

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert E. Fisher & Rosemary L. Fisher, legal owner(s) 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 aforesaid described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

Variance to Section 232.3b to permit a rear yard setback of one foot instead of the required 20 feet.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the levels described property, for... A Service 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.

County: _____
Contract purchaser: Robert E. Fisher, Sr.
Rosemary L. Fisher
Legal Owner
Bus. 4105 Annapolis Rd.
Home Address: 2819 Vermont Ave.
Petitioner's Attorney: Julian S. Brewer, Jr.
Address: 520 Carvale Ave. #122
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 197_____, at _____ o'clock.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

#73-20-XA
#195
10,004
7/26/72
2 Aug.

BONING DESCRIPTION SPECIAL EXCEPTION FOR GARAGE SERVICE IN A B L ZONE 4105 ANNAPOLIS ROAD

BEGINNING for the same on the easternmost side of the Annapolis Road at a point distant 83.33 feet measured southerly from the point formed by the intersection of the easternmost side of said Annapolis Road with the southernmost side of Michigan Avenue said point of beginning being on the division line between Lots No. 7 & 8 Block 2 as shown on Plat No. 2 Baltimore Highlands as recorded among the Land Records of Baltimore County in Plat Book WPC No. 3 folio 2, thence binding on the easternmost side of said Annapolis Road in a southerly direction 52.08 feet to the division line between Lots No. 3 & 6 as shown on said Plat, thence binding on said Division line in an easterly direction 133.37 feet to the westernmost side of a 10 foot alley as shown on said Plat, thence binding on the westernmost side of said 10 foot alley northeasterly 7.00 feet to the division line between DM 5.5 and BL Zoning said division line being parallel to and distant 150 feet measured at right angles in an easterly direction from the center line of said Annapolis Road, thence leaving said alley and binding on said Zoning division line northerly 44.79 feet to intersect said division line between Lots No. 7 & 8, thence binding on a part of said division line in a westerly direction 135.41 feet to the place of beginning.

CONTAINING 0.155 acres of land more or less.

BEING known as part of Lots No. 6 & 7 Block 2 as shown on the Plat No. 2 Baltimore Highlands as recorded among the Land Records of Baltimore County in Plat Book WPC No. 3 folio 2 known as 4105 Annapolis Road.

May 8, 1972



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 19, 1972

Mr. and Mrs. Robert E. Fisher, Sr.
4105 Annapolis Road
Baltimore, Maryland 21227

RE: Special Hearing Petition
Item 195
Robert E. Fisher, Sr. et ux
Petitioner

Dear Mr. and Mrs. Fisher:

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 attached comments are a result of this review and inspection.

The subject property is located on the east side of Annapolis Road, approximately 83 feet south of Michigan Avenue, in the 13th District of Baltimore County. This property is currently improved with a one story service garage that apparently has existed for many years and is currently enjoying the status of a non-conforming use. There are also residences in existence on either side of this site, as well as to the rear of this property.

The subject property is accepted for filing, however, revised plans will be required prior to the hearing to indicate the following: 1) proper entrances and approaches from Annapolis Road; 2) the type of 8 foot screen fencing that will be provided even if this petition should be denied; 3) the methods that the petition plans to serve this property with sanitary sewer.

This petition is accepted for filing on the date of the enclosed 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
John J. Dillon, Jr.
JOHN J. DILLON, JR., Zoning Technician

OLM:JJD/vtc

Enc.



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

May 31, 1972

Mr. S. Eric DiNenna
Zoning Comm. Co. Office Bldg.
Towson 21204
Attn: Mr. D.L. Myers

Re: Z.A.C. meeting May 23, 1972
Item 195, Property Owner
Robert E. & Rosemary Fisher
Lot 4105 Annapolis Rd.
(Rte 648) Proposed Zoning
Variance to 232.38 rear yard setbacks Dis. 13 No. Acres: 0.155 acres

Dear Mr. DiNenna:

The existing entrance to the subject site is acceptable, however a barrier should be installed to preclude the parking of vehicles on the site immediately adjacent to the curb.

An inspection at the site revealed that the property was full of vehicles thereby curtailing the parking of additional vehicles along the road. This practice restricts the vision from vehicles leaving this and adjacent sites. If the proposed action eliminates existing parking, the problems along Annapolis Road can only be increased.

Very truly yours
Charles Lee Chief,
Development Engineering Section
John E. Myers
JOHN E. MYERS
Asst. Development Engineer

CL-JH-es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
FROM: Oliver L. Myers
ATTN: William N. Myers, P.E.

Date: June 8, 1972

SUBJECT: Item #195 (1971-1972)

Property Owner: Robert E. and Rosemary Fisher
4105 Annapolis Road
Present Zoning: B.L.
Proposed Zoning: Variance to 232.38 rear yard setbacks
District: 13th
No. Acres: 0.155 acres

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:

Annapolis Road (Md. 648) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Annapolis Road (Md. 648) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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:

Public water supply is available, but not serving this property.

Item #195 (1971-1972)
Property Owner: Robert E. and Rosemary Fisher
Page 2
June 8, 1972

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by construction of a public sanitary sewer extension within the 10-foot alley, approximately 450 feet in length, from the existing 8-inch public sanitary sewer in Florida Avenue, shown on Drawing #53-0487, File 1.

Samuel A. Belencki
S. A. BELENCKI, P.E.
Chief, Bureau of Engineering

END:EAH:FW/iss

C-NE Key Sheet
22 SW 5 Position Sheet
SW 6 B Topo
109 Tax Map

cc: Samuel A. Belencki

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 195

May 23, 1972

TOWSON, MARYLAND - 21204

Property Owner: Robert E. & Rosemary Fisher

District: 13

Present Zoning: BL

Proposed Zoning: VAR. REAR YARD SETBACKS

No. Acres: 0.155

NO BEARING ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

June 8, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 195 - ZAC - May 23, 1972
Property Owner: Robert E. & Rosemary Fisher
4105 Annapolis Road
Variance to 232.38 rear yard setbacks
District 13

Dear Mr. DiNenna:

The petitioner appears to be over building the site and should be restricted from storing vehicles on the public right of way and should be required to maintain the required setback from the right of way of Annapolis Road.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

812-7316

June 7, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert E. and Rosemary Fisher

Location: 4105 Annapolis Road

Item No. 193 Zoning Agenda May 23, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/25/72

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 2, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about July 2, 1972, the first publication appearing on the _____ day of July, 1972.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. July 2, 1972

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of _____ successive weeks before the _____ day of July, 1972, the first publication appearing on the _____ day of July, 1972.

THE TIMES,

[Signature]
Manager
John H. Hartin

Cost of Advertisement \$ 26.00

P. 8246
Baltimore, C. 21210

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

FOR A GARAGE SERVICE

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PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Granted by									
Reviewed by:									
Previous case:									

ITEM 195

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 19th day of June 1972

[Signature]
S. ERIC DINENI,
Zoning Commissioner

Petitioner: Robert E. Fisher, Sr. - et ux

Petitioner's Attorney: _____ Reviewed by: *[Signature]*
Chairman,
Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 3768

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE July 27, 1972 ACCOUNT #1-662

AMOUNT \$74.50

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Rob's Automotive 4105 Annapolis Road Baltimore, Md. 21227

Advertising and posting of property #73-20-XA 74.50

BALTIMORE COUNTY, MARYLAND No. 3737

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE July 5, 1972 ACCOUNT #1-662

AMOUNT 100.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Rob's Automotive 4105 Annapolis Road Baltimore, Md. 21227

Petition for Special Exception and Variance #73-20-XA 100.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 1372 Date of Posting July 28, 1972

Posted for SPECIAL EXCEPTION AND VARIANCE

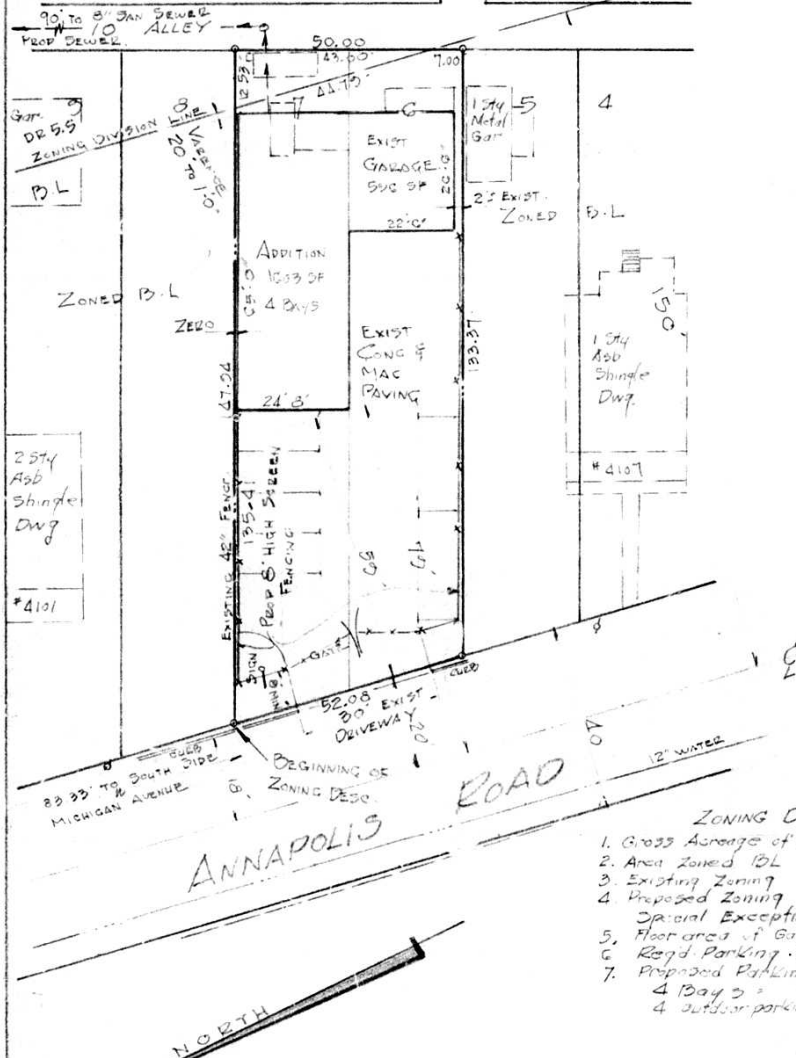
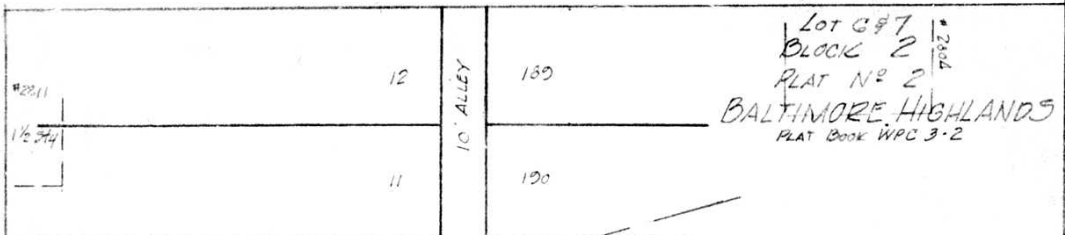
Petitioner ROBERT E. FISHER, SR.

Location of property 4105 ANAPOLIS RD. 83-2310-501F

Location of Signs 112 4105 ANAPOLIS RD.

Remarks

Posted by *[Signature]* Date of return July 28, 1972



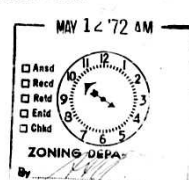
- ZONING DATA**
1. Gross Acreage of Tract 0.101 AC
 2. Area Zoned B-L 0.155 AC
 3. Existing Zoning B-L # DR 5.5
 4. Proposed Zoning DR 5.5 & B-L with Special Exception for Garage, Service, 2200 sq ft
 5. Floor area of Garage 2200 sq ft
 6. Reg'd. Parking 2200/300 7.33 spaces
 7. Proposed Parking 4 Bay 4 spaces, 4 outdoor parking 6 spaces 10.33 spaces

ZONING PLAT

REVISED PLANS

ROBERT E. FISHER JR. & WIFE
4105 ANNAPOLIS ROAD
13th Election District Baltimore Co. Md
Scale 1" = 20'
April 26, 1972
Rev May 11, 1972

DAVID W. DALLAS JR.
CIVIL ENGINEER
8713 OLD HANFORD RD.
BALTIMORE, MD. 21134
(301) 665-7422



Home # 195
Robert E. & Rosemary
Fisher



A horizontal ruler with markings from 0 to 12. A solid black rectangular bar covers the central portion of the ruler, from approximately the 3.5-inch mark to the 6.5-inch mark. The ruler has markings in both inches (top) and centimeters (bottom). The visible markings on the top are 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12. The visible markings on the bottom are 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12. The black bar is positioned such that it obscures the middle of the ruler, leaving only the beginning and end visible.