

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Elizabeth M. Doroff and
 I or we, ROBERT C. DOROFF, legal owners, 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 _____ zone to an _____ zone; for the following reasons:
 (1) No Zoning change requested

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 an automobile repair 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 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.

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 for Baltimore County.

Address: NORMAN F. SUMMERS, Esq.
 4715 Leeds Avenue
 Baltimore, Md. 21227
 Petitioner's Attorney

Address: _____
 Protestant's Attorney

ORDERED: By the Zoning Commissioner of Baltimore County, this _____ 30th day of _____ 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 the _____ 4th day of November 1970, at 10:00 o'clock.

Edward D. Hardesty
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

#71-150-X
 6# 05-1-16
 X-EX-716

Robert C. Norris, Reg. Sur. or
 118 Court Road, Balto. Md. 21207 May 14, 1970

Property of Phillip Doroff, No. 3111 Leeds Ave. Arbutus, Md.

Beginning for the same at a point on the Northwest side of the Southwestern Blvd., North 24 degrees 12 minutes East from the corner formed by the intersection of the Northwest side of the Southwestern Blvd. and the East side of Knecht Ave. at the distance of 206 feet, thence running along the Northwest side of the Southwestern Blvd. North 23 degrees 12 minutes East 120.0 ft., thence running North 60 degrees 41 minutes West 89.0 ft. to the South side of Leeds Avenue; thence running along the South side of Leeds Ave. South 41 degrees 07 minutes West 112.75 ft.; thence running South 54 degrees 36 minutes 112.0 ft. to the point of beginning.

Containing 0.28 acres more or less and being the property of Phillip Doroff and known as No. 3111 Leeds Avenue.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: October 30, 1970
 FROM: Mr. George E. Gavettis, Director of Planning
 SUBJECT: Petition #71-150-X, Northwest side of Southwestern Boulevard 206 feet East of Knecht Ave.
 Petition for Special Exception for Garage, Service Robert Doroff - Petitioner
 13th District
 HEARING: Wednesday, November 4, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for service garage.

The Planning Staff voices no basic objection to the special exception. However, we feel that the site plan has not been detailed in a manner indicating any arrangement of parking or storage of customer's vehicles, including appropriate setbacks from both Southwestern Boulevard and Leeds Avenue.

GEG:msh

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13th Date of Posting: Oct. 17, 1970
 Posted for: SPECIAL EXCEPTION
 Petitioner: ROBERT DOROFF
 Location of property: NW/4 OF SOUTHWESTERN BLVD. 206 FT. E. OF KNECHT AVE.
 Location of Sign: NW/4 OF SOUTHWESTERN BLVD. 206 FT. E. OF KNECHT AVE. @ E/S OF LEADS AVE. S. SIDE @ N. OF
 Remarks:
 Posted by: Charles J. Gabel Signature Date of return: Oct. 23, 1970

Norman F. Summers, Esq.
 4715 Leeds Avenue
 Baltimore, Md. 21227

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 113 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____ 1970.

Edward D. Hardesty
 Zoning Commissioner

Petitioner: Elizabeth M. and Robert Doroff
 Petitioner's Attorney: _____
 Reviewed by: _____
 Chairman of the Advisory Committee

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 No. 75360
 DATE: Oct. 29, 1970

To: Leeds Auto & Tinting Service
 4311 Leeds Ave.
 Baltimore, Md. 21229

Advertising and posting of property for Robert Doroff
 71-150-X

TOTAL AMOUNT: \$49.00

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 21, 1970

Norman F. Summers, Esq.
 4715 Leeds Avenue
 Baltimore, Maryland 21227

RE: Type of Hearing: Spec. At Exception for Service Garage
 Location: 1/4 mile Southwestern Blvd., 206' 1/2" E of Knecht Avenue
 Petitioners: Elizabeth M. and Robert Doroff
 Committee Meeting of July 7, 1970
 13th District
 Item 9

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 located between Leeds Avenue and Southwestern Blvd. It is currently improved with what was a filling station. However, the pumps and pump islands have been removed. It is being used as a service garage which is in violation of the Zoning Regulations. To the north and abutting the subject property is residential dwellings. To the southwest of the subject property there is an American Legion Hall.

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:
 Southwestern Boulevard is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Leads Avenue is an existing County street which was improved in the past as a closed roadway section and is proposed to be further improved as a 40-foot closed roadway section

Norman F. Summers, Esq.
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Highways: (Continued)
 Within a 50-foot minimum right-of-way, a 5-foot minimum highway right-of-way widening would be required in connection with any subsequent grading or building permit applications.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:
 Southwestern Boulevard is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

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.

The plan does not indicate the existing storm drainage facilities adjacent to or through the subject property and should be revised accordingly.

Water and Sanitary Sewers:
 Public sanitary sewerage and water supply is available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:
 The subject petition is requesting a Special Exception for a service garage. Since the land is presently zoned BL, the special exception should not increase the trip density of the subject site.

PROJECT PLANNING DIVISION:
 This plan has been reviewed and there are no site planning factors requiring comment.

FIRE DEPARTMENT:
 This office has no comment on the proposed site.

BOARD OF EDUCATION:
 No bearing on student population.

Norman F. Summers, Esq.
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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 sewer are available.

Air Pollution Commission: 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.

STATE ROADS COMMISSION:
 The existing entrance channelization at the subject site is acceptable to the State Roads Commission.

ZONING ADMINISTRATION DIVISION:
 The petitioner should revise his plan and show an existing screened fenced in area where all disabled and damaged vehicles that are in for repair will be installed as required under Section 405.1 A, of the Zoning Regulation.

Very truly yours,
 EDWARD D. HARDESTY, CHAIRMAN

DLH:JD
 Enc.

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 No. 75310
 DATE: Oct. 15, 1970

To: Norman F. Summers, Esq.
 4715 Leeds Ave.
 Baltimore, Md. 21227

Petition for Special Exception for Robert Doroff
 71-150-X

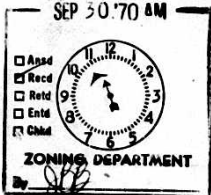
TOTAL AMOUNT: \$0.00

DOROFF

#9

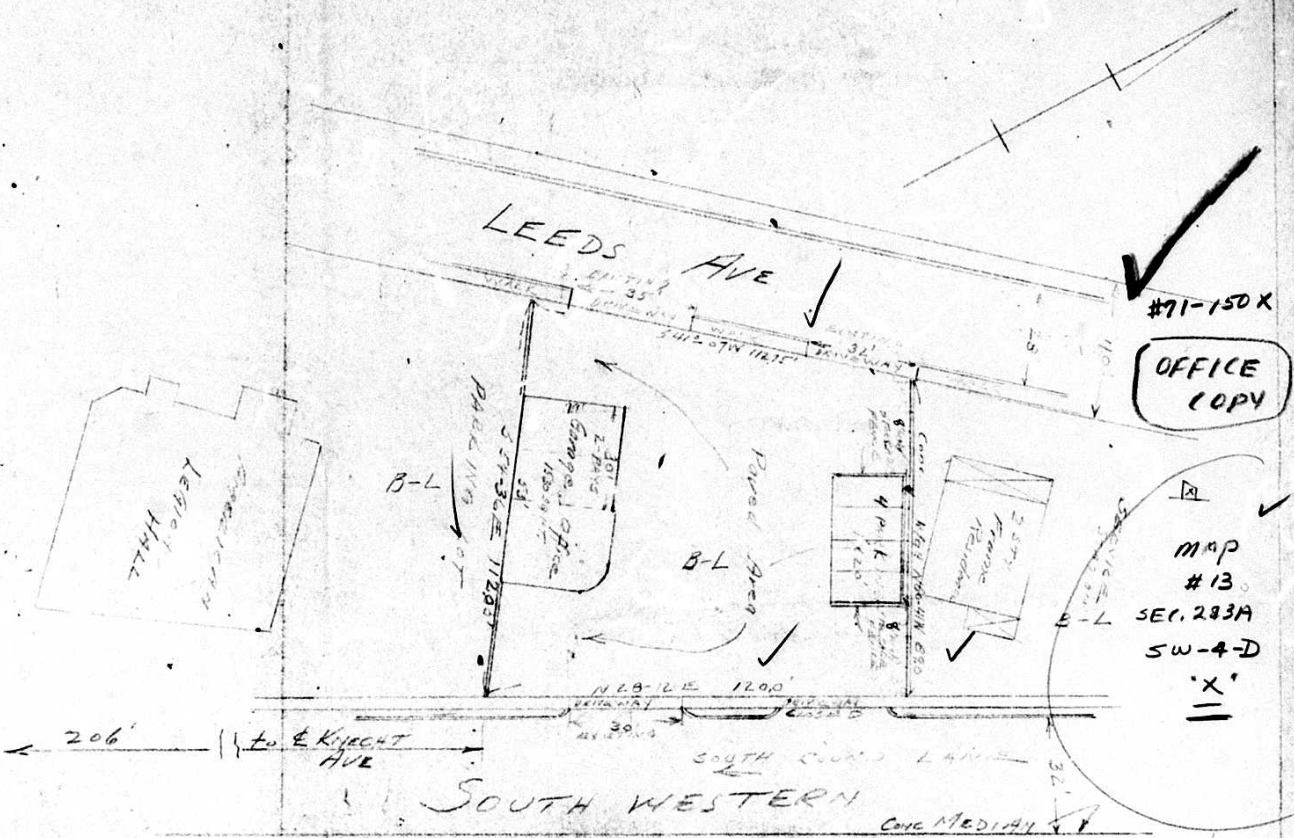
REVISED PLANS

SEP 30 70 AM



PRESENT ZONING, B-L-SE, FOR FILLING STATION
 PROPOSED B-L-SE, FOR SERVICE GARAGE
 AREA OF LOT 0.28 ACRES
 AREA OF EXISTING BLDG. 1530 SQ FT
 PARKING SPACES REQUIRED 4
 " PROVIDED 4
 EXISTING BLDG. CONNECTED TO WATER & SEWER
 NO IMPROVEMENTS TO SIDE OR DRIVEWAYS

PROPERTY OF
 PHILLIP DOROFF
 NO. 4311 LEEDS AVE.
 13TH DIST. BALTO. CO., MD.



#71-150 X

OFFICE COPY

MAP #13
 SEC. 283A
 SW-4-D
 'X'



BLVD

SCALE 1"=30' MAR. 1970

ROBERT C. MORRIS, REG. SURVEYOR
 OLD COURT RD. BALTO. MD. 21207

MICROFILMED