

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Mr. John R. Wonnell, 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 BL zone to an NE-2-H zone, for the following reasons:

Service garage 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:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or Mr. John R. Wonnell, 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 John R. Wonnell Legal Owner
Address: 16 S. Marlyn Avenue
Baltimore, Maryland 21221

Address: 809 Eastern Blvd.
Baltimore, Maryland 21221
ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner, Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of July, 1970, at 1:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

Phone: MU 7-6922

FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21237

March 30, 1970

No. 16 S. Marlyn Avenue
East side of S. Marlyn Avenue 255 feet south of Eastern Blvd.
15th District Baltimore County, Maryland

Beginning for the same on the west side of S. Marlyn Avenue at the distance of 255 feet measured along the west side of S. Marlyn Avenue from the south side of Eastern Blvd. and thence running and binding on the west side of S. Marlyn Avenue South 6 degrees 00 minutes East 120 feet thence leaving S. Marlyn Avenue for three lines of division as follows: South 6 degrees 00 minutes East 150 feet, North 66 degrees 13 minutes East 141.85 feet and North 64 degrees 00 minutes East 64 feet to the place of beginning.

Containing 0.11 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, July 1, 1970
FROM: Mr. George E. Govelet, Director of Planning
SUBJECT: Petition #71-4-R, West side of South Marlyn Avenue 255 feet South of Eastern Blvd. Petition for Reclassification from B.L. to B.R. Zone.
John R. Wonnell - Petitioner

15th District

HEARING: Monday, July 6, 1970 (1:00 p.m.)

We have reviewed the subject petition in the context of our present planning and zoning map work and have the following comments to make:

Business roadside zoning, in our judgment, is inappropriate on or near the intersection of Marlyn Avenue and Eastern Boulevard where the subject property is located. The present zoning is Business, local which should remain. Clearly, if a service garage is the desired land use result, requesting a special exception in a B.L. zone would be preferable to seeking B.R.

Were this property to be shifted to B.R., it would presume that all the nearby commercial frontage was also appropriate for B.R. The essential character of nearby commercial uses is in the B.L. realm of uses rather than B.R.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 154
Posted for: Edward D. Hardesty July 6, 1970 C. L. Hardesty
Petitioner: John R. Wonnell
Location of property: W. S. Marlyn Avenue, 255' S. of Eastern Blvd.
Location of Signs: 16 S. Marlyn Avenue, 255' S. of Eastern Blvd.
Remarks: None
Posted by: Mark V. Hardesty Date of return: June 25, 1970

OFFICE OF
THE
ESSEX TIMES

ESSEX, MD. 21221 June 20, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, 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 20th day of June, 1970 that is to say the same was inserted in the issue of June 18, 1970.

STROMBERG PUBLICATIONS, INC.

By Richard Morgan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 5, 1970

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

RE: Type of Hearings: Reclassification
from an BL zone to an BR zone
Location: W/S So. Marlyn Ave., 255' So. of Eastern Blvd.
Petitioner: John R. Wonnell
15th District
Item 211
Committee Meeting of April 14, 1970

Dear Sirs:

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 subject property is presently improved with a two-bay service station which is presently being used as a service garage for Volkswagens and foreign automobiles. The property to the north and south are improved with commercial shops as well as the property to the east. The property to the west is the rear of the dwellings and stores that front on Eastern Avenue. Marlyn Avenue in this location is improved as far as concrete curb and gutter are concerned.

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.

Highways:

So. Marlyn Avenue is an existing street which has been improved in the past as a 30-foot closed roadway section within a 40-foot right-of-way and is proposed to be further improved as a 40-foot closed roadway section within a 60-foot right-of-way. Highway right-of-way widening and improvements would be required in connection with any subsequent grading or building permit applications.

Robert J. Romacka, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221
Item 211

- 2 - May 5, 1970

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or responsibility of the petitioner.

Sanitary Sewer and Water:

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

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

The change requested from BL to BR should create no major change in trip density. The developer could improve the parking and circulation layout if one of the existing entrances were to be closed. Proposed widening of Marlyn Avenue should be shown.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code Rules and Regulations when plans are submitted.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

This plan is not complete, therefore, this department cannot make the proper comments.

Robert J. Romacka, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221
Item 211

- 3 - May 5, 1970

ZONING ADMINISTRATION DIVISION:

Petitioner will be required to provide revised plans to this office indicating the following:

1. Means for providing proper water and sewer disposal to the site.
2. The highway widening of Marlyn Avenue

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLMR:JD

Enc.

TELEPHONE 823-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 71310 DATE July 4, 70	
To: <u>Mr. Romacka</u>		Billed: <u>July 29, 70</u>		Billed: <u>July 29, 70</u>	
SUBJECT TO ACCOUNT NO. <u>60-422</u>		DETAILS ALONG WITH PAYMENT AND YOUR PORTION FOR YOUR RECEIPT		TOTAL DUE <u>20.50</u>	
Quantity: <u>Advertising and posting of property for John R. Wonnell</u>		Rate: <u>20.50</u>		Total: <u>20.50</u>	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

Edward D. Hardesty, Esq., 809 Eastern Blvd., Baltimore, Maryland 21221		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 <u>14th</u> day of <u>April</u> , 1970	
Petitioner: <u>John R. Wonnell</u>		Chairman of Advisory Committee	
Petitioner's Attorney: <u>Robert J. Romacka, Esq.</u>		Reviewed by: <u>Oliver L. Myers</u>	

11-13-70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 504.1 of the Baltimore County Zoning Regulations having been met,

the above reclassification should be had and it is further appearing that by reason of

a Special Exception for a Garage, Service should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of September, 1967, that the above described property on

the same to hereby be established from

under a Special Exception for a Garage, Service should be and the same is

granted, from and after the date of this order, subject to the approval of the site plan by

the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hickey
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

day of September, 1967, that the above reclassification be and the same is hereby

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 Commissioner of Baltimore County

ORDERED FOR FILING

DATE 9/10/67 BY J. H. H. H. H.

RECEIVED FOR
PROCESSING
DATE 9/10/67
OFFICE OF
PLANNING & ZONING

PETITION FOR RECLASSIFICATION

EDWARD D. HICKEY, Petitioner
LOCATION: 111 W. Chesapeake Ave., Towson, Maryland
DATE & TIME: Monday, July 4, 1967, at 1:00 P.M.
PUBLIC HEARING: Room 104 County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petitioned reclassification of the property of

Edward D. Hickey, 111 W. Chesapeake Ave., Towson, Maryland

located on the site of the old site of the west side of S. Martin Avenue at the intersection of S. Martin Avenue and the west side of S. Martin Avenue from the south side of S. Martin Avenue to the north side of S. Martin Avenue, and

and including on the west side of S. Martin Avenue from the south side of S. Martin Avenue to the north side of S. Martin Avenue, and

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CERTIFICATE OF PUBLICATION

TOWSON, MD. June 18, 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 week before the day of July, 1967, the first publication appearing on the 13th day of June, 1967.

John S. Kennel
Manager

Cost of Advertisement, \$.

TELEPHONE
823-3000
EXT. 187

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 71284

DATE June 18, 1967

Zoning Dept. of Baltimore County

To: Robert A. Kennel, Esq.
220 Eastern Blvd.
Baltimore, MD. 21201

AMOUNT TO ACCOUNT NO. 00-428

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

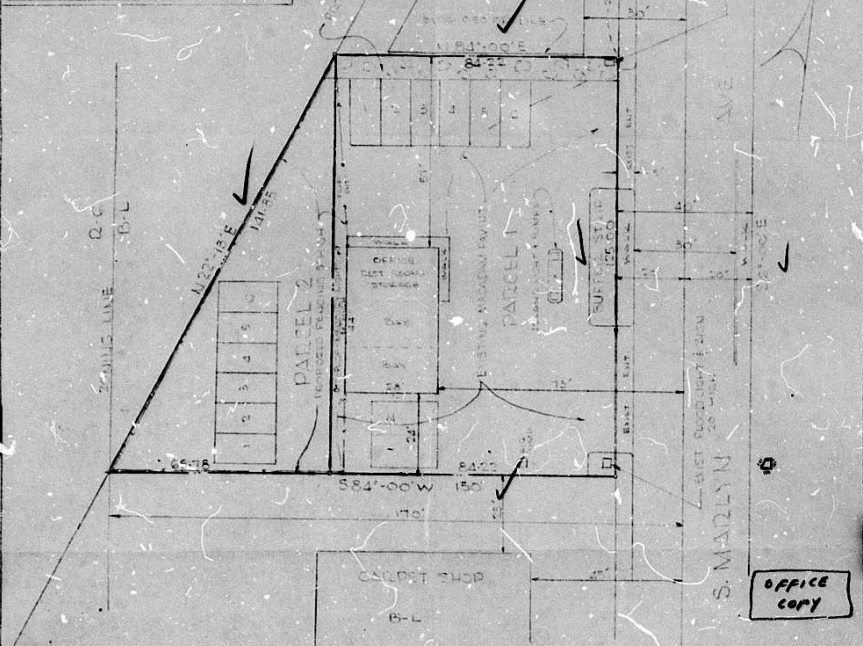
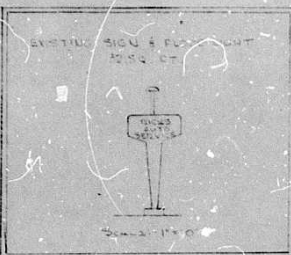
RETURN THIS PORTION WITH 17-000 REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT
00 00 15	Petition for Reclassification for John S. Kennel	\$0.00
5.0000		

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

JOHN S. KENNEL
220 Eastern Blvd.
Baltimore, Md. 21201

#71-4-2
#211



OFFICE COPY

EXISTING ZONING: PARCEL #1 - B-L; SPECIAL EXCEPTION FOR SERVICE STATION
PROPOSED ZONING: PARCEL #1 - B-L

PARCEL #2 - B-L
PARCEL #3 - B-L

AREA REQUIREMENTS

1 DISPENSER ISLAND WITH 2 SINGLE DISPENSER PUMPS CAPABLE OF SERVING 2 CARS AT ANY TIME
TOTAL SERVICING SPACES - 2
TOTAL SERVICING BAYS - 2
TOTAL BAYS & SPACES - 2
SITE AREA REQUIRED - TOTAL BAYS & SPACES - 2 x 1500 SQUARE FEET - 3000
PROPOSED ANCILLARY USES - VEHICLE REPAIR SERVICES, VENDING MACHINES, TIRE SALES, SALES OF SMALL AUTO PARTS & ACCESSORIES, MINOR ACCESSORY USES.
PROPOSED COMBINATION USES - NONE
ADDITIONAL AREA REQUIRED - NONE

TOTAL AREA REQUIRED - 15,000 SQ. FT.
TOTAL AREA OF TRACT - 10,500 SQ. FT. (PARCEL #1)

ACCESS POINTS

NO. OF DRIVEWAYS ON FRONT STREET - 2
THRESH 65' x 150' (REQUIRED WIDTH)
ACTUAL SITE WIDTH - 123'

LANDSCAPING

AREA 33,525 SQ. FT.
TOTAL 75% SQ. FT. - 525% OF TRACT
5% OF TRACT - 525 SQ. FT.
LANDSCAPING WILL CONSIST OF GRASS (SHRUBBERY)

LIGHTING

1) TYPE - SPOTLIGHT HEIGHT - 30'
2) TYPE - MERCURY HEIGHT - 30'

PARKING

PARKING SPACES REQUIRED @ 3 SPACES PER BAY/SPACE = 6
PARKING SPACES PROVIDED = 14
PARCEL #2 TO BE PAVED WITH A DURABLE DUSTLESS SURFACE

#71-4K
MDP
4-B
EASTERN
AREA
NE-2-H
BR-X

No. 16 S. MARLYN AVENUE
15TH DISTRICT BALTIMORE CO. MARYLAND
Scale: 1" = 20'

Date: 3-20-70



FRANK S. LEE
1271 NEELBORE AVE.
BALTIMORE, MD. 21217

