

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

June 10, 1992

(410) 887-3353

Donna Briggs
Vice President
Carty's Garage, Inc.
2125 Caves Road
Owings Mills, MD 21117

RE: Carty's Garage, Inc.
2125 Caves Road
3rd Election District

Dear Ms. Briggs:

Reference is made to your letter, dated April 27, 1992, in which you request verification as to whether a 963 square foot addition to an existing nonconforming service garage and storage area, approved via Zoning Case Number 68-156-SPH, would be permitted and within the spirit and intent of said case and Section 104, Nonconforming Use of the Baltimore County Zoning Regulations (B.C.Z.R.).

Section 104 (B.C.Z.R.) states that no nonconforming use, structure or parcel of land may be extended more than 25% of the ground floor area of the building(s) so used. After a review of the submitted red-lined plan of the property, dated April 29, 1992, it is evident that the proposed addition will not exceed the permitted 25% expansion.

Conclusively, the 963 square foot addition would be permitted; however, a title will be kept in the Zoning Office of the property to assure that no more expansion will take place without careful review and consideration of the B.C.Z.R. and the referenced zoning case.

If you need further information or have any questions, please do not hesitate to contact Mitchell Kellman at 887-3391.

Very truly yours,

WCR
W. Carl Richards, Jr.
Zoning Coordinator

MJ
By: Mitchell J. Kellman
Planner II

MJK:scj

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 1, 1992

Donna Briggs
Vice President
Carty's Garage, Inc.
2125 Caves Road
Owings Mills, MD 21117

RE: Zoning Verification
Carty's Garage, Inc.
2125 Caves Road
3rd Election District

Dear Ms. Briggs:

This letter is to verify that this office has received your letter dated April 27, 1992 requesting zoning information on the above property. A receipt verifying payment of the proper zoning fee has been given to you.

Fifteen working days from the date of this letter is necessary for us to properly research this matter. Your letter has been assigned to Mitchell Kellman.

If you have any questions or concerns regarding your request, please feel free to contact the above planner at 887-3391 after the designated time period.

Thank you for your patience and understanding.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 123969

DATE 4/29/92 ACCOUNT R-001-615

AMOUNT \$ 40.00

RECEIVED FROM [Signature] 14100 V. C. ROAD

FOR Zoning Verification

040040002101CHRC 140.00

VALIDATION OR SIGNATURE OF CARRIER

DATE OF RECEIPT

CARTY'S GARAGE, INC.

2125 CAVES ROAD
OWINGS MILLS, MARYLAND 21117
(301) 252-1468

April 27, 1992

RE: Addition to Carty's
Service Garage & Storage Area
2125 Caves Road
Owings Mills, Maryland 21117

TO: Arnold Jablon, Director
of Zoning Administration
& Development Management,
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Sir & Gentlemen:

We are requesting a 25% increase in the area of our present Service Garage, which we understand is permitted under the present Baltimore County Zoning Regulations. The area referred to above is shown red-lined on the attached Site Plan.

The need for this increase in space is that our service garage business (renovating and repairing automobiles) has expanded to a point where we are now nearing the full capacity of our present work area. The addition of 22'6" x 43' (963 SF) will allow for four (4) more work bays and space for badly needed additional mechanics.

The existing property, of 3 1/2 acres, is zoned non-conforming use in an MC 5 zone, for a Service Garage and Storage Area. Reference Case No. 68-156-SPH, dated January 29, 1986, copy attached.

Trusting this request will be favorably reviewed, we are,

Sincerely,

Donna Briggs
Donna Briggs
Vice President
Carty's Garage, Inc.

enclosure

RECEIVED
APR 30 1992

ZONING OFFICE

Caves Road

30' WIDE
S-45°-32'-50" W 411.29'

#2125

EXISTING AREA
OF NON-CONFORMING USE
3.5 ACRES±



BLOCK SHED
RR. SHED

Private Road 40' WIDE

WALTER HOFMEISTER AND WIFE

N-40°-00'-00" W 198.87'

N-45°-23'-00" E 95.00'

LEO C. HOFMEISTER AND WIFE
LIBER K.R.G. HC 44
FOLIO 313

BARN
50' x 60'

N-44°-28'-30" W 273.82'

N-53°-50'-40" W 12.23'

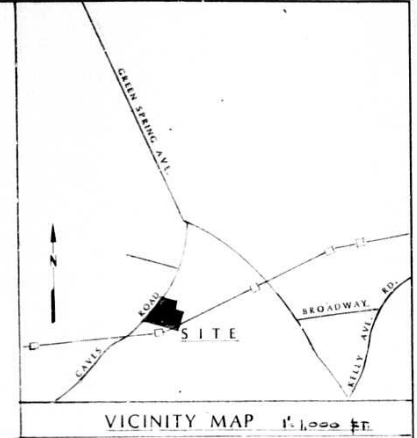
N-36°-08'-20" E 723.00'

6' HIGH FENCE

6' HIGH FENCE

S. TRANSMISSION LINE

40'



AREA TABULATION

A - CONC. BLK. GARAGE	30' x 60' = 1,800 sq ft
B - FRAME GARAGE	47' x 42' = 1,806 sq ft
C - FRAME OFFICE	19' x 13' = 247 sq ft
TOTAL	3,853 sq ft
	x .25%
D - PROPOSED GARAGE	963 sq ft

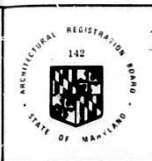
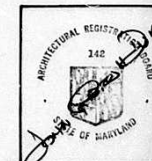
GENERAL NOTES

COUNCILMANIC DISTRICT #3
ELECTION DISTRICT #3
CENSUS TRACT 4038-01
REGIONAL PLANNING DISTRICT - 313A

SITE PLAN 1" = 30'

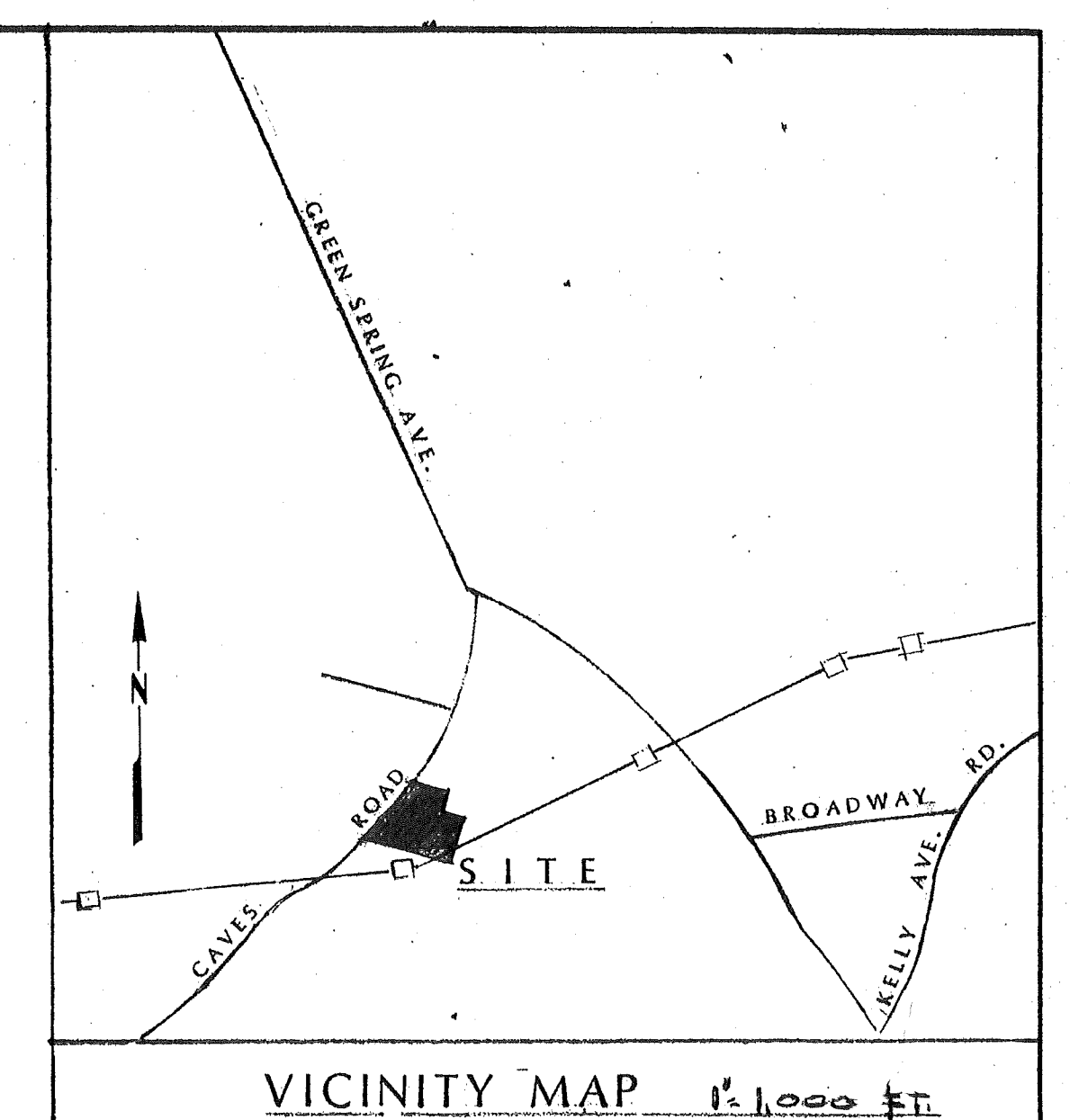
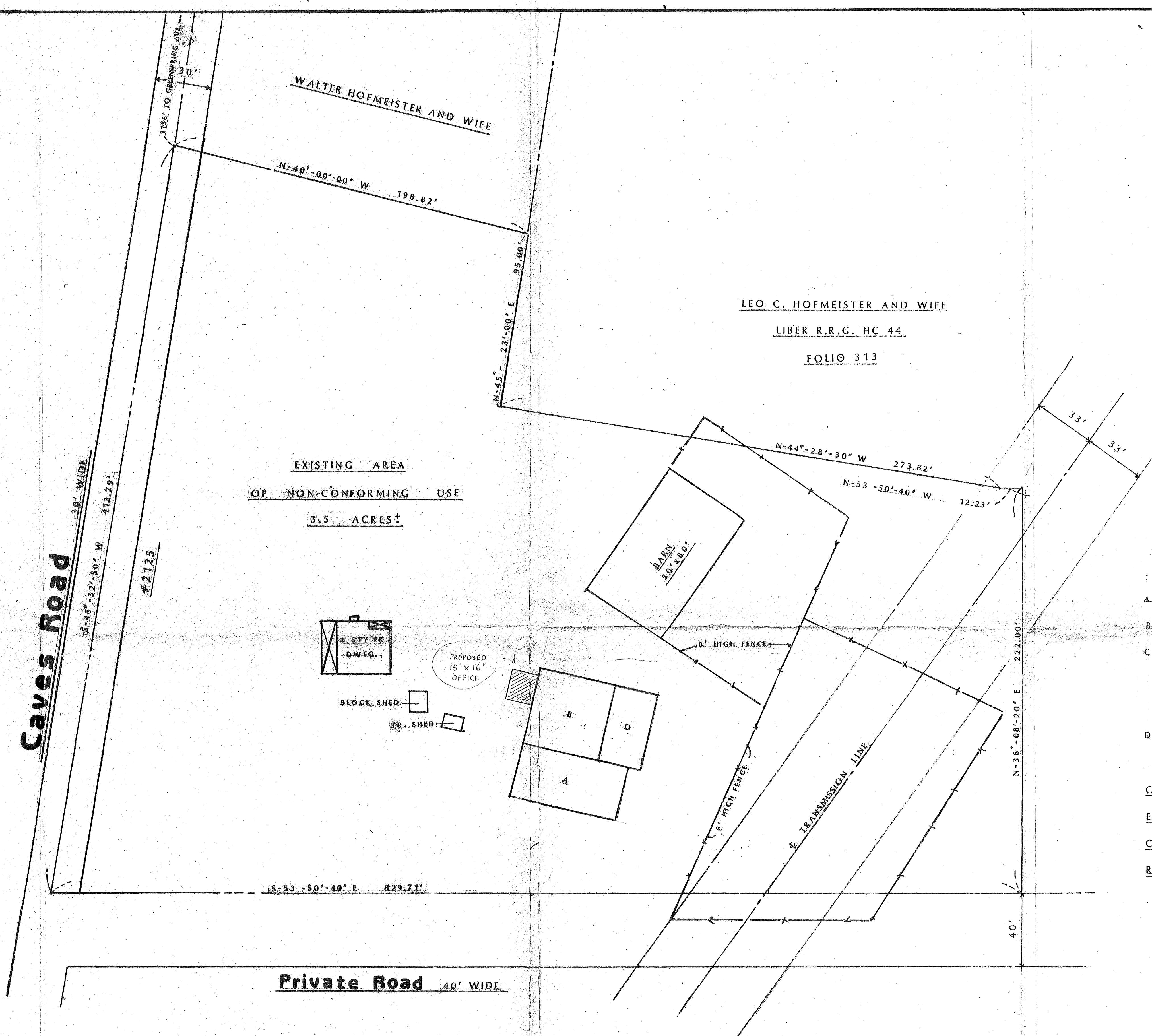
Ref: ZONING CASE #68-156-SPH, Dated Jan. 29, 1968.

APR 29 1992



COMM. No.	9207	THE OFFICE OF JOHN CARROLL DUNN ARCHITECTS P.O. BOX 414 • BROOKLANDVILLE • MARYLAND 21022	SHEET No.	A-7
REVISIONS		ADDITION TO CARTYS GARAGE 2125 CAVES ROAD BALTIMORE CO., MARYLAND	REVISIONS	
DATE	APR 29 1992	SITE PLAN	SCALE	1" = 30'

FILE NO.



AREA TABULATION

A - CONC. BLK. GARAGE - 30'x60' - 1,800 sf
B - FRAME GARAGE - 43'x42' - 1,806 sf
C - FRAME OFFICE - 19'x13' - 247 sf
TOTAL 3,853 sf
x.25%
D - PROPOSED GARAGE - 963 sf

GENERAL NOTES

COUNCILMANIC DISTRICT #3

ELECTION DISTRICT #3

CENSUS TRACK 4038-01

REGIONAL PLANNING DISTRICT - 313A

SITE PLAN 1" = 30'

Ref: ZONING CASE #68-156-SPH, Dated Jan. 29, 1968.

DATE ISSUED: APR 29 1992

142

142

COMM. No. 9207

REVISIONS

THE OFFICE OF JOHN CARROLL DUNN ARCHITECTS

P.O. BOX 414 • BROOKLANDVILLE • MARYLAND • 21022

ADDITION TO CARTYS GARAGE

2125 CAVES ROAD

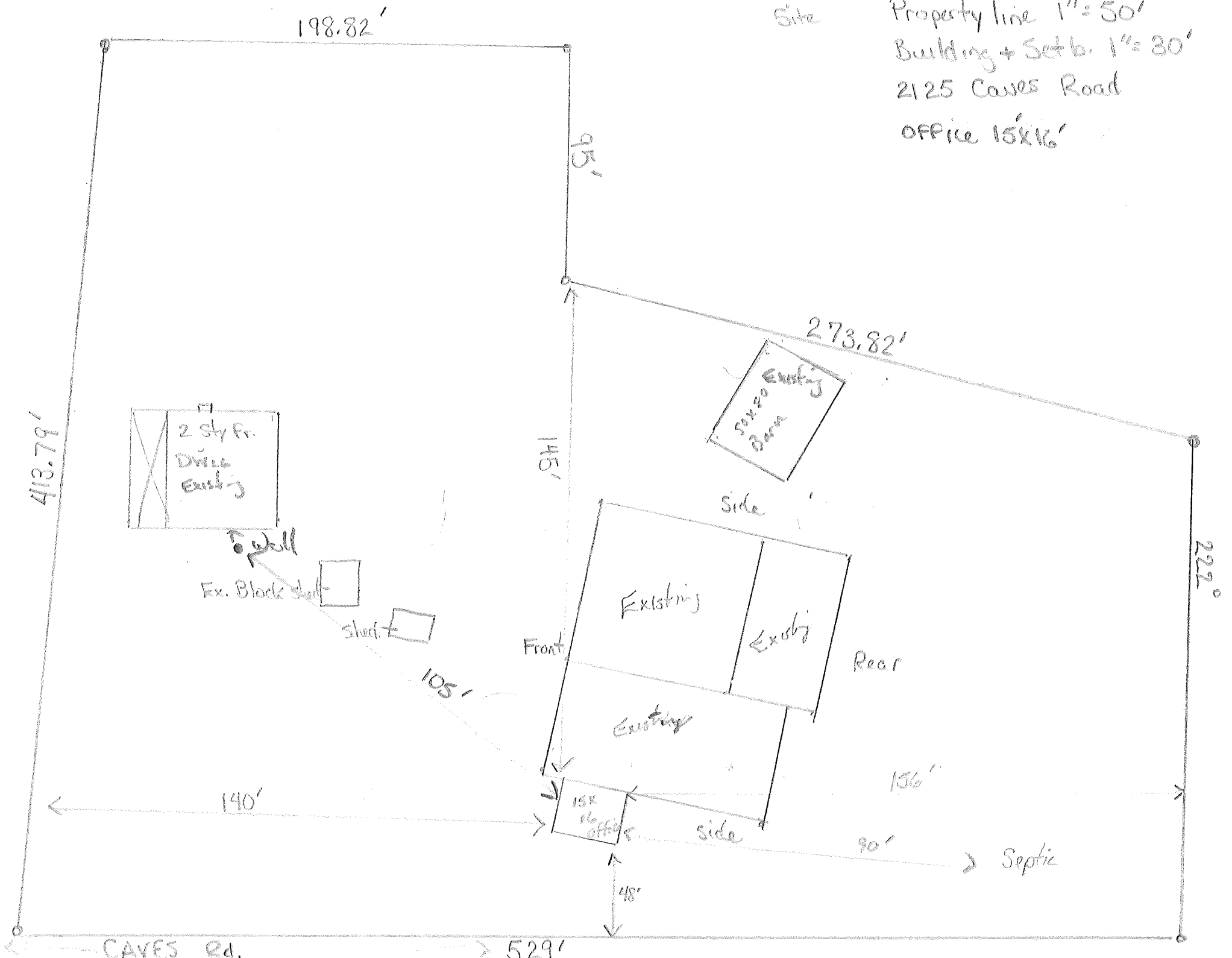
SHEET No. A-0

REVISIONS

MICROFILMED

Site

Property line 1" = 50'
Building + Set b. 1" = 30'
2125 Caves Road
Office 15x16'



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, LEO W. RADER, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage and storage area as indicated on the attached plans and description.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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: Leo Hofmeister, Legal Owner
Address: Box 222, Caves Road
Quinn's Mills, Maryland 21117
Protestant's Attorney: William J. White, Attorney
Address: 502 Loyola Federal Bldg.
502 M. Pennsylvania Ave.
Towson, Maryland 21204

ORDERED BY the Zoning Commissioner of Baltimore County, this 12th day of January, 1968, 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 newspapers 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 17th day of January, 1968, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 12-30-67
Posted for: Special Hearing
Petitioner: Leo Hofmeister
Location of property: E.S. of Caves Rd. 1156' S. of Green Spring Ave.
Location of Signs: E.S. of Caves Rd. 1156' S. of Green Spring Ave.
Remarks: See attached description
Printed by: Leo Hofmeister Date of return: Jan. 4, 1968

THIS LICENSE SHOULD BE POSTED IN A CONSPICUOUS PLACE

No. 1000 1 No
BALTIMORE COUNTY
This is to Certify
That the Traders license
Both this day been granted to
Marion Hofmeister
at S. S. Caves Rd. between Green Spring Ave. & Park Heights
Chestnut Ridge Balco-J-M
in accordance with the provisions of Article 35
of the Code of Public General Laws of the State of Maryland.

AMOUNT OF LICENSE: \$ 1.25 FEE: 50 TOTAL: \$ 1.75

IF THIS LICENSE TO CONTINUE IN FORCE UNTIL THE FIRST DAY OF MAY NEXT.

TEST:

CLERK OF THE CIRCUIT COURT

Issued the 1st day of April 1968 New Fee: Hundred and 47

RE: PETITION FOR SPECIAL HEARING: BEFORE THE
E.S. of Caves Road 1156' S. of Green Spring Avenue - 3rd District: DEPUTY ZONING
Leo Hofmeister, Petitioner: COMMISSIONER
NO. 68-156-SPH: OF
BALTIMORE COUNTY

This Petition was specifically filed for the purpose of obtaining the approval of a non-conforming use of a service garage and storage area indicated on the plans submitted as a part of this matter.

Testimony revealed the Petitioner's property consists of approximately 17 acres, 3 1/2 acres of which have been set aside and used as a service garage and storage area. Numerous witnesses, residing in the immediate area, testified that as far back as 1927, the 3 1/2 acres in question have been used in connection with the operation of a service garage and storage area and that said operation has continued uninterrupted to the present time. It was further proved that the Petitioner has been granted a trader's license since 1946, and has been paying commercial taxes since 1946.

After reviewing the testimony and exhibits filed, the Deputy Zoning Commissioner finds as a matter of law that the Petitioner, on this 14th day of January, 1968, does in effect have a legal, valid non-conforming use of the subject 3 1/2 acres as a service garage and storage area.

Paul D. Harkley
Deputy Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. DEC 28 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 one time successive weeks before the 17th day of January, 1968, the first publication appearing on the 28th day of December 1967.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

PETITION FOR SPECIAL HEARING

ZONING: Petition for Special Hearing for a Non-Conforming Use.
LOCATION: East side of Caves Road 1156 feet South of Green Spring Avenue.
DATE & TIME: Wednesday, January 17, 1968 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The 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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage and storage area as indicated on the attached plans and description.

BEING a part of the parcel of land described in a deed dated July 17, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4449 Folio 313, which was conveyed by Mary Hofmeister, widow, to Leo Calvin Hofmeister and wife.

SUBJECT TO the 66 foot wide transmission line Right of Way there situate, and shown on the attached plat, which is hereby made a part hereof.

CONTAINING 3,500 acres of land, more or less.

BEING a part of the parcel of land described in a deed dated July 17, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4449 Folio 313, which was conveyed by Mary Hofmeister, widow, to Leo Calvin Hofmeister and wife.

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LEO W. RADER
REGISTERED SURVEYOR

HYDROGRAPHY
TOPOGRAPHY
GEOLOGY

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belair Road - Timonium, Maryland 21093
HOFMEISTER - 3,500 ACRES 2 (Non-conforming use) November 27, 1967

CL 22820 04
222-2020

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

BEGINNING for the same in the center of the Caves Road distant 1156 feet, more or less, measured along the center of the Caves Road from the center of Greenspring Avenue, said place of beginning being at the end of the first line of the parcel of land described in a deed dated November 10, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2387 Folio 575, which was conveyed by Mary Hofmeister, widow, to Walter H. Hofmeister and wife, said place of beginning being in the third or South 44 degrees 37 minutes West 722.7 foot line of the parcel of land described in a deed dated September 11, 1928, and recorded among the aforesaid Land Records in Liber W.P.C. No. 602 Folio 126, which was conveyed by George Dearholt, et al, to George Hofmeister and wife, thence running with and binding on the remainder of said third line and on a part of the fourth line thereof, as now surveyed by magnetic meridian of Ray, 1951, the two following courses and distances respectively, viz: South 45 degrees 32 minutes 50 seconds West 275.52 feet and North 45 degrees East 413.79 feet, and South 53 degrees East binding in the center of the Caves Road distant 529.71 feet; thence leaving the northeast side of said 40 foot wide road and running for lines of division the four following courses and distances respectively, viz: North 36 degrees 50 minutes 20 seconds East 222.00 feet, North 53 degrees 50 minutes 40 seconds West 12.23 feet, North 44 degrees 28 minutes 30 seconds West 275.52 feet and North 45 degrees 23 minutes 19.82 foot line of the parcel of land firstly mentioned herein; thence binding reversely on said second line North 40 degrees 00 minutes 00 seconds West 198.82 feet to the place of beginning, by survey of Leo W. Rader, Registered Land Surveyor.

CONTAINING 3,500 acres of land, more or less.

BEING a part of the parcel of land described in a deed dated July 17, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4449 Folio 313, which was conveyed by Mary Hofmeister, widow, to Leo Calvin Hofmeister and wife.

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INVOICE No. 51727

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
To: Leo C. Hofmeister,
Owings Mills, Md.
Office of Planning & Zoning
119 County Office Bldg.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622
QUANTITY
DETAILS ALONG PERFORATION AND KEEP THE PORTION FOR YOUR RECORDS
TOTAL AMOUNT
\$78.00

Cost of advertising property of Leo Hofmeister
No. 68-156-SPH
\$78.00

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

INVOICE No. 50677

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
To: Marion Hofmeister & wife
402 American Building
Baltimore, Md. 21202
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
QUANTITY
DETAILS ALONG PERFORATION AND KEEP THE PORTION FOR YOUR RECORDS
TOTAL AMOUNT
\$25.00

Petition for Special Hearing for Leo Hofmeister
68-156-SPH
\$25.00

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 5, 1968

FROM: George E. Gavrellis, Director

SUBJECT: Pet. 68-156-SPH. East side of Caves Road 1156 feet South of Greenspring Ave.; Petition for Special Hearing to determine whether or not the Zoning Commissioner should approve a non-conforming use of a service garage and storage area.
Leo Hofmeister - Petitioner.

3rd District

HEARING: Wednesday, January 17, 1968 (10:30 A.M.)

The planning staff of the Office of Planning & Zoning has reviewed the petition and has offered the following comments:

It was concluded at the public hearing held on January 17, 1968, that the petition for Special Hearing should be approved. The Zoning Commissioner should approve a non-conforming use of a service garage and storage area. The Zoning Commissioner should approve a non-conforming use of a service garage and storage area.

PETITION FOR SPECIAL HEARING

ZONING: Petition for Special Hearing for a Non-Conforming Use.
LOCATION: East side of Caves Road 1156 feet South of Greenspring Avenue.
DATE & TIME: Wednesday, January 17, 1968 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of the Baltimore County, Maryland, was inserted in the BALTIMORE COUNTIAN, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 10th day of January, 1968, that is to say the same was inserted in the issues of December 29, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor/Manager

