

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE H. & S. REALTY CO., 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 GARAGE, SERVICE

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.

County: BALTIMORE
THE H. & S. REALTY CO.
CORPORATION
By William K. Hise, President
Address: 7101 Belair Road
Baltimore, Maryland 21206
Address: 929 North Howard St.
Baltimore, Maryland 21201
Address: 929 North Howard St.
Baltimore, Maryland 21201

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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on _____ day of _____, 1967, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County.

William O. Doub, Esquire
Page 2
April 12, 1967

JED/jdr

cc: Carlyle Brown, Eng.; Mr. Greenwalt, Health; John Mayers, State Roads Commission; Richard Moore, Traffic Engineering

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MD. 21204

William O. Doub, Esquire
Niles, Barton, Gans and Markell
929 N. Howard Street
Baltimore, Maryland 21201
April 12, 1967
Subject: Special Exception for Service Garage for the H & S Realty Company located NE corner Belair Road and Madeline Avenue - 14th District (Item 1, April 4, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING - Sewer - Existing 12" sanitary sewer in Belair Road Water - Existing 12" water in Belair Road Road - Madeline Avenue is to be ultimately developed as a maximum 40' road on a 50' R/W.

FIRE BUREAU - Will make any necessary comments at a later date.

HEALTH DEPARTMENT - Since water and sewer are available, this Office has no comment.

STATE ROADS COMMISSION - The frontage of the existing building on Belair Road must be curbed with combination curb and gutter with two 25' depressed curb type entrances. The R/W line of Belair Road must be curbed with 8" x 22" concrete curb. The curb and entrance details are based on a plan dated August 13, 1962 by Norman C. Emerick, Engineer for the developer at that time.

TRAFFIC ENGINEERING - The plan indicates 36 parking spaces are required with 53 provided, however, on field inspection 77 vehicles were counted on the site. This Bureau is in complete agreement with the State Roads Commission pertaining to curbing of Belair Road.

ZONING ADMINISTRATION DIVISION - If the Zoning Commissioner grants the subject request, the site plan must be revised to comply with the above comments as well as the following:

1. All junk cars presently stored on the east side of the stream must be removed.
2. All cars stored for repairs must be kept inside the building.
3. The type of paving for the customer parking area should also be indicated on the plan.

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, Board of Education, Building Engineer, Industrial Development

Very truly yours,
James E. Dyer
JAMES E. DYER
Principal Zoning Technician

EVANS, HAGAN & ASSOCIATES

4800 EPOWASE AVENUE • BALTIMORE, MD. 21214 • PHONE 428-2144
CAMBRIDGE, MD. 21011 • 539 POPLAR ST. • 222-3350
WESTMINSTER, MD. 21157 • 115 E MAIN ST. • 848-1790

February 3, 1967.

DESCRIPTION OF 7101 BELAIR ROAD

BEGINNING for the same at a point formed by the intersection of the southeast side of Belair Road, 60 feet wide, with the northeast side of Madeline Avenue, 50 feet wide, thence leaving said place of beginning and running northeasterly binding on said southeast side of Belair Road 185.46 feet, thence running and binding on the right of way line of Belair Road as shown on Maryland State Roads Commission Plat No. 4076 the three following courses and distances, viz: Southeasterly 25.00 feet, northeasterly 40.00 feet and northwesterly 25.00 feet, thence still binding on said southeast side of Belair Road northeasterly 18.04 feet, thence leaving said southeast side of Belair Road and running southeasterly 160.20 feet, thence southeasterly 24.58 feet to the northeast side of the aforesaid Madeline Avenue, thence running northeasterly binding on said northeast side of Madeline Avenue 156.58 feet to the place of beginning.

Containing 0.36 acres of land more or less.

Note: This description is prepared for zoning purposes only and is not to be used for conveyance.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 4/27/67
Posted for: Hearing held May 17, 67 at 1:00 P.M.
Petitioner: H. & S. Realty Co.
Location of property: NE corner of Belair Road and Madeline Avenue
Location of Signs: Belair Road and Madeline Avenue
Remarks: none
Posted by: Robert L. Guller Date of return: 5-4-67

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

To: Wm. Niles, Barton, Gans & Markell
929 N. Howard Street
Baltimore, Md. 21201

DEPOSIT TO ACCOUNT NO. 01-422 TOTAL AMOUNT \$39.00

QUANTITY 1 COST \$39.00

Petition for Special Exception for The H & S Realty Co.
467-225-X

1-25-67 * * * \$39.00 72-00
1-25-67 * * * \$39.00 72-00

CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
SECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

467-225-X

TO: Mr. John G. Rose, Zoning Commissioner Date: May 5, 1967

FROM: Mr. George E. Gervelis, Director

SUBJECT: Petition 467-225-X, Special Exception for Garage, Service, North east corner of Belair Road and Madeline Ave. Being the property of The H. & S. Realty Co.

14th District

HEARING: Wednesday, May 17, 1967 (1:00 P.M.)

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.

W. O. Doub, Esquire
Niles, Barton, Gans and Markell
929 N. Howard Street
Baltimore, Maryland 21201

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

4th day of April, 1967.

Petitioner: H. & S. Realty Company

Petitioner's Attorney: William C. Doub

Reviewed by: James E. Dyer
Chairman of
Advisory Committee

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

No. 45539

DATE: May 9, 1967

To: Wm. Niles, Barton, Gans & Markell
929 N. Howard Street
Baltimore, Md. 21201

DEPOSIT TO ACCOUNT NO. 01-422 TOTAL AMOUNT \$39.00

QUANTITY 1 COST \$39.00

Advertising and posting of property for The H & S Realty Co.
467-225-X

5-9-67 * * * \$39.00 72-00
5-9-67 * * * \$39.00 72-00

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

PETITION FOR SPECIAL EXCEP- TION—14TH DISTRICT

ZONING: Petition for Special Excep-
tion for Garage, Service.

LOCATION: Northeast corner of Bel-
air Road and Madeline Avenue.

DATE & TIME: Wednesday, May 17,
1967 at 1:00 P.M.

PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

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

Petition for Special Exception for
Garage, Service.

All that parcel of land in the Four-
teenth District of Baltimore County,
beginning for the same at a point
formed by the intersection of the
feet wide, with the northeast side
of Madeline Avenue, 50 feet wide,
thence leaving said place of begin-
ning and running northerly Madeline
Road 152.95 feet, thence running
and binding on the right of way line
of Belair Road as shown on Mary-
land State Roads Commission Plat
No. 6076 the three following courses
as distances, viz: Southeast-
erly 25.00 feet, Northeast-
erly 40.00 feet and Northwest-
erly 25.00 feet, thence
binding on the right of way line
of Belair Road Northeast-
erly 158.81 feet, thence leaving said southeast
side of Belair Road and running
southeasterly 170.20 feet, thence
Southwest-
erly 243.55 feet to the north-
east side of the aforesaid Made-
line Avenue, thence running North-
westerly binding on said southeast
side of Madeline Avenue 156.58 feet
to the place of beginning.

Containing 0.15 acres of land more
or less.

Being the property of The H & S
Realty Company, as shown on plat
plan filed with the Zoning Depart-
ment.

Hearing Date: Wednesday, May 17,
1967 at 1:00 P.M.

Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of

JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

App. 22

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 27, 1967

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 17th
day of May, 1967, the first publication
appearing on the 27th day of April
1967.

THE JEFFERSONIAN

S. Frank Struth
Manager.

Cost of Advertisement, \$.

PETITION FOR SPECIAL EXCEPTION

14th DISTRICT

ZONING: Petition for Special
Exception for Garage,
Service.

LOCATION: Northeast cor-
ner of Belair Road and Made-
line Avenue.

DATE & TIME: WEDNES-
DAY, May 17, 1967 at 1:00
P.M.

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

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

Petition for Special Excep-
tion for Garage, Service.

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

BEGINNING for the same at
a point formed by the inter-
section of the southeast side
of Belair Road, 60 feet wide,
with the northeast side of
Madeline Avenue, 50 feet wide,
thence leaving said place of
beginning and running north-
easterly binding on said south-
east side of Belair Road 185.95
feet, thence running and bind-
ing on the right of way line
of Belair Road as shown on
Maryland State Roads Com-
mission Plat No. 6076 the
three following courses and
distances, viz: Southeast-
erly 25.00 feet, Northeast-
erly 40.00 feet and Northwest-
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Belair Road Northeast-
erly 158.81 feet, thence leaving said
southeast side of Belair Road
and running southeasterly
170.20 feet, thence South-
west-
erly 243.55 feet to the north-
east side of the aforesaid
Madeline Avenue, thence run-
ning Northwest-
erly binding on
said northeast side of Made-
line Avenue 156.58 feet to the
place of beginning.

Containing 0.15 acres of
land more or less.

Being the property of The
H & S Realty Company, as
shown on plat plan filed with
the Zoning Department.

Hearing Date: Wednesday,
May 17, 1967 at 1:00 P.M.

Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Eastern Beacon

809 Eastern Ave.

April 25

1967

Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception - The H & S
Realty Co.

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
17th day of May 1967; that is to say,
the same was inserted in the issue of April 26, 1967.

Stromberg Publications, Inc.

Publisher.

By *John Smith*

#67-225X

MAP
4-B
NORTHEASTERN
AREA
"X"

MADEIRA AVENUE

BELAIR ROAD

NORTHEASTERLY

ASPHALT DRIVE

ONE BEIGE VEHICLE FRONT

Lot 7101

EXISTING ROUGH BLOCK BUILDING

NEW ADDITION

GARAGE

FF 174.92

Loading Dock

COVERED WOOD SHED

WOODEN SLAKE BRIDGE

Proposed Parking for 14 cars

Proposed Parking for 20 cars

HEDGE, SHRUBS AND BUSH ON R

ZONED BL
ZONED CG

SOUTHWESTERLY 243.58'

ZONED BL
ZONED CG

SOUTHEASTERLY 160.20'

OFF-STREET PARKING

EXISTING BUILDING

Basement Use: Service and Work Shop

Total Floor Area: Service - 26,791 sq. ft.

No. of Spaces Required: 1 space per 300 sq. ft.

Total Floor Area: Work Shop - 26,791 sq. ft.

No. of Spaces Required: 1 space per 3 employees

Total Floor Area: Service and Shop - 53,582 sq. ft.

No. of Spaces Required: 1 space per 300 sq. ft.

Total Floor Area: Service and Shop - 53,582 sq. ft.

No. of Spaces Required: 1 space per 300 sq. ft.

Total Floor Area: Service and Shop - 53,582 sq. ft.

No. of Spaces Required: 1 space per 300 sq. ft.

SURVEY OF
7101 BELAIR ROAD

Total Floor Area: Retail Shop - 10,571 sq. ft.

No. of Spaces Required: 1 space per 300 sq. ft.

Total Floor Area: Retail Shop - 10,571 sq. ft.

No. of Spaces Required: 1 space per 300 sq. ft.

Total Floor Area: Retail Shop - 10,571 sq. ft.

No. of Spaces Required: 1 space per 300 sq. ft.

NOTES

1. NORTH ARROW

2. CONSIDER THE EXISTING

3. BELT ROAD AND

4. BELT ROAD TO BE

PROPOSED ADDITION TO GARAGE BUILDING

BILL AND CARL AUTOMOTIVE SHOP

7101 BELAIR ROAD

BALTIMORE COUNTY, MARYLAND

No. 676

SHEET 1 OF 1

NOTES

1. PRESENT ZONING - BL

2. PROPOSED ZONING - CG

3. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

4. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

5. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

6. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

7. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

8. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

9. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

10. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

11. PROPOSED USE - AUTOMOTIVE SERVICE SHOP

WILLIAM HANSEN & ASSOCIATES

ENGINEERS & ARCHITECTS

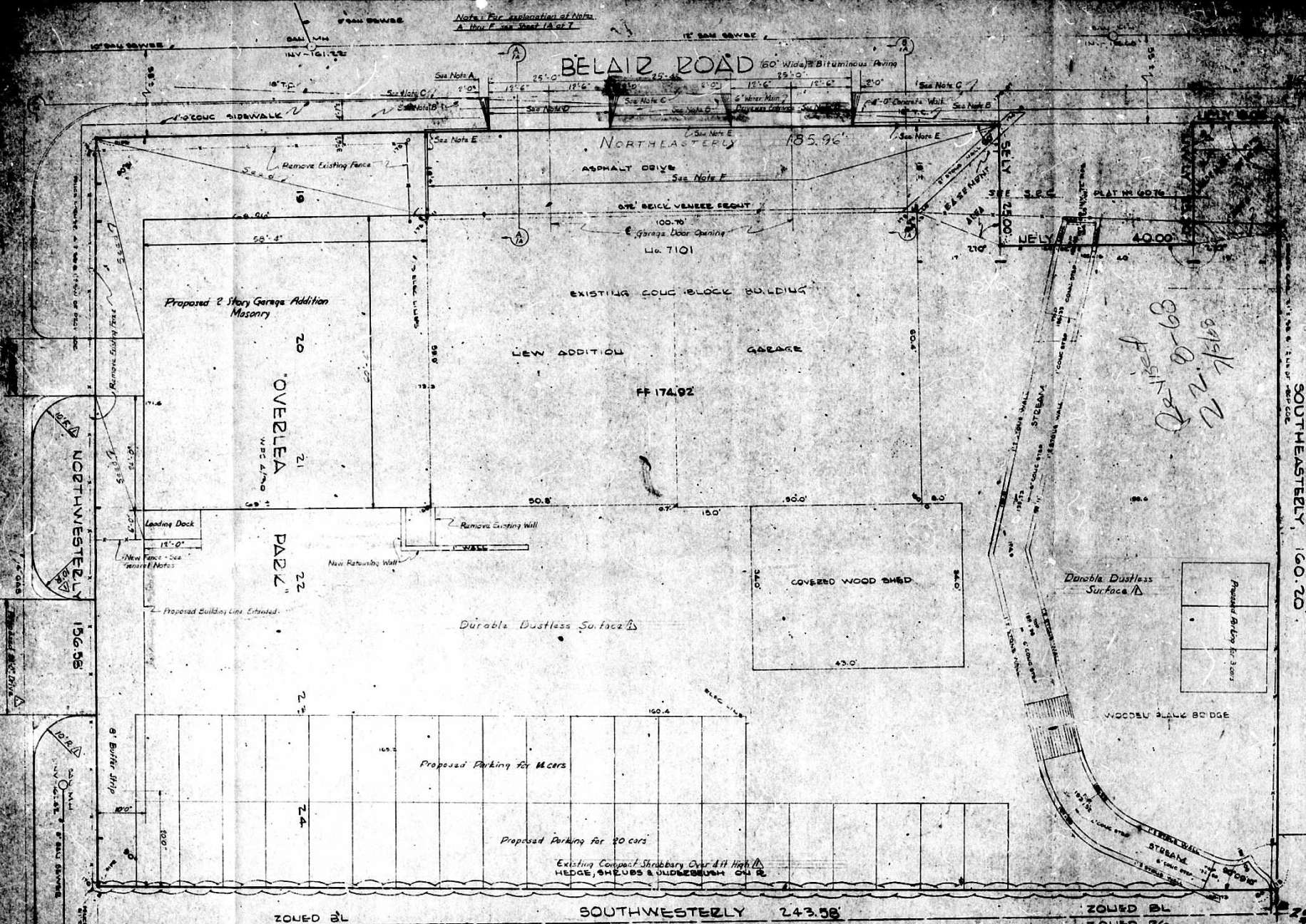
1000 BELT ROAD, BALTIMORE, MARYLAND

PHONE 333-1111

TELETYPE 333-1111

FAX 333-1111

MADRID AVENUE



ONE STREET PARKING
EXISTING BUILDING
Business Use - Service and Wash Shop
Total Floor Area - Service - 2670 ft.²
No. of Spaces Required: 1 space per 300 ft.² 8.9
Total Floor Area - Wash Shop - 2831 ft.² Employees - 6
No. of Spaces Required: 1 space per 3 employees 2.0
Total Floor Area - Service and Office
Total Floor Area - 5500 ft.²
No. of Spaces Required: 1 space per 300 ft.² 18.3
PROPOSED BUILDING
Business Use - Storage
Total Floor Area - 3270 ft.²
No. of Spaces Required: 1 space per 300 ft.² 10.9
Total Floor Area - Office and Repair Shop
Total Floor Area - Service - 1100 ft.²
No. of Spaces Required: 1 space per 300 ft.² 3.7

SURVEY OF
7101 BELAIR ROAD
Total Floor Area - Retail Store - 1100 ft.²
No. of Spaces Required: 1 space per 300 ft.² 3.7
Total Floor Area - Service and Wash Shop - 2670 ft.²
No. of Spaces Required: 1 space per 300 ft.² 8.9
Total Floor Area - Wash Shop - 2831 ft.² Employees - 6
No. of Spaces Required: 1 space per 3 employees 2.0
Total Floor Area - Service and Office
Total Floor Area - 5500 ft.²
No. of Spaces Required: 1 space per 300 ft.² 18.3

SITE PLAN
PROPOSED ADDITION TO GARAGE BUILDING
BILL AND CARL AUTOMOTIVE CORP.
7101 BELAIR ROAD
Baltimore, Md.

PLANS APPROVED
DATE
BY

