TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

TO THE ZUNING COMBINATION OF BALLINGON CONTROL OF THE MAN INCIDENT hereby petition (1) that the zoning status of the herein described property he re-classified, pursuant NONTHto the Zoning Law of Baltimore County, from an...

ENSTERH ....zone: for the following reasons

NE-8-C <u>"×</u>"

AREA

. of Oakleigh

#70-218-& Taylor 9th

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for ... Service Garage

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 advortising 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.

Michael F. Peters about her Helen S. Peters Legal Canaers Addres 4015 Fleet Street Baltimore Md ZI224 George W. White, or

Address 1323 E. 35th Street

Baltimore, Maryland 21218

Buckmaster, White, Mindel & Clarke

305 W. Chesapeake Avenue Towson, Maryland 21204

ORDERED 3y The Zoning Commissioner of Baltimore County, this. 7th ..., 19870, that the subject matter of this potition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be pested, and that the public hearing be had before the Zoning Commission of Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Towson, Baltimore County in Room: 106, County Office Building in Room: 106 27th \_\_\_\_day of Hay \_\_\_\_\_\_ 19870 at 10:00 o'clock

April 27, 1970

RE: Type of Hearing: Special Exception for Service Carego Substitution of Substitution of Substitution Obligity Road Positioner: Michael F., Paters, et us Committee Ameting of April 7, 1970 9th District Item 202

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

George W. White, Jr., Esq. Buckmester, White, Mindel & Clarke 305 W. Chesapeake Avenue Towson, Maryland 21204

COUNTY OFFICE By DG

ORDER RE

Chairman

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COM PUREAU OF FIRE PREVENTION HEALTH DEPARTMEN PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

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 resuit of this review and inspection.

The subject property is presently improved with a two bay service station which is presently being used as the best tune-up service. The property to the north is improved the service of the property to the service and the property to the service and restrurant. The property to the east is improved with a body and fender shop. The property to the south with an Ice cream and seaflood carry out store. Additional meaning the provided with a south with an Ice cream and seaflood carry out store. Additional meaning the provided as for as concrete curb and gutter are concerned for this subject property.

### BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Oakleigh Road is an existing street which is proposed to be improved as a 40-foot closed roadway section within a 60-foot right-of-way. Taylor Avenue is an existing street

Beginning for the same at the intersection formed by the north Road thence binding on the said north widening line of Taylor Avenue S 679 07 /E 101.95 feet thence leaving Taylor Avenue N 2:0 53' E 90.00 feet to the south side of a 20 foot alley thence binding on the routh side of said 20 foot alley the two following courses and distances viz: (1) N 67º 07' W 93.4 Feet and (2) N 78º 41' W 26.43 feet to the east widening line of Oakleigh Road thence binding on the said east widening line of Oakleigh Poad S 110 19' W 86.5 feet to the place of beginning.

Conta ning 9954 square feet of land more or less.

George W. White, Jr., Esq. Suckmaster, White, Mindel & Clarke 305 M. Chesapeake Avenue Towson, Md. 21204 Item 202

which is currently being considered for improvement as a 52-foot closed roadway section within a 70-foot minimum right-of-way; or as a civided highway, comparising two 27-foot inner separated by a 16-foot inner separated by a 16-foot inner separated by a 16-foot inner section in regard to the proposed roadway section is anticipated to be had very soon, and it is suggested that the patitioner contact the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering for further information.

Although no further highway improvements are required at this time, additional highway right-of-way widening would be required along the Taylor Avenue frontage of this property in connection with any subsequent grading or building permit applications.

The patitioner must provide necessary drainage facilities (temporary or personent) to prevent creating any nuisances or damays to adjectoryerite, specially by the concernation of surface maters. Corrector programs are all the many result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the patitions.

Public sanitary sewerage and public water supply is available to serve this property.

The change from a service station to a service garage should create no change in trip density. However, if the developer would close one driveway to Dukleigh Road and one driveway to Taylor Avenue, it would provide batter circulation and parking for the proposed use.

This plan has been reviewed and there are no site planning factors

Highways: (Continued)

Sewer and Waters

PROJECT PLANNING DIVISION:

DEPT. OF TRAFFIC ENGINEERING:



April 27, 1970

#70-218X

### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date May 22, 1970

FROM George E. Gavrelis, Director of Planning

Petition #70-218-X. Northeast corner of Oakleigh Road and Tuylor Ave.
Petition for Special Exception for Garage, Service
Michael F. Peters - Petitioner

9th District

HEARING: Wednesday, May 27, 1970 (10:00 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject pritition for a special exception for a Service Garage.

We voice no objection to the conversion of an old gasoline service station to a Service Garage. If granted, the granting should be conditioned up compliance with on opproved plot which eliminates the two existing entirences at the corner of Caldeligh Road and Taylor Avenue. Lighting entirences to the corner of Caldeligh Road and Taylor Avenue. Lighting also should be required to comply with the more rigorous standards require

GEG:msh

BAL' MORE COUNTY, MARY AND No. 71205 OFFICE OF FINANCE COURT HOUSE TOWSON, MARYLAND 21204 MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, YOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

:970

2 Lyin

FIRE DEPARTMENT:

Owner shall be required to comply to the Fire Prevention Code, Appendix B, "Abandonment or Removal of Underground Tanks".

BUILDING ENGINEER'S OFFICE:

George W. White, Jr., Esq. Buckmaster, White, Mindel & Clarke 305 M. Chesapeake Avenue Towson, Md. 21204 Item 202

Petitioner to meet requirements of Mational Fire Prevention Association Code, Vol. 1-#30-85, C-31-C-32-C-3).

April 27, 1970

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site,

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

ZONING ADMINISTRATION DIVISION:

The proposed highway widening for Taylor Avenue and Oakleigh Road must be indicated on revised plans prior to the bearing. It is suggested by the first of the provide better circulation for the subject property that the poil find on the one continues. The two entrances closest to the intersection would be the proper ones to close.

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

11-10-70

Posted for: Nilayaning Ward May Date of Posting 114 7 1920 27 1970 6. 10 col Act Petitioner Michael FEL Location of property Mc flow of Callegh Sat Tophe De Location of Signe De Align South 11 Moling John Totals one I do Show That frey Gallagh Kd Posted by Miles H. Hinn Date of return 2014 9/ 70

CERTIFICATE OF POSTING

RTMENT OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the above petitica and it appearing that because were the petitioners have complied with the requirements of Section 502, 1 of the Baltimore County Zoning Regulations, a Special Exception for Garage, Service, should be GRANTED.

the about Mediamication about it has built and stoder the repearing that by reason or an expensive expensive to the control of IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2.7.

day of May 180k shadesbecksreinesdesocksuskyrropanty-yes area about the same x x 1980c and or a Special Exception for a ... Garage, Service ....... should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning Deputy Zoning Commissioner of Baltimore County

besuant to the advertisement, posting of property and public hearing on the above petition

RECEIVED FUR FILING

ORDER

Fi and daing.

DATE the above re-clas ification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_zone; and or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED

Zoning Commissione of Baltimore County

x 8/10/04

9.7 Dek leigh

2

#70-218 & Taylor 9th

CRIGINAL

## OF. .CE OF TOWSON

TOWSON, MD. 21204 Nay 11

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in week before the 11th day of Hay 1970, that is to say, the same was inserted in the issue/of May 7, 1970.

STROMBERG PUBLICATIONS, Inc.

# CERTIFICATE OF PUBLICATION

THIS IS 10 CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Yowson, Baltimore County, Md., once in each of \_ope\_bire\_ asuccessive weeks before the \_\_\_\_\_ 27th\_\_\_\_ appearing on the 725 day of 822

THE JEFFERSONIAN,

Cost of Advertisement, \$\_\_\_\_\_

623.300 EXT. 36	BALTIMORE COUNTY MARVIANTE ME	. 71253
To:	Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	Nav 27, 1970
Strong T	STANDARD WITH STANDARD STANDAR	TOTAL AMOUN
- 80	Abortising and posting of annual services	IDA COST
5	09-216-g	43.00
4 3,00 mg		

ECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

MICROFILMED



