of the southeast side of Harford Road with the northeast side of Taylor Avenue viz: South 11 degrees 14 minutes East, measured along the northeast side of Taylor Avenue, 120.95 feet and North 49 degrees 00 minutes East 96 feet and running thence from said place of beginning the four following courses and distances viz: South 41 degrees 00 minutes East 95 feet, North 49 degrees 00 minutes East 55 feet, North 41 degrees 00 minutes East 95 feet and South 49 degrees 00 minutes East 55 feet to the place of beginning.

Containing 0.12 of an acre of land more or less.



James D. Nolan
206 W. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this _____ day of _____, 1966.

Petitioner: John H. Wagner

Petitioner's Attorney: James D. Nolan

JOHN G. ROSE
Zoning Commissioner

Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Bureau of Public Services
J. G. ROSEWELL
FROM: Office of Planning & Zoning

SUBJECT: Bldg. Appl. #612-66

The Office of Planning and Zoning has reviewed the subject application and is endorsing it with the following comments:

1. There shall be no outside storage of junk cars or parts.
2. The 4 foot high evergreen screening along the rear and the side (N49°00'E-148.78') must be compact so as to screen this operation from the adjacent residential properties.

JGH:vh

cc: Zoning File #67-78-X
Bldg. Appl. File #612-66

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 23, 1966

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #67-78-X. Northeast side of Taylor Avenue 126.95 feet East of Harford Road. Petition for Special Exception for Garage, Service John H. Wagner - Petitioner.

14th District

HEARING: Wednesday, October 5, 1966. (11:00 A.M.)

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

1. The subject property is not now entirely within a B-1 zone. Actually, a strip of land approximately 25 feet in width is zoned C.A. Further, the addition requested by the petitioner would not have the required 20-foot rear yard.

We assume, therefore, that, in order to execute his plans, the petitioner must obtain a use permit for that portion of the proposed parking area which would lie within the C.A. zone, and that he must obtain a variance for a decreased rear yard depth.

2. We agree with the comments of the Zoning Administration Division to the effect that any granting of the subject petition should be conditioned upon a prohibition of outside storage, the provision of a 5-foot, solid fence to screen the property from adjacent residential property, and approval of the site plans by this office.

TELEPHONE 823-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 40619
DATE 9/26

To: John H. Wagner
3002 Lavender Ave.
Baltimore, Md. 21234
Billed: Zoning Dept. of Balto. Co.

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$
Petition for Special Exception #67-78-X		50.00
		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.

TELEPHONE 823-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 40673
DATE 7/30/66

To: James D. Nolan, Esq.
206 W. Penn. Ave.
Towson, Md. 21204
Billed: Zoning Dept. of Balto. Co.

QUANTITY	DETACH UP-PR SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$
Advertising and posting of property for John Wagner #67-78-X		35.60
		35.60

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.

PETITION FOR SPECIAL EXCEP- TION—46TH DISTRICT

ZONING: Petition for a Special Ex-
ception for Garage, Service
LOCATION: Northeast side of Tay-
lor Avenue 125.35 feet from the
East side of Hartford Road.
DATE & TIME: Wednesday, October
5, 1966 at 11:00 A.M.
PUBLIC HEARING: Room 118, Coun-
ty Office Building, 111 W. Chesape-
ake Avenue, Towson, Maryland.

The Deputy 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 Exception for

All that parcel of land in the Four-
teenth District of Baltimore County,

beginning for the same at a
point located the two following
courses and distances from the cor-
ner formed by the intersection of
the southeast side of Hartford Road
with the northeast side of Taylor
Avenue viz: South 41 degrees 41
minutes East, measured along the
northeast side of Hartford Road
125.35 feet and North 49 degrees
00 minutes East 55 feet and run-
ning thence from said place of be-
ginning the four following courses
and distances viz: South 41 degrees
00 minutes East 25 feet, North 49
degrees 00 minutes East 55 feet, West
55 feet and South 49 degrees 00
minutes West 55 feet to the place
of beginning.

Containing 0.12 of an Acre of land
more or less.

Being the property of John H.
Wagner, as shown on plat plan filed
with the Zoning Department.

Hearing Date: Wednesday, Octo-
ber 5, 1966 at 11:00 A.M.
Public Hearing: Room 118, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
EDWARD D. HARDESTY,
Deputy Zoning Commissioner
of Baltimore County
Sept. 15

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 15, 1966

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of 1 successive weeks before the 5th day of October, 1966, the first publication
appearing on the 15th day of September, 1966.

THE JEFFERSONIAN

L. Frank Struth
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

731 Eastern Ave. September 16 1966

Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for special exception - John H.
Wagner
was inserted in The Eastern Beacon a weekly news-
paper published in Baltimore County, Maryland, once a week
for one (1) successive weeks before the
5th day of October 1966; that is to say,
the same was inserted in the issues of Sept. 14, 1966.

Stromberg Publications, Inc.

Publisher.

Ben Flinn Smith

PETITION FOR SPECIAL EXCEPTION 14th DISTRICT

ZONING: Petition for a Spe-
cial Exception for Garage, Serv-
ice.

LOCATION: Northeast side of
Taylor Avenue 125.35 feet from the
East side of Hartford Road.

DATE & TIME: WEDNESDAY
OCTOBER 5, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 118,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Deputy Zoning Commis-
sioner of Baltimore County, by
authority of the Zoning Act and
Regulations of Baltimore County
will hold a public hearing on the
Petition for Special Exception
for Garage, Service.

All that parcel of land in the
Fourteenth District of Bal-
timore County:

beginning for the same at a
point located the two following
courses and distances from the
corner formed by the intersec-
tion of the southeast side of Har-
tford Road with the northeast side
of Taylor Avenue viz: South 41
degrees 41 minutes East, meas-
ured along the northeast side of
Taylor Avenue, 125.35 feet and
North 49 degrees 00 minutes
East 55 feet and running thence
from said place of beginning the
four following courses and dis-
tances viz: South 41 degrees 00
minutes East 25 feet, North 49
degrees 00 minutes East 55 feet
North 49 degrees 00 minutes
West 55 feet and South 49 de-
grees 00 minutes West 55 feet
to the place of beginning.

Containing 0.12 of an Acre
of land more or less.

Being the property of John
H. Wagner, as shown on plat
plan filed with the Zoning De-
partment.

Hearing Date: Wednesday, Oc-
tober 5, 1966 at 11:00 A.M.
Public Hearing: Room 118,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
EDWARD D. HARDESTY
DEPUTY ZONING
COMMISSIONER OF
BALTIMORE COUNTY

