

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert M. Magamen, 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 AE-1 zone to an AE-2 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 a garage.

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.

Contract purchaser: Robert M. Magamen Legal owner
Address: 203 Riverston Road
Petitioner's Attorney: Robert J. Romacka
Address: 309 Eastern Blvd., Baltimore, Md. 21221
Protestant's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of November, 1968, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

over

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

DATE: October 21, 1968

MEMBERS:

CHAIRMAN: JAMES F. DYER

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Robert J. Romacka, Esq.,
309 Eastern Blvd.,
Baltimore, Maryland 21221
Item 85 RES: Roger Magamen

October 21, 1968

developed as minimum 30 ft. paved roads, based on the existing rights-of-way.

Site Plans: The site plan submitted with the subject petition proposes that approximately 2/3 of the tract requested for Special Exception be retained in lawn area for the two-story brick dwelling located on the property; and that approximately 1/3 of the tract be utilized for the actual service garage operation. Of this area the petitioner plans to pave an area 34 x 150 which will be utilized as driveway maneuvering space and parking for four cars. A retaining wall has been constructed in the area proposed for parking which limits it to a width of approximately 35 ft.

On the day of inspection the following vehicles were located on the property: 8 trucks - 3 without tags, and one automobile. Since the Zoning Regulations do not permit service garages to store cars that are to be worked on outside, it would appear that subject site is not adequate in size to accommodate the type of use proposed here.

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

The subject petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES F. DYER, Chairman

JED:JD

KELLER & KELLER

State Registered Land Surveyors
3914 WOODLEE AVENUE
BALTIMORE 6, MARYLAND

DESCRIPTION

Oct. 1st, 1968

BEGINNING for the same at the corner formed by the intersection of the North side of Magnolia Avenue, 50' wide, and the East side of Riverston Street, 40' wide; said place of beginning being also at the Southwest corner of lot #1 Block 3, Plat of Middle River, recorded among the Plat Records of Baltimore County in Plat Book #1 folio 126; and running thence from said place of beginning, binding on the North side of said Magnolia Avenue, and binding on the South outline of said lot #1, Easterly 175' to the Southeast corner of said lot #1 and to the West side of a 10' alley; thence running Northerly, binding on the said West side of said 10' alley, with the use thereof in common with others entitled thereto, and binding on the East outline of said lot #1 and on the east outline of lots #2 and #3, in all 150' to the Northeast corner of said lot #3; thence binding on the North outline of said lot #3 and running westerly 175' to the Northwest corner of said lot #3 and to intersect the East side of said Riverston Street; thence binding on the West outline of said lot #3 and on the West outline of lots #2 and #3 and binding on the said East side of said Riverston Street and running Southerly 150' more or less, to the place of beginning. BEING lots #1, #2 and #3 Block 3 Plat of Middle River above referred to and BEING improved by a 2 story brick dwelling and a 4-car masonry garage all known as #203 Riverston Street.

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

15th day of October, 1968.

Petitioner: Robert M. Magamen

Petitioner's Attorney: Robert J. Romacka, Esq. Reviewed by

Chairman of Advisory Committee

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

To: Hagman's Auto & Truck Rep-ly
203 Riverston Rd.
Baltimore, Md. 21220

Zoning Dept. of Balto. Co.

QUANTITY	REPORT TO ACCOUNT NO. 432	RETURN THIS PORTION WITH YOUR SUBMITTANCE	TOTAL DUES
1	Petition for Special Exception #69-109-X		\$50.00
4			

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: November 8, 1968

FROM: George E. Gavett, Director of Planning

SUBJECT: Petition #69-109-X. Special Exception for Garage, Service. Northeast corner of Riverston Street and Magnolia Avenue. Being the property of Roger N. Magamen, Petitioner.

15th District

HEARING: Monday, November 18, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a service garage. If the petitioner can make the proofs required for Special Exceptions, granting of this petition should be conditioned upon strict compliance with the site plan presented with the additional requirement that all work be done inside the existing garage.

GEO:bm

THE ESSEX TIMES

ESSEX, MD. 21221 November 4, 1968

THIS IS TO CERTIFY, that the annexed advertisement of

JOHN F. ROSE, Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE week before the 15th day of OCTOBER, 1968 that is to say, the same

was inserted in the issue of OCTOBER 11, 1968.

STROMBERG PUBLICATIONS, Inc.

By: Paul Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: Nov. 1-68

Posted for: Henry Dwyer, Esq., 111 W. Chesapeake Ave.

Petitioner: Roger M. Magamen

Location of property: NE corner of Riverston St. & Magnolia Ave.

Location of Signs: 2 Post on Riverston St. & 1 Post on Magnolia Ave.

Remarks: _____

Posted by: Paul X. Rose Date of return: Nov. 8-68

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60702
DATE Nov. 19, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

TO:
Mansman's Auto & Truck Repair
383 Riverston St.
Baltimore, Md. 21220

Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT \$54.50

QUANTITY	DESCRIPTION	COST
1	Advertising and posting of property #69-109-X	\$54.50

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

NOTATION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL EXCEPTION—15th DISTRICT

SONING: Petition for Special Exception for Garage, Service.
LOCATION: Northeast corner of Riverston Street and Magnolia Avenue.
DATE & TIME: Monday, November 18, 1968 at 10:00 A.M.
PUBLIC HEARING: Room 105, 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:

Petition for Special Exception for Garage, Service

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at the corner formed by the intersection of the North side of Magnolia Avenue, 50' wide, and the East side of Riverston Street, 40' wide; said place of beginning being also at the Southwest corner of Lot No. 1 Block 3 Plat of Middle River, recorded among the Plat Records of Baltimore County in Plat Book No. 1 folio 120; and running thence from said place of beginning, heading on the North side of said Magnolia Avenue, and binding on the South outline of said Lot No. 1, Easterly 175' to the Southeast corner of said Lot No. 1 and to the West side of a 10' alley; thence running Northerly, binding on the said West side of said 10' alley, with the use thereof in common with others entitled thereto, and binding on the East outline of said Lot No. 1 and on the east outline of Lots No. 2 and No. 3, in all 150' to the Northeast corner of said Lot No. 3; thence binding on the North outline of said Lot No. 3 and running westerly 175' to the Northwest corner of said Lot No. 3 and to intersect the East side of said Riverston Street; thence binding on the West outline of said Lot No. 3 and on the West outline of Lots No. 2 and 3 and binding on the said East side of said Riverston Street and running Southerly 150' more or less, to the place of beginning.

Said Lots No. 1, No. 2 and No. 3 Block 3 Plat of Middle River, above referred to and being improved by a 2 story brick dwelling and a 4-car masonry garage all known as No. 305 Riverston Street.

Said the property of Roger N. Mansman, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, November 18, 1968 at 10:00 A.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
JOHN G. BOSS,
Zoning Commissioner of Baltimore County,
Oct. 21.

CERTIFICATE OF PUBLICATION

TOWSON, M.D., Oct. 21, 1968.

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 18th day of November, 1968, the first publication appearing on the 31st day of October, 1968.

THE JEFFERSONIAN,

L. Leach Strickland
Manager.

Cost of Advertisement, \$

