

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Estate of Annabelle Deise, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an RA zone to an SE-3-C zone, for the following reasons:

(See attached memorandums)

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 Garage, Service

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 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 of Baltimore County.

Estate of Annabelle Deise
Contract purchaser Annabelle Deise Legal Owner
Address 9527 Mason Avenue Baltimore, Md. 21234
Petitioner's Attorney Harold D. Hardesty Protestant's Attorney

Ordered By The Zoning Commissioner of Baltimore County, this 15th day of June, 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 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 Monday, July 27th, day of July, 1970, at 2:00 o'clock

Harold D. Hardesty
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: July 24, 1970
FROM: Mr. George E. Gorrill, Director of Planning
SUBJECT: Petition #71-16-RX, West side of Audrey Avenue 40 feet North of Joppa Road
Petition for Reclassification from R.A. to B.L. zone.
Petition for Special Exception for Garage, Service
Estate of Annabelle Deise - Petitioners

9th District
HEARING: Monday, July 27, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to B.L. zone together with special exception for service garage.

The subject request for reclassification was not an issue before the Planning Board in connection with the zoning maps approved by it last February. A review of this petition and issues relating thereto has led the Planning Board committee to recommend additional changes to the map which would extend the depth of commercial zoning along Audrey Avenue to embrace all of the properties on the westerly side of Audrey north to the Harford Hills Elementary School site. The Staff and the committee felt that the two sides of Audrey Avenue ought to be treated the same. Proper buffering is provided by retention of the R.A. zoning on Emlo Avenue.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 22, 1970

Mr. Charles H. Deise, Jr.,
9527 Mason Avenue
Baltimore, Maryland 21234

RE: Type of Hearings: Reclassification
from an RA zone to an BL zone
Location: N/S Joppa Road Int. with
E/S Audrey Avenue
Petitioners Estate of Annabelle Deise
Committee Meeting of May 12th, 1970
9th District
Item 329

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 following comments are a result of this review and inspection.

The subject property is presently improved with a dwelling and a garage which is being used as a service garage and welding shop. The property to the north and west are improved with dwellings, 10 to 20 years of age, in fair repair. The property to the south is improved with an Atlantic automotive service station. The property to the east is improved with an office building and a small shopping center. Audrey Avenue is now 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 subject item.

Highways:

Audrey Avenue is an existing road of which no additional improvements are proposed except for the alignment and grade ties in connection with the Joppa Road improvement now under contract. Audrey Avenue will be established as a 30-foot roadway on a 40-foot right-of-way.

Mr. S. Eric DiNenna,
Deputy Zoning Commissioner:

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Re: Estate of Annabelle Deise
#71-16-RX

October 12, 1970

3. That the location of the subject lot on the radial arc of the northwest corner of Audrey Avenue and Joppa Road, an arterial highway, renders it incapable of development as presently classified;

4. That the existence of a gasoline service station immediately adjacent to the south of the subject lot again renders it unsuited for residential development;

5. That failure to consider all the factors pertaining to the subject lot as well as the immediately surrounding neighborhood, resulted in an error of classification; and

6. That the error in classification of the subject property resulted from the following lot lines rather than applying average depth to the commercial frontage along the north side of Joppa Road.

Respectfully submitted,

Maurice W. Baldwin
Attorney for the Petitioner

MWB:bce

ORDER FROM
RECORD

William G. Ulrich, Jr.
Registered Land Surveyor

11 CULLERIDGE HEIGHTS AVE. BALTIMORE, MD 21236

FOR THE PURPOSE OF ZONING ONLY:

Beginning for the same on the west side of Audrey Avenue as wide as and shown on Baltimore County Highway widening plat #4 66-085-3 where said west side of Audrey Avenue is intersected by the division line between lot numbered 2 and lot numbered 3 as shown on the plat of Joppa Park said plat being recorded among the land records of Baltimore County in Plat Book No. 5 folio 85 said point of beginning also being 17,000 feet more or less northerly from the center line of Joppa Road running thence and binding on the west side of Audrey Avenue as widened on the firstly herein mentioned plat the following three courses and distances viz: north 14 degrees 35 minutes 30 seconds east 19.05 feet, by a line curving toward the right having a radius of 120,000 feet or a distance of 19.99 feet, and north 31 degrees 21 minutes 04 seconds east 61.56 feet thence leaving the side of Audrey Avenue and binding on the division line between lot numbered 3 and lot numbered 4 of the aforesaid plat of Joppa Park north 58 degrees 38 minutes 56 seconds west 165.00 feet, thence binding on the division line between lot numbered 3 and lot numbered 8 south 31 degrees 21 minutes 04 seconds west 100.00 feet thence binding on the aforesaid division line between lots numbered 2 and 3 south 58 degrees 38 minutes 56 seconds east 182.30 feet to the place of beginning. Containing 0.425 of an acre more or less.

William G. Ulrich, Jr.



Charles H. Deise, Jr.,
9527 Mason Avenue
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June 22, 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Controls:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sanitary Sewer:

Public water and sanitary sewer are available to serve this site.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

No effect on student population.

BUILDING ENGINEER'S OFFICE:

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

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 Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Charles H. Deise, Jr.,
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June 22, 1970

ZONING ADMINISTRATION DIVISION:

The type of paving for the parking area in the rear of the proposed garage must be indicated on revised plans prior to the hearing.

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 of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER A. MYERS, Chairman

OLM:JD
Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood...

the above Reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been fulfilled...

a Special Exception for a... should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of...

day of... 1970, that the herein described property or area should be and the same is hereby reclassified; from an... to a... zone, and as a Special Exception for a... 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.

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

the above re-classification 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... 1970, that the above re-classification 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.

RECEIVED FOR PROCESSING BY DATE OFFICE OF PLANNING & ZONING

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hurdasty
FROM: Attn: Oliver L. Myers
SUBJECT: Item 329 - ZAC - May 12, 1970
Property Owner: Estate of Annabelle Deise
Joppa Road & Audrey Avenue
Reclassification to BL with S.E. for garage

Date: July 7, 1970

The subject petition's only access is to Audrey Avenue. This road is not adequate, in its present state, for commercial traffic.

C. Richard Moore
Assistant Traffic Engineer

CRH:nr

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
ZONING: From P.A. to B.L. Zone
LOCATION: West side of Audrey Avenue 60 feet North of Joppa Road
DATE & TIME: MONDAY, JULY 27, 1970 at 10:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, Maryland, is hereby notified that the following property is being petitioned for reclassification and special exception...

CERTIFICATE OF PUBLICATION

TOWSON, MD July 9, 1970
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 week before the 27th day of July, 1970, the first publication appearing on the 9th day of July, 1970.

THE JEFFERSONIAN

Cost of Advertisement, \$

Charles H. Weiss, Jr.
27 Mason Avenue
Baltimore, Maryland 21204
TOWSON COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 19th day of June 1970

Edward D. Hurdasty
Zoning Commissioner

Petitioner: Estate of Annabelle Deise

Petitioner's Attorney Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

THE TOWSON TIMES

724 YORK ROAD
TOWSON, MD 21204

821-7500

July 13 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hurdasty, Zoning Commissioner of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 13th day of July 1970 that is to say, the same was inserted in the issue of July 9, 1970.

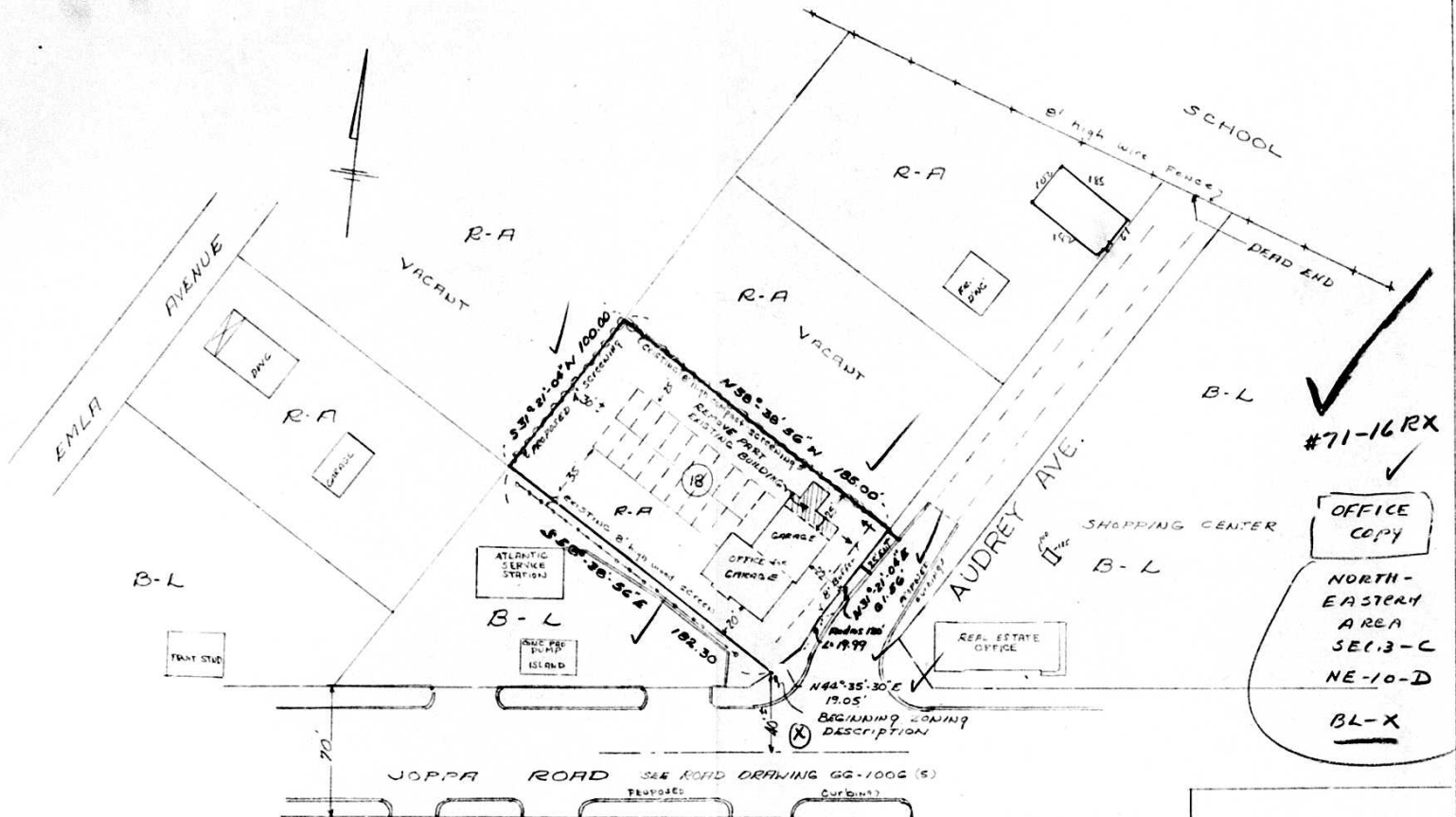
STROMBERG PUBLICATIONS, INC.

By: Ruth Morgan

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
Zoning Dept. of Baltimore County
To: Eleanor Schiner
9627 Haven Ave.
Baltimore, Md. 21204
No. 73705
DATE: July 27, 1970
QUANTITY: 1
TOTAL AMOUNT: \$61.00
Advertising and posting of property for Estate of Annabelle Deise 7/1-16-71

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 71303
DATE: July 6, 1970
To: P. Deise
5627 Haven Ave.
Baltimore, Md. 21204
BILLED BY: 05-622
Petition for Reclassification and Special Exception for Estate of Annabelle Deise 7/1-16-71
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



#71-16RX

OFFICE
COPY

NORTH-
EASTERN
AREA
SEC. 13-C
NE-10-D

BL-X



William G. Ulrich Jr.

FOR THE PURPOSE OF ZONING ONLY
NINTH ELECTION DISTRICT OF BALTIMORE COUNTY MD.
PETITION: R-A TO a B-L ZONE WITH a SPECIAL EXCEPTION
FOR a SERVICE GARAGE
PRESENT ZONE: R-A
PROPOSED ZONE: B-L with SPEC. EXCP. for a SERVICE GARAGE
PRESENT USE: DWELLING & SERVICE GARAGE
PROPOSED USE: SERVICE GARAGE & OFFICE FOR GARAGE
PARKING REQUIRED 1 SPACE PER 200 SQ. FT.
AREA of BUILDING 2400 SQ. FT. SPACES REQUIRED 14
PARKING SPACES SHOWN 18

NOTE: SEWER & WATER ARE
EXISTING

MICROFILMED

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE TOWSON MARYLAND
SCALE 1" = 50' APRIL 27 1970



SITE PLAN OUTLINE AND TOPOGRAPHICAL SURVEY OF ED AND JIM'S GARAGE

32ND ELECTION DISTRICT

FOG
ED & JIM'S GARAGE
8902 AUDREY AVE
BALTIMORE MARYLAND

BALTIMORE COUNTY MARYLAND

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 4/13/72

DESIGNED & DRAWN BY ENGINEERS - JUNE 6, 1972
SITE PLAN MAY 18, 1972



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8012 BELAIR ROAD / BALTIMORE, MD. 21234
(301) 648-1301
[Signature]
DATE 4/13-72 SCALE 1"=20'

BALTIMORE COUNTY
BENCH MARK
HUB NO. X-3560 ELEV. 404.24

Out - East End of South Gas Island
SSSO Station Northwest Corner of
Joppa Road and Old Harford Road.

SEDIMENT CONTROL

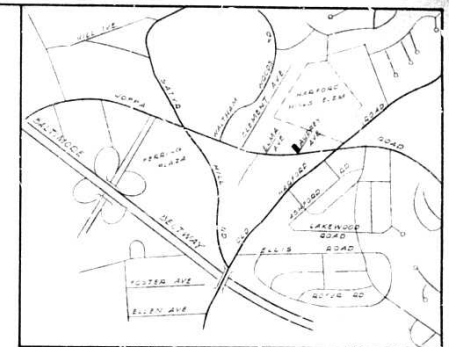
The PRO. INLET AT THE SOUTHWEST CORNER OF THE PROPERTY IS TO BE CONSTRUCTED TO DRAIN TO ANY GRADING WITH A DIST. 5' FROM AT THE WEST & SOUTH EDGE OF THE PROPOSED PAVED AREA TO DIVERS SURFACE DRAINAGE TO SAID INLET. EVERY 3" BACK IN THE INLET BOX IS TO BE LEFT OUT 25' ABOVE INVERT. A 10' AREA NEARBY EAST OF SAID INLET IS TO BE DUG TO THE DEPTH OF THE INLET INVERT TO TRAP THE SEDIMENT.

NOTES

Zoned ——— 8 L.C.S. 2 1/2" Spac. Except
Location ——— Baltimore County
Election District ——— 32ND
Gross Area of Lot ——— 0.38 Acres
Parking Req'd - 1 space/300' - 22 plus 10
Req'd for towing service - total - 32
Parking Pro. - 20 outside + 12 inside (Bars) - 32

UTILITY NOTES

For Existing Water Location See Balto Co Plan 99-1008
For Existing Storm Drain Location See Balto Co Plan 50-1000
For Existing Storm Drain Location See Balto Co Plan 66-1021



LOCATION MAP
Scale: 1"=1000'

