

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE
AND SPECIAL HEARING ZONING COMMISSIONER
NW 1/4 Harford Road 54 feet NE of Grendon Lane - 9th District
Menlo Enterprises, Inc., Petitioner OF
NO. 68-5-XSPH BALTIMORE COUNTY

The Petitioner requests a Special Exception for a service garage and also a Special Permit for parking on the subject property. This property was considered once before for a car wash which was denied.

An unfortunate situation exists here in that the subject property is zoned and any entrances or exits to the property from Harford Road would be undesirable because of the proximity of this property to the Beltway ramp. The State Roads Commission did not deem it necessary to purchase the property or to deny access to the property.

The original zoning to BL was most certainly an error, but the Zoning Commissioner has no authority to change that zoning. After a great deal of thought, it is the considered opinion of the Zoning Commissioner that the responsibility of setting up a situation where a dangerous accident could occur must be that of the property owner and the Petitioner and not the Zoning Commissioner. It is hoped that the Petitioner will choose one of the uses permitted under the present zoning that will create the least traffic.

For the reason that the granting of this Special Exception might well increase an already dangerous situation, the requested Special Exception is denied.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of July, 1967, that a Special Exception for a service garage be and the same is hereby DENIED and that the Special Permit for off-street parking in a residential zone is also DENIED.

Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1967
FROM: George E. Goveilis, Director of Planning
SUBJECT: Petition #68-5-XSPH. Northwest corner of Harford Road & Grendon Lane. Petition for Special Exception for Garage, Service. Petition for Special Hearing for Off-Street Parking in a Residential Zone. Menlo Enterprises, Inc. - Petitioner.

9th District
HEARING: Friday, July 7, 1967 (1:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for service garage together with a request for off-street parking in a residential zone. It has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property is situated in close proximity to an off ramp from the Beltway and its intersection with Harford Road. Personnel in Traffic Engineering have indicated that an entrance to this property as shown would be undesirable. Would the establishment of the service garage on the subject property cause conditions of traffic hazard or congestion in light of its unique location.
2. If the Special Exception is to be granted, the granting should be conditioned upon an approved overall plan which clearly spells out the best possible message and placement of access to this property.
3. With respect to the use permit, the Planning staff has no information with respect to hours of operation, lighting, loading, or the like. The Planning staff is not satisfied that sufficient space has been allowed on the residential boundary of the proposed parking facility to provide for effective screening.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MENLO ENTERPRISES, INC. 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 the Zoning Commissioner of Baltimore County to re-classify the property as RESIDENTIAL and to grant a Special Exception for OFF-STREET PARKING in a residential zone as per attached plans and descriptions.

Special Hearing for parking in a residential zone as per attached plans and descriptions.

See attached description

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 3A described in attached description and as delineated on attached plat.

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: MENLO ENTERPRISES, INC.
Address: Baltimore, Md. 21210
Petitioner's Attorney: W. Lee Thomas, Esq.
Address: Campbell Building, Towson, Md.

ORDERED: By the Zoning Commissioner of Baltimore County, this 31st day of July, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 31st day of July, 1967, at 11:00 A.M.

Zoning Commissioner of Baltimore County

W. Lee Thomas, Esq.
Campbell Building
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 _____, 1967.

Petitioner: Menlo Enterprises, Inc.
Petitioner's Attorney: W. Lee Thomas
Reviewed by: John G. Rose
Chairman of Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9th
Date of Posting: July 7, 1967 - 9:11:30 A.M.
Posted for: Menlo Enterprises, Inc.
Petitioner: Menlo Enterprises, Inc.
Location of property: NW 1/4 of Harford Rd. & Grendon Ln.
Location of Sign: On Harford Rd. opposite 68-5-XSPH
Remarks: On Harford Rd. opposite 68-5-XSPH
Posted by: W. Lee Thomas
Signature: W. Lee Thomas
Date of return: 7/23/67



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

PARCEL OF LAND ON THE NORTHWEST SIDE OF HARFORD ROAD, AND NORTHWEST OF Grendon Lane, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning "B-L"
Proposed Zoning "B-L" With Special Exception

Beginning for the same at a point on the northwest side of Harford Road, 60 feet wide, at the distance of 54 feet, more or less, as measured northeasterly along said northwest side of Harford Road from its intersection with the northeast side of Grendon Lane, 38 feet wide, said beginning point being on the first line of Baltimore County Zoning Description 9 BL 32, thence binding on said northwest side of Harford Road the two following courses and distances: (1) N 33°30'30" E - 46.56 feet, and (2) N 17°47'50" E 57.99 feet to the third line of the aforementioned zoning description thence binding along said zoning description the three following courses and distances (3) N 47°52'00" W - 135 feet, more or less, (4) S 33°30'30" W - 100 feet, more or less, and (5) S 47°52'00" E - 150 feet, more or less, to the place of beginning.

Containing 0.33 acres of land more or less.

PPK:impl J.C. #61188 5/26/67

Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Planning & Reports



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

PARCEL ON NORTHEAST SIDE OF Grendon Lane, 145 FEET, MORE OR LESS, NORTHWEST OF HARFORD ROAD, 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning: "R-6" and "R-A"
Proposed Zoning: "R-6" and "R-A" with Special Parking Permit

Beginning for the same at a point on the northeast side of Grendon Lane, 38 feet wide, at a distance of 145 feet, more or less, as measured northwesterly along said northeast side of Grendon Lane from its intersection with the northwest side of Harford Road, 60 feet wide, thence binding on the northeast side of said Grendon Lane (1) N. 47°52'00" W. 57.20 feet, thence leaving said northeast side of Grendon Lane and running for the three following courses and distances (2) N. 41°20'55" E. 183.02 feet, (3) S. 47°52'00" E. 31.75 feet, and (4) S. 33°30'30" W. 30.64 feet to the third line of Baltimore County Zoning Description 9 BL 32, thence binding along said zoning description the three following courses and distances (5) N. 47°52'00" W. 8 feet, more or less, (6) S. 33°30'30" W. 100 feet, more or less, and (7) S. 47°52'00" E. 5 feet, more or less, thence (9) S. 33°30'30" W. 54.40 feet to the place of beginning.

Containing 0.17 of an acre of land, more or less.

PPK:impl J.C. #61188 5/26/67

Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Planning & Reports

June 2, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
10900, MARYLAND 21204

W. Lee Thomas, Esq.
Campbell Building
Towson, Maryland 21204

SUBJECT: Special Exception for a Service Garage and for Special Hearing off-street parking in a residential zone for Menlo Enterprises, Inc., located NW 1/4 side of Harford Road, NW 1/4 of Grendon Lane 9th District (Item 1 May 31st, 1967)

Dear Sir:

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

BUREAU OF HYDROLOGY:

Water - Existing 8" water in Grendon Lane
Advisory of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Harford Road and Grendon Lane.
Road - Grendon Lane is to be developed as a minimum 30' road on a 40' R/W.

TRAFFIC ENGINEERING: Any access to Harford Road is undesirable due to the close proximity of the Beltway ramp.

HAZARD DEPARTMENT: Since public water and sewer are available to subject site, this office has no comment.

STATE ROADS COMMISSION: The R/W line must be curbed with 6" x 22" concrete. An alternative would be to curb the edges of the entrance into the property as far as the building and the parking area. Entrance will be subject to State Roads Commission approval and permit.

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 as the appropriateness of the requested zoning to the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Rose, Jr.
JAMES E. ROSE, Principal
Zoning Technician

cc: Orville Brown-Bureau of Engineering
G. Richard Moore-Bureau of Traffic Engineering
William Greenblatt-Health Department
John Mayers-Late Roads Commission

