

72-118-X **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John A. Meninger, Sr., his wife
John A. Meninger, Sr. and Marie C. Meninger, 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, and

The property is presently zoned D.R. 16 and will be used as a business office.

See attached description

for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, Office

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, the undersigned, 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
Address: 1014 Ingleside Avenue
21228

Petitioner's Attorney: _____
Protestant's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of August, 1971, 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 3rd day of November, 1971, at 1:00 o'clock

John A. Meninger, Sr.
Zoning Commissioner of Baltimore County
(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 21, 1971

Mr. John A. Meninger
1014 Ingleside Avenue
Baltimore, Maryland 21228

RE: Type of Hearings: Special Exception
for offices
Location: E/S of Old Ingleside Ave.,
1971 S. of Johnnycake Rd.
Petitioners: John A. Meninger, et al
Committee Meeting of August 31, 1971
1st District
Item 40

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 property is presently improved with a one and one half story masonry dwelling, with the properties to the south improved with dwellings which have been converted to offices. The property to the north is an existing retail store. The property to the west is improved with offices and an automotive service station. The area to the east is improved with dwellings. Ingleside Avenue and Old Ingleside Avenue are improved insofar 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

Old Ingleside Avenue in the vicinity of this site is improved as a 24 foot closed type highway cross-section on a 40 foot right of way. This particular section of Old Ingleside Avenue appears to be more a part of Wilson Avenue, as the relocated and improved Ingleside Avenue, Johnnycake Road intersection lies some 400 feet north of this property. There are (6) intersections, approximately 250 feet apart, each designated by Baltimore County street signs as Ingleside Avenue and Johnnycake Road.

The entrance location is subject to approval by the Department of Traffic Engineering and shall be constructed in

ZONING DESCRIPTION

BEGINNING FOR THE SAME at a point on the Easterly side of Ingleside Avenue (formerly New Cut Road), said beginning being South twenty three (23) degrees and twenty eight (28) minutes West one hundred ninety seven and six one hundredths (197.06) feet from the intersection formed by the Southerly side of Johnnycake Road and the Easterly side of Ingleside Avenue (formerly New Cut Road), thence binding on the Easterly side of Ingleside Avenue, South twenty three (23) degrees, twenty eight (28) minutes West fifty (50) feet, thence leaving the Easterly side of the said Ingleside Avenue South sixty six (66) degrees thirty two (32) minutes East one hundred thirty nine and seven tenths (139.7) feet, thence North twenty four (24) degrees, thirty (30) minutes East fifty and two one hundredths (50.02) feet, thence North sixty six (66) degrees thirty two (32) minutes West one hundred forty and fifty nine one hundredths (140.59) feet to the place of beginning.

FIRST ELECTION DISTRICT



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: November 1, 1971
FROM: George E. Cavelli, Director of Planning

SUBJECT: Petition #72-118-X. Petition for Special Exception for Offices. East side of Ingleside Avenue 197.06 feet south of Johnnycake Road.
John A. Meninger, Sr. and Marie C. Meninger - Petitioners

1st District

HEARING: WEDNESDAY, NOVEMBER 3, 1971 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to offer:

In view of office uses on adjacent properties, office use here is considered to be appropriate.

The petition, if granted, should be limited to conversion of existing building and should be conditioned upon compliance with a detailed site plan to be approved by the appropriate County agencies.

GEG:msh



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 12, 1971 ACCOUNT: 0-42

AMOUNT: \$50.00

WHITE - CASHIER
John V. McDonough
3829 Arbutus Ave.
Baltimore, Md. 21207
DISTRIBUTION
Pink - Agency
Yellow - Customer
Petition for Special Exception for John A. Meninger
#72-118-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 1, 1971 ACCOUNT: 11-662

AMOUNT: \$47.75

WHITE - CASHIER
John V. McDonough
1014 Ingleside Ave.
Baltimore, Md. 21228
DISTRIBUTION
Pink - Agency
Yellow - Customer
Advertising and posting of property for John A. Meninger
#72-118-X

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers
FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owners

John A. Meninger, et al

Location: E/S Old Ingleside Avenue 197' S of Johnnycake Road

ITEM # 10 Zoning Agenda: August 31, 1971

- (1) 1. Fire hydrants for the proposed site (as required and) shall be in accordance with Baltimore County Standards.
The hydrants shall be located at intervals of _____ feet along an approved road.
- (2) 2. A second means of access is required for the site.
- (3) 3. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- (4) 4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.
- (5) 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
- (6) 6. The Fire Department has no comment on the proposed site.

H. J. Kelly
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

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accordance with Baltimore County Standards.

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.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are available and serving this property.

PROJECT PLANNING DIVISION:

This plan has been reviewed and offers the following comments:

The entrance to the property is inadequate and must be widened. It would be more desirable for it to have access from the adjacent property.

TRAFFIC ENGINEERING:

The subject special exception should not create any major increase in trip density. Although the existing entrance is sub-standard, it is satisfactory, provided that no additions to the existing building are allowed.

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 of 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.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will

Mr. John A. Meninger
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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

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning
FROM: Jack Districh - Plans Review
SUBJECT: #10 John A. Meninger, et ux
233 Old Ingleside Avenue
1971 S. of Johns Hopkins Road
District: 1

Date: September 2, 1971

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

Jack Districh - Plans Review

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 502.1 of the Baltimore County Zoning Regulations having been met,

a Special Exception for M. offices should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of November, 1971, that the above described property be and the same is granted, from and after the date of this Order, subject to no future exterior additions being made to the existing dwelling, and subject to the approval of the site plan by Bureau of Traffic Engineering, and subject to the approval of the Office of Planning and Zoning. Deputy 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 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 4th day of November, 1971, 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.

Zoning Commissioner of Baltimore County

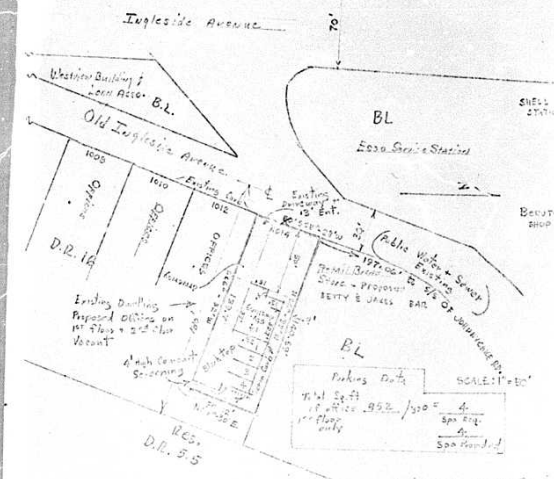


OFFICES

D.R. 16



D.R. 16



JOHN A. MENINGER PROPERTY
Presently zoned D.R. 16

Let Area 7,000 Sq. Ft.
1st. Elevation District

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>UCR</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # <u>24</u>									

ORIGINAL
OFFICE OF
THE
CATONSVILLE TIMES
CATONSVILLE, MD. 21224 Oct. 22, 1971

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dineen, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 22nd of Oct., 1971, that is to say, the same was inserted in the issue of Oct. 22, 1971.

STROMBERG PUBLICATIONS, INC.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 14, 1971.
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 a week for one time before the 14th day of November, 1971, that is to say, the same was published appearing on the 14th day of October, 1971.

THE JEFFERSONIAN
L. Leach, Jr., Manager

Cost of Advertisement, \$ _____

Mr. John A. Meninger
1814 Ingleside Avenue
Baltimore, Maryland 21228

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 31st day of August 1971

S. Eric Dineen
Zoning Commissioner

Petitioner: John A. Meninger, et ux

Petitioner's Attorney

Reviewed by: Eric Dineen
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: SPECIAL EXCEPTION
Petitioner: JOHN A. MENINGER
Location of property: 1814 Ingleside Ave. 1971 S. of Johns Hopkins Rd.

Location of Signs: 1014 Old Ingleside Ave.

Remarks: _____
Posted by: Eric Dineen
Signature Date of return: Oct. 22, 1971