PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE

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 Coup's, from an __zone; for the following reasons

Section 238.2 - To permit a sideyard setback of 0 feet in lieu of the required 30 feet. To permit a rearyard setback of 14 feet in lieu of the required 30 feet.on

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described ; operty for Service Garage (on Parcel No. 1).

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 're to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Michael A. Jackson

June C. Jacobson, Legal Owner

June C. Jacobson, Legal Owner

John Higherd Wenner

Protesta-t's Attorne 38 Lebergin el

16 Smarlyn we

vive-ORDERED By The Zoning Commissioner of Baltimore County, this14th, 197 ..., 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 the June Baltimore County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Baltimor February 1972 1:00 o'clock 23rdday of..... K. M.

(OV:ZT)

RE: PETITION FOR SPECIAL EX-CEPTION AND VARIANCES W/S of S Marlyn Avenue, 150' and 225' S of Eastern Avenue 15th District Michael A. Jacobson, et al -NO. 72-181-XA (Item No. 107)

1: 111 111

181-14

FOR FILL

ORDE

BEFORE THE DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY

This is a Petition for a Special Exception for a Service Garage and Variances to side and rear yard setbacks. The site which consists of Eastern Avenue. A Special Exception is requested on Parcel No. 1. This parcel is presently improved with a building that was used in the past as a auto parts sales and general servicing of automobiles. Parcel No. 2 adjoints rcel No. 1 on the south and is presently improved with a two (2) bay service arage, and two (2) gasoline pumps at which gasoline is presently sold under

The Petitioners plan to add six (6) bays and an engine repair room to the existing service garage on Parcel No. 2. They feel that the irregular shape of their property prevents them from making the improveship. They further contend that the a iditional bays will provide them with an opportunity to provide taster and more efficient servicing for customers and perty awaiting servicing. They also indicated that the additional bays would be utilized as customer parking areas in lieu of outside storage.

There were no protestants present at the hearing, and there were no adverse comments with regard to traffic or site planning factors by the Zoning Advisory Committee

Deputy Zoning Commissioner of Baltimore County, that by reason of the requirements of Section 502, 1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Service Garage should be granted

Further it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulation would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variances requested would a raut relief without substantial injury to the public health, safety and general welfare of the locality involved the above Variances should be had to permit a rear yard setback of fourteen (14) feet instead of the required thirty (30) feet and to permit a side yard set back of zero (0) feet instead of the required thirty (30) feet.

IT IS ORDERED by the Deputy Zoning Commissioner of Baitimore County this day of March, 1972, a Special Exception for a Service Garage should be and the same is granted subject to the following restrictions:

- Access to parking vehicles in rear and beside the existing building on Parcel No. 1 must be one-way leading in from Marlyn Avenue and exiting at the mar of the property.
- 2. With the exception of the parking spaces inwith the exception of the parking spaces in-dicated on the plan and cars that may have been left overnight for servicing the next day, no storage for parking of cars is to take place in the area extending across the full width of Parcel No. 2 from the front foundation wall to Parcel No. 2 from the 11 15t foundation wall to the right-of-way line of Marlyn Avanue. Cars left overnight for servicing the maxt day are to be removed immediately upon the opening of the garage in the morning.

It is further ORDERED that the Variance to permit a rear vard setback of fourteen (14) feet instead of the required thirty (30) feet and to premit a side yard setback of zero (0) feet instead of the required thirty (30) feet is granted from and after the date of this Order.

The development of said property is subject to complicace to the above restrictions and to the approval of a site plan oy the Bureau of Public Se vices and the Office of Planning and Zoning.

0

H ORDER DATE

BAS MORE COUNTY, MARY ND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNianna, Zoning Commissioner Data February 15, 1972 FROM George E. Gavrelis, Director of Planning

SUBJECT Petition 122-181-AX. West side of S. Marlyn Avenue 150 feet south of Eastern Avenue and the west side of S. Marlyn Avenue 225 feet south of Eastern Avenue Petition for Variance for side and near years. Petition for Special Exception for Garage, Service. Michael A. Jucobron, et al - Petitioners

15th District

HEARING: Wednesday, February 23, 1972 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition

We express concern relative to expanding the intensity of use here prior to the time that this partian of South Mariyn Avenue is to be widened. Requests for and not musperion of South Warryn Avenue is to be widened. Request for capital programming indicate a proposal by the Department of Public Warks to undertake widening here during fiscal 175-76. Examination of the request for setback variances indicates a proposal to expand the pre ant arrivele prange operation to a 19-bay facility, but only 6 parking spaces are provided for melloyees, customers, or whiches awaiting majors. We think that the expansion indicated here is an oversuse of the property and that more "outside" parking auchit to be enrolled.

If the petitioner can show compliance with the requirements of Section 502.1 of the Regulations, provisions for widening the right of way of South Mariya Avenue and additional outside parking should be conditions of a possible order

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Jenuary 31, 1972

Mr. Michael A. Jacobson 16 So. Marlyn Avenue Baltimore, Maryland 21221

Lection: W/S har seek for garage Lection: W/S har seek for garage Restern Avanue, 150' S. of Eastern Avanue, Petitioner: Michael Jacobson, et al Committee Heating of January 11, 1972 15th District Item 107 RE: Type of Hearing: Special Exception for

Ocar Str

OLIVER L. MYE.

BUREAU OF

FIAL PREVIOUS

DEPARTMENT OF TRAFFIC INGINEERS O

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced potition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

Parcel 1 of this patition is currently improved with a one story block building that has been used in the past for a retail trade, Parcel 2 is currently improved with an existing service station structure. There is existing curb and gutter along Mariya Avenus at this location, Parcel 2 was also the subject of an earlier patition for a service garage under Patition No. 71-4.

BUREAU. OF ENGINEERING

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

Marlyn Avenue, an esisting County street, is proposed to be further improved in the future in the vicinity of this proporty within a 60-fort right-fersy based on a line 30 feet off of the center line shown on the subject plat along the face of the existing building. Highway improvements are not required at this time. Highway right-of-may widening will be required in connection with any building premit rapification. The plan should be revised to indicate the prepared right-of-may widening.

The entrance locations are subject to approved by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Hr. Hichael A. Jacobson Page 2 Item 107 January 31, 1972

Storm Drains:

The Petitioner cust provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or changes 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 Sewer:

Public water supply and annitary sewerage is available and serving

DEPT. OF IRAFFIC ENGINEERING:

Revised plans showing the road widening should be submitted prior to hearing date.

FIRE PREVENTION:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Metropolitan water and sever are available to the site.

Air Pollution Community: The building or buildings on this site may be subject to registration and compliance with Haryland State Mealth Afr. Pollution, Baltimore County Department of Health.

Department of Vater Desources Comments: If lubrication work and oil charges are nerformed at this location, revised plans must be submitted showing method providing for the climination of waste oil in accordance with the Department of Nater Resources requirements.

BOARD OF EDUCATION: No bearing on student population.

ZOWING ADMINISTRATION DIVISION:

The subject petition is accounted for filing, however, the alst must be revised to indicate the proposed feuced-in screened storage erec for any webfales that are stored or key overalght, as per Section ADA of the Joning

Mr. Michael A. Jacobson nuary 31, 1972

Regulations and indicate the revised right-of-way line as indicated in the Bureau of Engineering comments.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date andtine, which will be held not less than 90, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Olean & Algeo OLIVER L. MYERS, Chairman

· JJD:JD

8 E. Lexington Street Baltimore, Md. 21202

GEG:NEG:mih

FRANK S. LEE 1277 NEIGHBORS AVENUE BALTINORE, MARYLAND 21237

December 7, 1971

Parcel No. 1 Parcel No. 1 West side of S. Marlyn Avenue 150 feet south of Eastenn Avenue 15th District Baltimore County, Maryland

Beginning for the same on the west side of S. Marlya Avenue at the definance of 150 feet measured southerly along the west side of S. Marlya Avenue from the seuths side of Eastern Avenue at the desired for the second side of Sing minutes kest 75 feet teence leaving S. Marlya Avenue and running feet three lines of cibisine as follwar. South of segrees 0.00 minutes kest 25 feet teence leaving S. Marlya Avenue and running feet three lines of cibisine as follwar. South of segrees 0.00 minutes Next 60, 20 feet and North 60, segrees 0.00 minutes Next 61,976 feet to the place of beginning.

Containing 4807.50 square feet of land.

Parcel No. 2 hest side of S. Marlyn Svenue 25 feet south of Eastern Avenue

reginning for the same on the west side of S. Marlyn Arenue at the distance of 25 feet measured swithering along the west side of S. and thinking the west side of S. and thinking to the west side of S. Marlyn Arenue Sauth 0 degrees 00 minutes East 165 feet themse leaving S. Marlyn Arenue for three lines of division as follwars. Sauth 0 degrees 00 minutes has 125 feet themse leaving S. Marlyn Arenue for three lines of division as follwars. Sauth 00, eagrees 00 minutes has 151.49 feet. Nor.a 22 degree 13 minutes has 141.55 test and North 00, degrees 00 mirutes has 150, ac feet to the place of Deginning.

Centaining 0.31 acres of land.



ORIGINAL MES NEWSPAPERS RANDALLSTOWN, MD. 21133 Peb. 7, THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County Towson Times Dandalli Times Arbutus Times XX Essex Times L Community Times weekly newsrape of published in Baltimore County, Maryland, once a week for One xxxxxxxx week before the 7th day of Feb., 1972, that it to say, the same was inserted in the essue/ of February 3, 1972. STROMBERG PUBLICATIONS, INC. Ruth Morgan

Side and Rear Yards

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 3 19-72-THI" IS TO CERTIFY, that the annexed advertisement wa published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., day of _ February appearing on the ____3rd___day of _____February__ 19.72 THE SEFFERSONIAN

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND No. 1550 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Feb. 23, 1972 ACCOUNT 01-662 AMOUNT \$71. 00 PINE - AGENCY Rick;s Volkswagen Service 3 E. Lexington St. Suite 25
Baltimore, Md(27252 572-181-XA

PETITION MAPPING PROGRESS SHEET Wall Map | Original | Duplicate | Tracing | 200 Sheet FUNCTION Descriptions checked and outline plotted on map Petition number added to outline Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: Change in outline or description ____ Yes

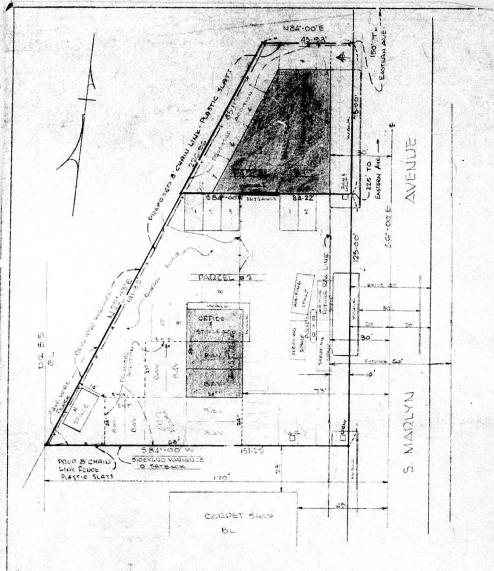
Previous care:

2 Sign	ZONING DEPARTMENT OF BALTIMORE COUNTY #71-181-X A
,	Towsen, Maryland
District 15 M	Date of Posting 91-3-72
Posted for	earing Hed Let 23, 1972, a 1'ee P.M.
Petitioner M	richel A Jacobson
Location of property	11/5 4 A Merelyn are 150 So f Contin
ove and a	a west side of Morlyn like 225 de of losten
Chisty Pa	W/S of Morlyn one 150 Se of Continue What Side of Marlyn one 225 S. of Continue 2 Sign 1 Borled he Side " Landon 1 Borled he Side " Le Sur Star Vandon 1 Borled he Side "
Itemarks:	
Posted by Mary	Signature Date of return 2 - 10 - 72

Mr. Michael A. Jecobson 16 So. Merlyn Avenue Baltimore, Maryland 21221 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 V. Chesapeake Avenue Towson, Mar. land 21204 Your Petition has been received and accepted for filing Petitioners Michael Jacobson, et al Petitioner's Attorney

IMORE COUNTY, MARYLAND OF FINANCE TVENUE DIVISION Jan. 28, 1972 ACCOUNT 01-662

AMOUNT \$50.00 PINK - AGENCY in the case of the control of the co



PARCEL No. 1

PLESENT USE - NOVE PROPOSED DES - SERVICE EAR AGE PROPOSED ZONING - BIL CSA PROPOSED ZONING - BIL CSA - WITH ASPECIAL EXCEPTION FOR A SERVICE GARAGE

ARIA CE LOT - 4,807:50 SQ.FT. ARIA CE EVISTING & PROPOSED BUXO'S - 4250 SQ.FT.

PARCEL No. 2

PRESENT USE - SERVICE CARAGE
PROPORTEO USE - SAME

PROPORTEO USE - SAME

PROPORTEO USE - SAME

PROPORTEO DE I SIDE VARID INSTEAD OF THE DECUIDED 36 SETBACK.

d. 31 A= 1

MARKIN : DATA PARCELS 152

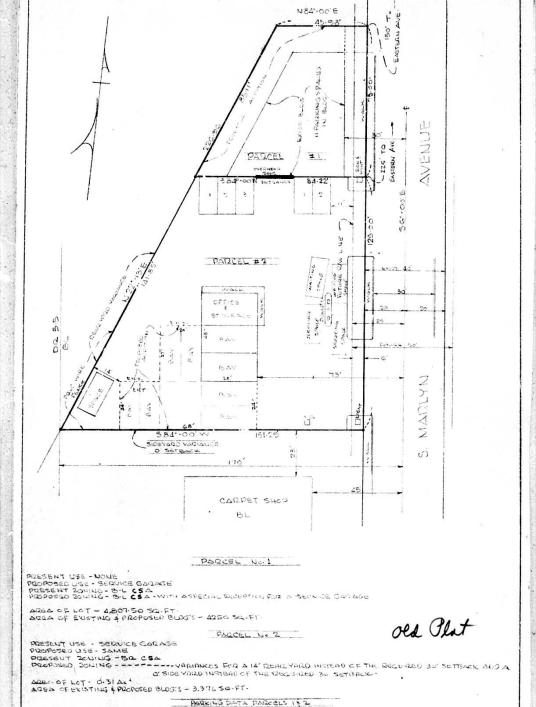
WHICH PARLING SPACES (ZEEDLINZELI-(PER 300 SQ FT.) (TOTAL SZ FT OF BURG. SPACE - 7,226 SO FT.) = 25 SPACES WHICH PRODUCTING SPACES SHOWN - 25 SPACES (9 KIE')

15TH DISTRICT BOUTIMORE COUNTY, MARYLAND DATE: DEC 7 1911 Scale: 1 = 20

FEB <> 12 AM







15TH DISTRICT BALTIMORE COUNTY, MARYLAND SCALE:-1"= 20" DATE: DBC 2.1971

* UTILITIES - SEWER AND WATER EXISTS IN PET OF MINEUM ANENDE

MD: 21255

No. of Pagning spaces regulars (1980 300 sq. ft.) (total so. ft. of Burg. space- 7.626 so ft.) = 25 spaces No. of Parking spaces shown - 25 paces (q vie)

