

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 28, 1967

FROM: George E. Gavrelis, Director

SUBJECT: Petition #67-219-XA. Northeast corner of Belair Road and Henry Ave. Petition for Special Exception for Garage, Service. Petition for Variance to permit 9 parking spaces instead of the required 14 parking spaces. Rocco Citro - Petitioner.

14th District

HEARING: Thursday, May 11, 1967 (11:00 A.M.)

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

1. We agree with the notion of combining a service garage with an automotive-service station.
2. If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office.

Mr. Rocco Citro
Baltimore, Maryland 21236

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

28th day of March, 1967.

Petitioner: Rocco Citro

Petitioner's Attorney:

Reviewed by: *James E. Dyer*
Chairman of Advisory CommitteeTELEPHONE
RES. 3000
EXT. 187BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 45313

DATE: May 2, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

FILED

Billing Dept. of Sel. Co.

TO: Rocco Citro
7541 Belair Rd.
Baltimore, Md. 21236

REPORT TO ACCOUNT NO. 61-622

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

Advertising and posting of property/
#67-219-XA

44.30

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21206

Mr. Rocco Citro
7541 Belair Road
Baltimore, Maryland 21236

Subject: Special Exception, Garage, Service
and Parking Variance for Rocco
Citro, located NE corner of Belair
Road and Henry Avenue - 14th Dist.
(Item 7, March 28, 1967)

April 11, 1967

Dear Sir:

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

BUREAU OF ENGINEERING

Water - Existing 12" water in Belair Road
Existing 6" water in Henry Avenue

Sewer - Existing 8" sanitary sewer in both Belair Road and Henry Avenue
Road - Henry Avenue is to be developed as a minimum 30' road and a 50' R/W. Adequacy of existing utilities to be determined by developer or his engineer.

HEALTH DEPARTMENT - All buildings must be connected to available sewer and water.

STATE ROADS COMMISSION - Entrances will be subject to State Road Commission approval by permit.

TRAFFIC ENGINEERING - This Bureau has no adverse comment to make since the plan indicates a 50' R/W on Henry Avenue and a radius return of 30' into Belair Road.

ZONING ADMINISTRATION DIVISION - If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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: Project Planning, Building Engineer, Board of Education, Industrial Development

Very truly yours,

James E. Dyer
JAMES E. DYER,
Principal Zoning Technician

JED/jde

cc: Carlisle Brown, Engineering; John Meyers, State Roads Commission, Lt. Morris, Fire Bureau, Mr. Greenwalt, Health Department; C. Richard Moore, Traffic

December 5, 1968

Mr. Rocco Citro
7541 Bel Air Road
Baltimore, Md. 21236

Re: Petition No. 67-219-XA

Dear Mr. Citro:

I have today granted an extension of the special exception granted in the above matter in accordance with the attached copy.

Very truly yours

Zoning Commissioner

PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION & Variance

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rocco Citro & Wife, 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 an _____ zone to an _____ zone; for the following reasons:

Variance to Section 409.2 (b) (5) - To permit 9 parking spaces instead of the required 14 parking spaces.

(a) majority of building will be used for deal storage.

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 garage, service

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: _____

Petitioner's Attorney: _____ Protestant's Attorney: _____

Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1967, at 11:00 o'clock

A.M.



(over)

Zoning Commissioner of Baltimore County

Description for Service Garage located at the Northeast corner of Belair Road and Henry Avenue, 14th Election District of Baltimore County.

Beginning for the same at the northeast corner of Belair Road and Henry Avenue thence running and binding on the southeast side of Belair Road N 47°22' E 61' 2" to intersect a line drawn at right angles to the southeast side of Belair Road, thence running and binding on said right angle line and for a line of division southeasterly 135° 1/2, thence southwesterly 81' 2" to intersect the northwesterly side of Henry Avenue, thence running and binding on the northwesterly side of Henry Avenue in a northwesterly direction 137' 1" to the place of beginning.

Containing 0.275 acres of land plus or minus.



Honorable John G. Rose,
Zoning Commissioner
Baltimore County, Maryland

RE: 67-219-XA

Dear Mr. Rose:

I respectfully request an extension of my Special Exception as I have not determined what type of building will be constructed as of now. My understanding is that the Special Exception may be extended through May 11, 1972.

Your consideration in this matter will be greatly appreciated.

Sincerely,

Rocco Citro
Rocco Citro
7541 Bel Air Road
Baltimore, Md. 21236

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

VARIANCE
The above variance should be had; and it further appearing that by reason of

a Special Exception for a garage, service should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1967, that the above described property be reclassified from _____

to _____ and/or a Special Exception for a garage, service should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning, and the State Road Commission, DEPUTY Zoning Commissioner of Baltimore County

It is this _____ day of December, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception granted on May 11, 1967, in the above entitled matter, be and the same is hereby extended through May 11, 1972.

James E. Dyer
Zoning Commissioner of Baltimore County

MICROFILMED

District 148 Date of Posting 4/23/67
 Posted to Harvey, Thos. May 11/67 at 11:30 A.M. PM.
 Petitioner: Robert Peter
 Location of property N/3/4 of Section 24 • Harvey, Tex.
 Location of Signs @ corner cement lot at the corner of Harvey
& Bulwer Rd.
 Remarks:
 Posted by Robert Lee Smith Sr. Date of return 4/23/67

