

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clarence Cox, 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 AREA zone to an NE-1-H 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 SERVICE STATION.

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 Clarence Cox Legal Owner
Address 555 Marlyn Avenue
Baltimore, Maryland 21221
Petitioner's Attorney Robert J. Romadka Protestant's Attorney
Address 809 Eastern Blvd.
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of November, 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 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 4th day of December, 1968, at 2:00 o'clock P.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 22, 1968

FROM: George E. Gavellis, Director

SUBJECT: Petition #69-120-X. Special Exception for a Service Station. Northeast corner of Marlyn and Homberg Avenues. Clarence Cox, Petitioner.

15th District

HEARING: Wednesday December 4, 1968 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a gasoline service station in a C.N.S. District. It has the following advisory comments to make:

- We note that the proposed Special Exception for a gasoline service station is limited to gasoline dispensing in combination with a presently authorized car wash facility. We have no objection to this combination. However, we note that there are 2 existing service stations within a one-half mile radius and 14 service stations within a mile radius. No abandoned stations exist within a one-half mile radius; 3 exist within a one mile radius. The petitioner must show probability of a reasonable public need for the proposed service station.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 21, 1968

Robert J. Romadka, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

SUBJECT: Item 84
Type of Hearing: Special
Exception for Service Station
Locations: NE/Cor. of Marlyn Ave.
& Homberg Ave.
District: 15th
Petitioner: Clarence Cox
Committee Meeting of October 15, 1968

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject site contains 20,797 sq. ft. A Special Exception has been issued on this site for a combination self-service, coin operated car wash. The purpose of this petition is to provide four gasoline pumps to be used in connection with the car wash.

The property is bounded on the east by residential homes; on the south by Homberg Avenue which serves residential homes; on the west by Marlyn Avenue, and on the north by a parcel owned by the petitioner which is improved with the following uses:

One 40 x 30 building utilized as a service garage

One 28 x 75 ft. building which is utilized as a two bay service station and a service garage

The petitioner also owns a tract of land to the west which is 64 ft. by approximately 1250 ft. This property is improved with five buildings which are utilized as dwellings and have access solely through the subject property via Homberg Avenue.

On the date of inspection the subject site had been graded and footings poured for the car wash. However, the

Robert J. Romadka, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221
Item 84 RE: Clarence Cox

October 21, 1968

car wash building permit has not been issued as of this date.

Access and Traffic Condition: Existing proposed rights-of-way and paving are accurate and satisfactory as indicated on the plan. The access point on Marlyn Avenue is also satisfactory. However, the access point on Marlyn Avenue is not satisfactory. This access point is proposed to be used in common with the car wash, service station, and the existing service station on the adjoining property which the petitioner owns. The Bureau of Traffic Engineering commented that this entrance point must be lined up with South Woodland Road on the opposite side of Marlyn Avenue. The Bureau of Traffic Engineering made this comment in regard to the car wash building permit. Approval of this building permit is being withheld pending this revision. Section 419.3 of the Baltimore County Zoning Regulations states that the Bureau of Engineering, Department of Public Works, Office of Planning and Zoning, must approve a site plan for car washes. Therefore, any further processing of the subject petition will be withheld until this matter has been worked out and a site plan approved.

Road widenings, paving and utilities exist as indicated on the petitioner's plans.

Upon compliance with the above comment with regard to the entrance opposite South Woodland Road the petition will be scheduled for a hearing date.

If you have any questions concerning this matter, please do not hesitate to contact me.

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.

Very truly yours,

JAMES E. DYER, Chairman

JED:JO

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV 14, 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 1 issue consecutive weeks before the 1st day of December, 1968, the first publication appearing on the 1st day of November, 1968.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION

FOR A SERVICE STATION

LOCATION: Northeast corner of Marlyn and Homberg Avenues.

DATE & TIME: Wednesday, November 27, 1968 at 2:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

Petitioner: Clarence Cox

Address: 555 Marlyn Avenue, Baltimore, Maryland 21221

Attorney: Robert J. Romadka, Esq., 809 Eastern Blvd., Baltimore, Maryland 21221

Subject: Special Exception for a Service Station

Reasons: See attached description and plat

Witness: George E. Gavellis, Director of Planning and Zoning

Dated: November 22, 1968

Signature: [Signature]

Printed Name: George E. Gavellis

Official Title: Director of Planning and Zoning

Signature: [Signature]

Printed Name: Robert J. Romadka

Official Title: Attorney

Signature: [Signature]

Printed Name: Clarence Cox

Official Title: Petitioner

Signature: [Signature]

Printed Name: George E. Gavellis

Official Title: Director of Planning and Zoning

Signature: [Signature]

Printed Name: Robert J. Romadka

Official Title: Attorney

Signature: [Signature]

Printed Name: Clarence Cox

Official Title: Petitioner

Signature: [Signature]

Printed Name: George E. Gavellis

Official Title: Director of Planning and Zoning

Signature: [Signature]

Printed Name: Robert J. Romadka

Official Title: Attorney

Signature: [Signature]

Printed Name: Clarence Cox

Official Title: Petitioner

Signature: [Signature]

Printed Name: George E. Gavellis

Official Title: Director of Planning and Zoning

Signature: [Signature]

Printed Name: Robert J. Romadka

Official Title: Attorney

Signature: [Signature]

Printed Name: Clarence Cox

Official Title: Petitioner

Signature: [Signature]

Printed Name: George E. Gavellis

Official Title: Director of Planning and Zoning

Signature: [Signature]

Printed Name: Robert J. Romadka

Official Title: Attorney

Signature: [Signature]

Printed Name: Clarence Cox

Official Title: Petitioner

Signature: [Signature]

Printed Name: George E. Gavellis

Official Title: Director of Planning and Zoning

Signature: [Signature]

Printed Name: Robert J. Romadka

Official Title: Attorney

Signature: [Signature]

Printed Name: Clarence Cox

Official Title: Petitioner

Signature: [Signature]

Printed Name: George E. Gavellis

Official Title: Director of Planning and Zoning

Signature: [Signature]

Printed Name: Robert J. Romadka

Official Title: Attorney

Signature: [Signature]

Printed Name: Clarence Cox

Official Title: Petitioner

Signature: [Signature]

Printed Name: George E. Gavellis

Official Title: Director of Planning and Zoning

Signature: [Signature]

Printed Name: Robert J. Romadka

Official Title: Attorney

Signature: [Signature]

Printed Name: Clarence Cox

Official Title: Petitioner

Signature: [Signature]

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 56360

DATE: Nov. 23, 1968

TELEPHONE
822-3000
EXT. 367

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SUBJECT: [Signature]

RE: [Signature]

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TIME: [Signature]

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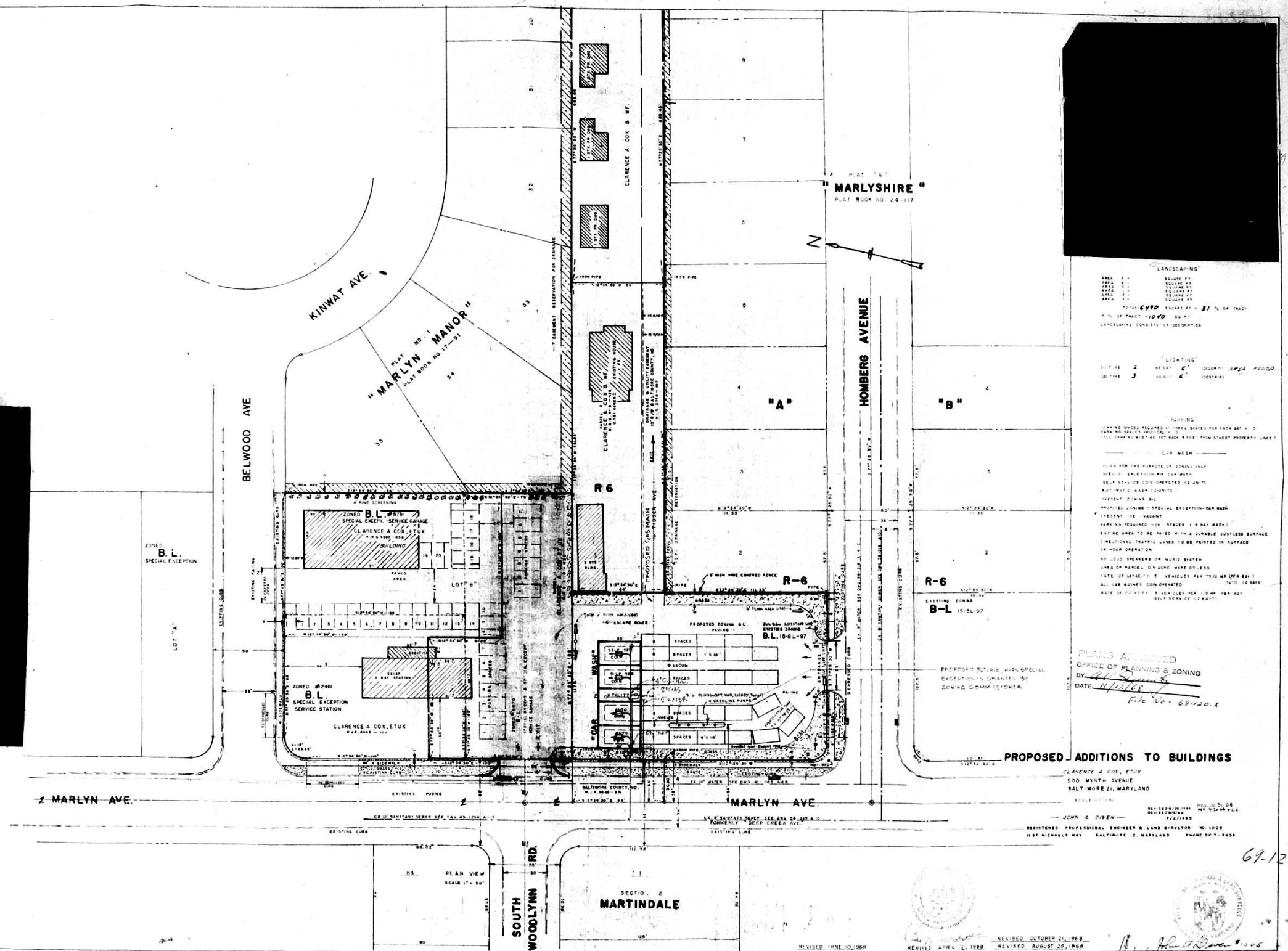
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