

1081
1 & 4 c
3/14/72

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. Wagner & Alberta Wagner, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an... D.R. 16... zone to an B.L. - C.C.C. District Zone for the following reasons:

1. In classifying the property D.R. 16, the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein, and
2. Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit, which is incorporated by reference herein.

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... SERVICE GARAGE... use in... requested C.C.C. district.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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: John H. Wagner, Alberta Wagner, Legal Owners, Address: 3002 Lavender Avenue, Baltimore, Maryland 21234. Protestants Attorney: James D. Nolan, Address: 204 W. Pennsylvania Ave., Towson, Maryland 21204.

ORDERED By The Zoning Commissioner of Baltimore County, this... day of July, 1972, 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 in Room 106, County Office Building in Towson, Baltimore County, on the... day of October, 1972, at 10:00 o'clock.

John H. Wagner, Zoning Commissioner of Baltimore County.

(over)

#73-65-RX
#7

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. Wagner & Alberta Wagner, 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 redistricted, pursuant to the Zoning Law of Baltimore County, from an undistricted status to a... district; for the following reasons:

- 1) In classifying the property D.R. 16 with no district, the Council committed errors as set out on the Points of Error attached to the Petition for Reclassification filed herewith.
- 2) Substantial changes have also occurred in the neighborhood since the property was so classified by the Council, again as set out on the Points of Error attached to the Petition for Reclassification filed herewith.

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... SERVICE GARAGE... use in... requested C.C.C. district.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above redistricting 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: John H. Wagner, Alberta Wagner, Legal Owners, Address: 3002 Lavender Avenue, Baltimore, Maryland 21234. Protestants Attorney: James D. Nolan, Address: 204 W. Pennsylvania Ave., Towson, Maryland 21204.

ORDERED By The Zoning Commissioner of Baltimore County, this... day of July, 1972, 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 in Room 106, County Office Building in Towson, Baltimore County, on the... day of October, 1972, at 10:00 o'clock.

John H. Wagner, Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION, REDISTRICTING, AND SPECIAL EXCEPTION NE/2 of Taylor Avenue, 126.95' SE of Harford Road - 14th District : John H. Wagner - Petitioner NO. 73-65-RX (Item No. 7) : BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County this 25th day of October, 1972, that the Order dated October 12, 1972, passed in this matter should be and the same is hereby AMENDED to read as follows:

"Automotive Service Garage"

John H. Wagner, Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE October 25, 1972
BY John H. Wagner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 5, 1972

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
3rd Zoning Cycle
Item 7
John H. and Alberta Wagner - Petitioner

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 attached comments are a result of this review and inspection.

The subject property is located on the north side of Taylor Avenue, 126 feet east of Harford Road, in the 14th District of Baltimore County. The subject property is used in connection with a windshield and auto upholstery business that is located in a converted service station (not shown on plat), at the corner of Harford Road and Taylor Avenue. The property, which is the subject of this petition, is improved with a two-story dwelling that has been converted to offices for the aforementioned business, and an existing garage at the rear of the property.

Also, on this site are five trailers that are being used for storage sheds for the business and they are located in a part of what is shown as the parking area. There are residential homes immediately adjoining this property to the east and north of the site. Curb and gutter exist along Harford Road at this location.

The petitioner's plan must be revised to indicate the existing hedge along Taylor Avenue, the curbing and type of durable, dustless surface on the parking lot, and the existing service station building at the corner of Harford and Taylor Avenue. There is also no indication of screening between the parking area and the neighbor to the east.

Very truly yours,
Oliver L. Myers, Chairman
John J. Dillon, Jr., Zoning Tech. II

OLM:JDD

1081
1 & 4 c
3/18/72

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING A PORTION OF THE SUBJECT CONNECTAL PROPERTY D.R. 16, AND CHANGES IN THE NEIGHBORHOOD

The Petitioners state that the County Council committed at least the following errors in continuing an earlier mistake by downshifting this commercially used property in part to D.R. '6, instead of properly classifying the property in its entirety B.L.-C.C.C. District Zoning:

1. On June 7, 1965, then Deputy Zoning Commissioner Hardesty granted the Petitioners' request for B.L. Zoning on this entire parcel at the busy corner of Harford Road and Taylor Avenue in Case No. 65-350-R; and subsequently in Case No. 67-78-X on October 10, 1966, then Zoning Commissioner John G. Rose granted the Petitioners' request for a Special Exception for a service garage on the bulk of the property, as well as a Use Permit for parking on the easternmost 25 feet of the parcel, error having crept into the matter in the interim as hereinafter explained.

2. The County Council's drafting agent in describing the property as zoned on the Northeastern Area Map in 1966 inadvertently, and without the Petitioners' knowledge, mistakenly downshifted the westernmost 20 feet of Lot 31, that is the easternmost 20 feet of the parcel, from the B.L. classification obtained in Case No. 65-350-R as aforesaid to R-6. The Council had indicated that it was its intention to maintain the full B.L. Zoning as obtained, but the party drawing the local description for the then neighboring R-6 Zone mistakenly drafted the description to read that the boundary line between the

B. L. and the R-6 would be the boundary line between Lots 30 and 31, rather than the proper boundary which was intended, namely the line paralleling the said boundary line between Lots 30 and 31 and including the westernmost 20 feet of Lot 31 as previously Zoned B.L. All parties concerned acknowledged and now admit the error, but, unfortunately, at that time it could not be corrected, and the written description was then held to prevail over the maps; the map having been correctly drawn, and intended by the Council to include the full B.L. area granted in Case No. 65-350 R.

3. The subject tract is now being used, and has since 1965 been used for commercial purposes, including a service garage pursuant to the Special Exception granted in Case No. 67-78-X; but, the error was continued by the County Council in preparing the latest set of maps adopted March 24, 1971, by again improperly placing the boundary between the B.L.-C.C.C. Zoning and the D.R. 16 Zoning, and hence this Petition is filed.

4. Other errors are hereby assigned, and upon discovery following minute study, such other errors will be noted as found.

As to substantial changes which have altered the character of the neighborhood since the Council studied the subject property and last classified it, the following are noted:

1. The Council recognized the changing nature of this neighborhood by placing the neighboring properties

in a D.R. 16 Zone; and, the neighborhood is changing, and there is no reason to continue to deprive the property owners of the proper B.L. - C.C.C. use of this 20 foot strip, which as now zoned serves no useful purpose.

2. Such other and further neighborhood changes as will be disclosed by a minute study of the area are hereby assigned, and they will be developed in full at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
Attorney for the Property Owners

BALTIMORE COUNTY, MARYLAND
AFFECTION BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE K. CLIFFORD, P.E. WIL T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 28, 1972

Mr. Oliver L. Myers
Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning III
Item 7 - 24C - 4-4-72
Property Owner: John H. & Alberta Wagner
Taylor Avenue SE of Harford Road
Reclass. to B.L. & special exception
for service garage - District 14

Dear Mr. Myers:

The reclassification of .33 acres from DR 16 to BL does not increase the number of trips greatly. This office does have some question, however, as to the entrance and parking layout as shown on the present plan.

Very truly yours

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

1081 1 6 4 0 3/14/72 #73-65-RX #7 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. Wagner & Alberta Wagner, 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 herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an D.R. 16 Zone zone to an R.C.C. District district for the following reasons:

1. In classifying the property D.R. 16, the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein, and
2. Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit, which is incorporated by reference herein.

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 service garage use in requested C.C.C. district

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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 John H. Wagner
Address 3002 Lavender Avenue
Baltimore, Maryland 21234

James D. Nolan, Petitioner's Attorney
Address 204 W. Pennsylvania Ave.
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 1972, 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 14th day of October, 1972, at 10:00 o'clock

Oliver L. Myers
Zoning Commissioner of Baltimore County.

(over)
MICROFILMED

1081 1 6 4 0 3/14/72 #73-65-RX #7 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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Address 3002 Lavender Avenue
Baltimore, Maryland 21234

James D. Nolan, Petitioner's Attorney
Address 204 W. Pennsylvania Ave.
Towson, Maryland 21204

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Oliver L. Myers
Zoning Commissioner of Baltimore County.

(over)

1081 1 6 4 0 3/14/72 #73-65-RX #7 **PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. Wagner & Alberta Wagner, 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 herein described property be redistricted, pursuant to the Zoning Law of Baltimore County, from an undistricted status to a R.C.C. District district for the following reasons:

1. In classifying the property D.R. 16 with no district, the Council committed errors as set out on the Points of Error attached to the Petition for Reclassification filed herewith.
2. Substantial changes have also occurred in the neighborhood since the property was so classified by the Council, again as set out on the Points of Error attached to the Petition for Reclassification filed herewith.

See attached description

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Contract purchaser John H. Wagner
Address 3002 Lavender Avenue
Baltimore, Maryland 21234

James D. Nolan, Petitioner's Attorney
Address 204 W. Pennsylvania Ave.
Towson, Maryland 21204

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Oliver L. Myers
Zoning Commissioner of Baltimore County.

(over)
MICROFILMED

1081 1 6 4 0 3/14/72 #73-65-RX #7 **PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. Wagner & Alberta Wagner, 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 herein described property be redistricted, pursuant to the Zoning Law of Baltimore County, from an undistricted status to a R.C.C. District district for the following reasons:

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Contract purchaser John H. Wagner
Address 3002 Lavender Avenue
Baltimore, Maryland 21234

James D. Nolan, Petitioner's Attorney
Address 204 W. Pennsylvania Ave.
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 1972, 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 14th day of October, 1972, at 10:00 o'clock

Oliver L. Myers
Zoning Commissioner of Baltimore County.

(over)

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

April 27, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #7 (Cycle April - October 1972)
Property Owner: John H. and Alberta Wagner
N/E/S Taylor Ave., 125' S/E of Harford Rd.
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to R.L. and Special Exception for service garage
District: 14th No. Acres: .33 acre

Dear Mr. Myers:

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:

Taylor Avenue is to be improved with a 40-foot bituminous concrete cross-section with combination curb and gutter on a 60-foot right-of-way.

Storm Drains:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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 problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 27, 1972

Re: Item #7 (Cycle April - October 1972)

Water:

There is an existing 12-inch water line in Taylor Avenue. See Drawing #25-001 (3).

Permission to obtain a metered connection from this existing main may be obtained from the Department of Permits and Licenses.

Sanitary Sewer:

There is a public sanitary sewer in Taylor Avenue.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses, provided the sewer is deep enough. (See Drawings #31-051 and #31-052, File 1)

Very truly yours,

Edmund N. Diver
Edmund N. Diver, P.E.
Chief, Bureau of Engineering

END:HAM:HNC:iss

NE 7 D Topo Sheet

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
832-7310

April 17, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATT: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: John H. and Alberta Wagner

Locations: N/E/S Taylor Avenue, 125' S/E of Harford Road
Item No. 7 Zoning Agenda April 4, 1972

Gentlemen:

Pursuant to your request, the referenced property have 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.

- (X) 1. Fire hydrants for referenced property are required and shall be located at intervals of 100 feet along an approved zone 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.

- (X) 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: At Home E. Kelly (noted and approved)
Planning Group
Special Inspection Division
Fire Prevention Bureau

nb 4/17/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 17, 1972

DONALD J. ROOP, M.D. M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 7, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: John H. and Alberta Wagner
Location: N/E/S Taylor Avenue, 125' S/E of Harford Road
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to R.L. and Special Exception for service garage.
District: 14
No Acres: .33

Metropolitan water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct, and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

Donald J. Roop
Donald J. Roop, M.D.
Sanitarian II
Water and Sewer Section
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

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 239, 2. B. of the Baltimore County Zoning Regulations having been met, and general welfare of the community not being adversely affected, the above Re-classification should be had, and it is further appearing that the same should be granted.

the above Re-classification should be had, and it is further appearing that the same should be granted.

Special Exception for a Automotive Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1972, that the herein described property or area should be and the same is hereby reclassified, from a D.R. 16 to a B.L. 16, and a Special Exception for a Automotive Service Station should be granted, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, 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 requirements of Section 239, 2. B. of the Baltimore County Zoning Regulations having been met, and general welfare of the community not being adversely affected, 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 12th day of October, 1972, 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 D.R. 16, and/or the Special Exception for a Automotive Service Station should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: October 12, 1972
BY: [Signature]

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 239, 2. B. of the Baltimore County Zoning Regulations having been met, and general welfare of the community not being adversely affected, the above Re-classification should be had, and it is further appearing that the same should be granted.

the above Re-districting should be had, and it further appearing that by reason of the requirements of Sections 405.3 and 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Automotive Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1972, that the herein described property or area should be and the same is hereby re-districted, from Undistricted to a B.L. 16, and a Special Exception for a Automotive Service Station should be granted, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, 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 requirements of Section 239, 2. B. of the Baltimore County Zoning Regulations having been met, and general welfare of the community not being adversely affected, the above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of October, 1972, that the above re-districting 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 Undistricted, and/or the Special Exception for a Automotive Service Station should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLENWORTH H. DIVER, P. E., CHIEF

April 27, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #7 (Cycle April - October 1972)
Property Owner: John H. and Alverta Wagner
7/83 Taylor Ave., 125' S/E of Harford Rd.
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L. and Special Exception for service garage
District: 14th No. Acres: .33 acre

Dear Mr. Myers:

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:

Taylor Avenue is to be improved with a 40-foot bituminous concrete cross-section with combination curb and gutter on a 60-foot right-of-way.

Storm Drains:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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 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.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 27, 1972
Re: Item #7 (Cycle April - October 1972)

Sanitary Sewer:

There is an existing 12-inch water line in Taylor Avenue. See Drawing #25-001 (3).

Permission to obtain a new connection from this existing main may be obtained from the Department of Permits and Licenses.

Sanitary Sewer:

There is a public sanitary sewer in Taylor Avenue.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses, provided the sewer is deep enough. (See Drawings #33-051 and #33-082, File 1)

Very truly yours,

[Signature]
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:KAM:HNS:ms

NE: D Topo Sheet

Baltimore County Fire Department



Towson, Maryland 21204

473-7110

April 17, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATT: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: John H. and Alverta Wagner
Location: N/E/S Taylor Avenue, 125' S/E of Harford Road
Item #7 Zoning Agenda April 4, 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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.
- (X) 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviews: [Signature] Planning Group [Signature] Social Inspection Division [Signature] Fire Prevention Bureau

mb 4/17/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 17, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 7, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: John H. and Alverta Wagner
Location: N/E/S Taylor Avenue, 125' S/E of Harford Road
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L. and Special Exception for service garage.

District: 14
No. Acres: .33

Metropolitan water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

[Signature]
J. Strawn
Sanitarian II
Water and Sewer Section
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

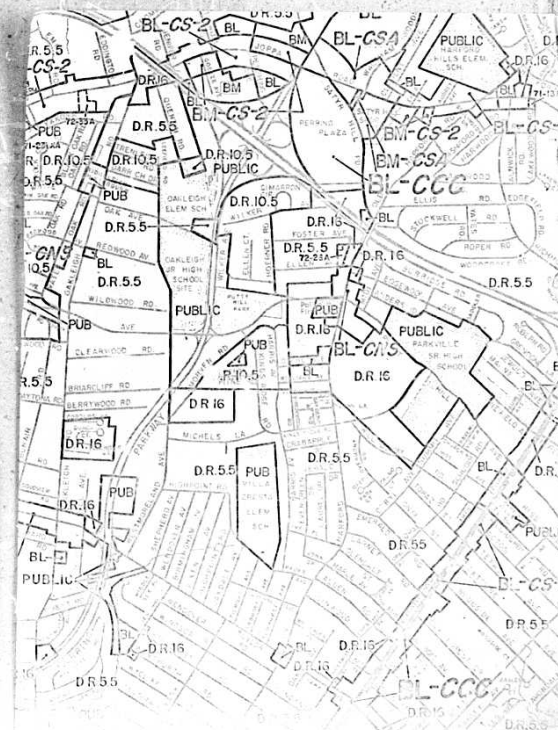
BOARD OF EDUCATION
OF BALTIMORE COUNTY

ITEM #7

TOWSON, MARYLAND 21204

Property Owner John H. & Alverta Wagner
District 14
Present Zoning DR 16
Proposed Zoning BL + S.E.
No. Acres .33

No effect on student population



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of ~~error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.~~

the above Re-classification should be had, and it further appearing that by reason of ~~error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1972, that the herein described property or area should be and the same is hereby reclassified; from D.R.16 zone to B.1 zone, and/or a Special Exception for Automotive Service Station should be granted.

from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, 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 ~~error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.~~

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 12th day of October, 1972, 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 D.R.16 zone; and/or the Special Exception for Automotive Service Station be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of ~~error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.~~

the above Re-classification should be had, and it further appearing that by reason of ~~error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1972, that the herein described property or area should be and the same is hereby reclassified; from D.R.16 zone to B.1 zone, and/or a Special Exception for Automotive Service Station should be granted.

from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, 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 ~~error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.~~

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 12th day of October, 1972, 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 D.R.16 zone; and/or the Special Exception for Automotive Service Station be and the same is hereby DENIED.

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 requirements of Section 259.2.B of the Baltimore County Zoning Regulations having been met.

the above Re-districting should be had; and it further appearing that by reason of the requirements of Sections 405.3 and 502.1 of the Baltimore County Zoning Regulations having been met,

a Special Exception for a Automotive Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1972, that the herein described property or area should be and the same is hereby re-districted; from Undistricted to a C.C.G. district and/or a Special Exception for a Automotive Service Station should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by State Highway Administration, 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 ~~error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.~~

the above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of October, 1972, that the above re-districting 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 Undistricted zone; and/or the Special Exception for Automotive Service Station be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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 259.2.B of the Baltimore County Zoning Regulations having been met.

the above Re-districting should be had; and it further appearing that by reason of the requirements of Sections 405.3 and 502.1 of the Baltimore County Zoning Regulations having been met,

a Special Exception for a Automotive Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1972, that the herein described property or area should be and the same is hereby re-districted; from Undistricted to a C.C.G. district and/or a Special Exception for a Automotive Service Station should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by State Highway Administration, 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 ~~error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.~~

the above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of October, 1972, that the above re-districting 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 Undistricted zone; and/or the Special Exception for Automotive Service Station be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

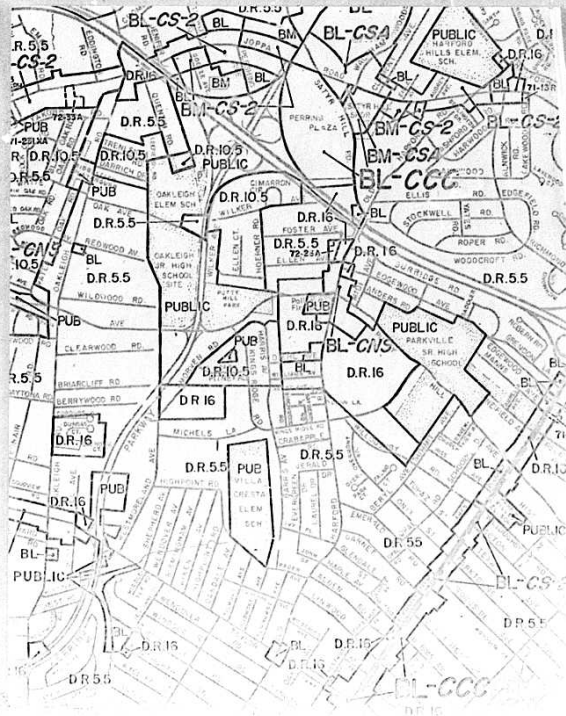
BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM #7

TOWSON, MARYLAND 21204

Property Owner John H. & Alberta Wagner
District 14
Present Zoning DR 16
Proposed Zoning BL + S.E.
No. Acres .33

No effect on student population



RE: PETITION FOR RECLASSIFICATION, REDISTRICTING, AND SPECIAL EXCEPTION
NE/S of Taylor Avenue, 126.95' SE of Harford Road - 14th District
John H. Wagner - Petitioner
NO. 73-65-RX (Item No. 7)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1972, that the Order dated October 12, 1972, passed in this matter should be and the same is hereby AMENDED to read as follows:

"Automotive Service Garage"

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 5, 1972

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC/ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Reclassification Petition

3rd Zoning Cycle

Item 7

John H. and Alberta Wagner - Petitioner

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 attached comments are a result of this review and inspection.

The subject property is located on the north side of Taylor Avenue, 126 feet east of Harford Road, in the 14th District of Baltimore County. The subject property is used in connection with a windshield and auto upholstery business and is located in a converted service station (not shown on plat), at the corner of Harford Road and Taylor Avenue. The property, which is the subject of this petition, is improved with a two-story dwelling that has been converted to offices for the aforementioned business, and an existing garage at the rear of the property.

Also, on this site are five trailers that are being used for storage sheds for the business and they are located in a part of what is shown as the parking area. There are residential homes immediately adjoining this property to the east and north of the site. Curb and gutter exist along Harford Road at this location.

The petitioner's plan must be revised to indicate the existing hedge along Taylor Avenue, the curbing and type of durable, dustless surface on the parking lot, and the existing service station building at the corner of Harford and Taylor Avenue. There is also no indication of screening between the parking area and the neighbor to the east.

Very truly yours,

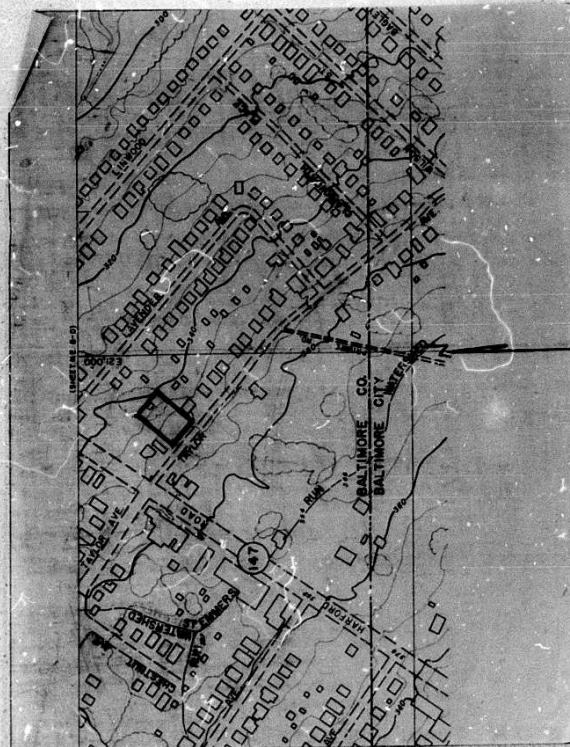
Oliver L. Myers

Chairman

John J. Dillon, Jr., Zoning Tech. II

OUN:JJD:JD

MICROFILMED



James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

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

Item # 7

Your Petition has been received and accepted for filing
this 2nd day of July 1972.

[Signature]
S. PAUL DINENGA,
Zoning Commissioner

Petitioner: John H. and Alberta Wagner
Petitioner's Attorney: James D. Nolan, Esquire Reviewed by *[Signature]*
Advisory Committee

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

No. 5064

DATE Oct. 4, 1972 ACCOUNT 01-662

AMOUNT \$150.50

WHICH - CASHIER _____
DISTRIBUTION _____
FIN. AGENCY _____

YELLOW - CUSTOMER _____

Joe E. Wagner
3072 Reverend Ave.
Baltimore, Md. 21234
Advertising and posting of property
#73-65-XX

15.50

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 14, 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 each~~ one time before the . . .14th day of . . .October, 1972, the publication appearing on the . . .14th day of . . .September.

THE JEFFERSONIAN,
H. Frank Smith
Manager.

Cost of Advertisement, \$.....

PETITION MAP ^{ING} 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									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>[Signature]</i>									
Previous case: <i>25-350 R</i> <i>62-42 X</i>									

Revised Plans: _____ Yes
Change in outline or description _____ No

Map # _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE VENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 2192

DATE May 3, 1972 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CARRIER DISTRIBUTION
PRESS - AGENT YELLOW - CUSTOMER

John E. Wagner
3502 Levander Ave.
Baltimore, Md. 21234
Petition for Reclassification
350428 4

500 CMC

April 28, 1972

Mr. Oliver L. Myers
Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning III
Item 7 - ZAC - 4-4-72
Property Owner: John H. C. Alverca Wagner
Taylor Avenue SE of Harford Road
Reclass. to B.L. & special exception
for service garage - District 14

Dear Mr. Myers:

The reclassification of .33 acres from DR 16 to BL does not increase the number of trips greatly. This office does have some question, however, as to the entrance and parking layout as shown on the present plan.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:mr

MICROFILMED

1081
1 & 4 c
3/18/72

POINTS OF ERROR COMMITTED BY THE
COUNTY COUNCIL IN CLASSIFYING A
PORTION OF THE SUBJECT COMMERCIAL
PROPERTY D.R. 16, AND CHANGES IN
THE NEIGHBORHOOD

The Petitioners state that the County Council committed at least the following errors in continuing an earlier mistake by downshifting this commercially used property in part to D.R. 16, instead of properly classifying the property in its entirety B.L.-C.C.C. District Zoning:

1. On June 7, 1965, then Deputy Zoning Commissioner Hardesty granted the Petitioners' request for B.L. Zoning on this entire parcel at the busy corner of Harford Road and Taylor Avenue in Case No. 65-350-R; and subsequently in Case No. 67-78-X on October 10, 1966, then Zoning Commissioner John G. Rose granted the Petitioners' request for a Special Exception for a service garage on the bulk of the property, as well as a Use Permit for parking on the easternmost 25 feet of the parcel, error having crept into the matter in the interim as hereinafter explained.
2. The County Council's drafting agent in describing the property as zoned on the Northeastern Area Map in 1966 inadvertently, and without the Petitioners' knowledge, mistakenly downshifted the westernmost 20 feet of Lot 31, that is the easternmost 20 feet of the parcel, from the B.L. classification obtained in Case No. 65-350 R as aforesaid to R-6. The Council had indicated that it was its intention to maintain the full B.L. Zoning as obtained, but the party drawing the legal description for the then neighboring R-6 Zone mistakenly drafted the description to read that the boundary line between the

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E. L. and the R-6 would be the boundary line between Lots 30 and 31, rather than the proper boundary which was intended, namely the line paralleling the said boundary line between Lots 30 and 31 and including the westernmost 20 feet of Lot 31 as previously Zoned B.L. All parties concerned acknowledged and now admit the error, but, unfortunately, at that time it could not be corrected, and the written description was then held to prevail over the maps; the map having been correctly drawn, and intended by the Council to include the full B.L. area granted in Case No. 65-350 R.

3. The subject tract is now being used, and has since 1965 been used for commercial purposes, including a service garage pursuant to the Special Exception granted in Case No. 67-78-X; but, the error was continued by the County Council in preparing the latest set of maps adopted March 24, 1971, by again improperly placing the boundary between the B.L.-C.C.C. Zoning and the D.R. 16 Zoning, and hence this Petition is filed.

4. Other errors are hereby assigned, and upon discovery following minute study, such other errors will be noted as found.

As to substantial changes which have altered the character of the neighborhood since the Council studied the subject property and last classified it, the following are noted:

1. The Council recognized the changing nature of this neighborhood by placing the neighboring properties

-2-

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in a D.R. 16 Zone; and, the neighborhood is changing, and there is no reason to continue to deprive the property owners of the proper B.L. - C.C.C. use of this 20 foot strip, which as now zoned serves no useful purpose.

2. Such other and further neighborhood changes as will be disclosed by a minute study of the area are hereby assigned, and they will be developed in full at the time of the hearing hereon.

Respectfully submitted.

James D. Nolan
Attorney for the Property Owners

-3-

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DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors
700 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 13, 1972

Zoning Description

All that piece or parcel of land situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point located the two following courses and distances from the corner formed by the intersection of the southeast side of Harford Road, 80 feet wide, with the northeast side of Taylor Avenue, 40 feet wide, viz: South 41 degrees 44 minutes East, measured along the northeast side of Taylor Avenue, 126.95 feet and North 49 degrees 00 minutes East 96 feet and running thence from said place of beginning the four following courses and distances viz: South 41 degrees 00 minutes East 95 feet, North 49 degrees 00 minutes East 55 feet, North 41 degrees 00 minutes West 95 feet and South 49 degrees 00 minutes West 55 feet to the place of beginning.

Containing 0.12 of an Acre of land more or less.

Saving and excepting therefrom that portion of the above described parcel of land that was heretofore granted as a special exception.



DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors
700 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 13, 1972

Zoning Description

All that piece or parcel of land situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the northeast side of Taylor Avenue, 40 feet wide, at a point distant South 41 degrees 44 minutes East 126.95 feet measured along the northeast side of Taylor Avenue from the corner formed by the intersection of the northeast side of Taylor Avenue with the southeast side of Harford Road, 80 feet wide, and running thence and binding on the northeast side of Taylor Avenue, South 41 degrees 44 minutes East 95.01 feet, thence leaving said avenue and binding on the outlines of the property of the petitioner the three following courses and distances viz: North 49 degrees 00 minutes East 146.78 feet, North 41 degrees 00 minutes West 95 feet and South 49 degrees 00 minutes West 151 feet to the place of beginning.

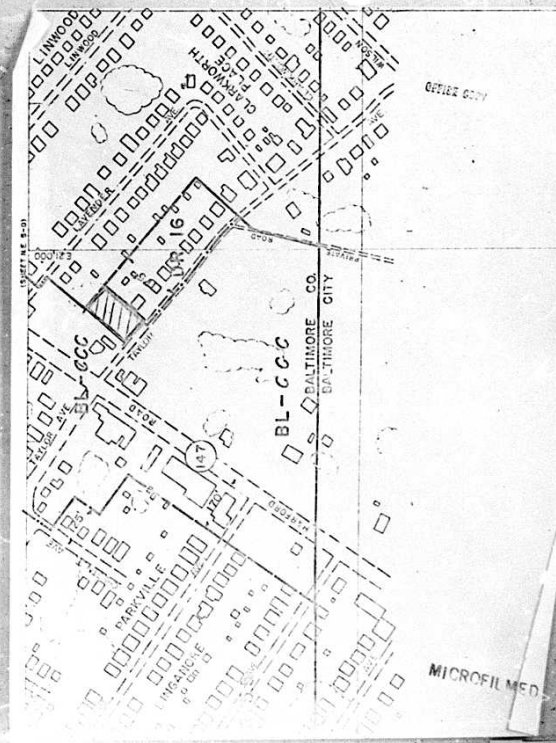
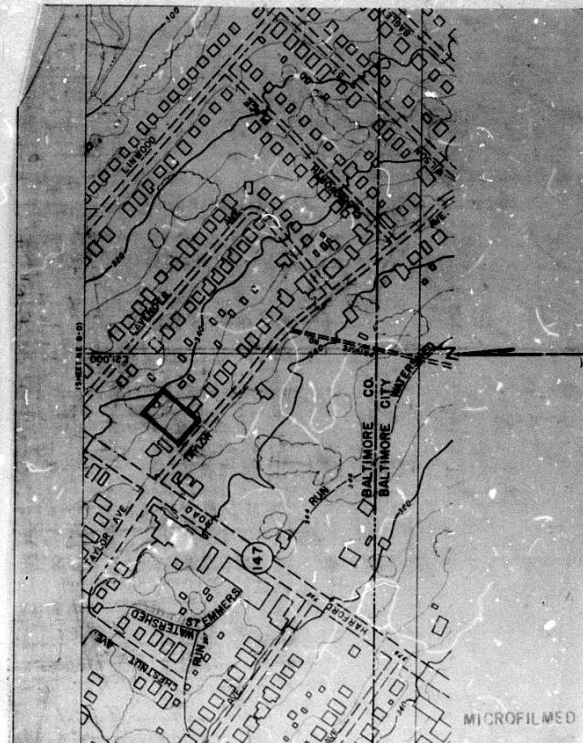
Containing 0.33 of an Acre of land more or less.

Being Lots Nos. 28, 29, 30 and the westernmost 20 feet of Lot No. 31 as laid out on the Plat of Linwood which plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 6 folio 161.

Saving and excepting therefrom that portion of the above described parcel of land heretofore zoned BL.



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MICROFILMED

DEC 11

~~MICROFILMED~~

HARFORD

ZONED BL-CCC DISTRICT
PUBLIC PARKING LOT

TAYLOR

AVENUE

PROPOSED WIDENING
ORIGINAL R/W LINE

ORIGINAL R/W LINE

PROPOSED WIDENING

MAP: 3C
NET-D
SECTION
DISTRICT: 14
DATE: 3/27/72
TYPE
DRAWN: R/C
BY: M.H.
BY:

BL CCC

ZONING PLAT

LOTS NOS 28, 29, 30 AND WESTERN MOST 20' OF LOT NO 31

LINWOOD
PLAT BOOK WPCNOG-161

14TH DISTRICT BALTO. CO. MD

EXISTING ZONING: DR16

PROPOSED ZONING: BL-CCC DISTRICT &
SPECIAL EXCEPTION
FOR GARAGE SERVICE

SEWER & WATER AVAILABLE
IN TAYLOR AVENUE

AREA IN BL ZONE = 0.33 ACRES ±
AREA IN SPECIAL EXCEPTION = 0.12 ACRES ±

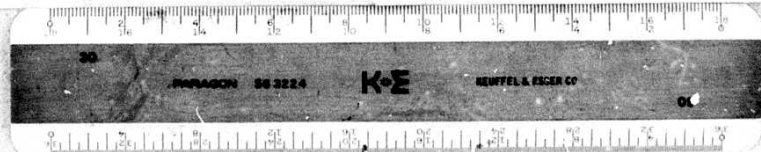
PARKING DATA

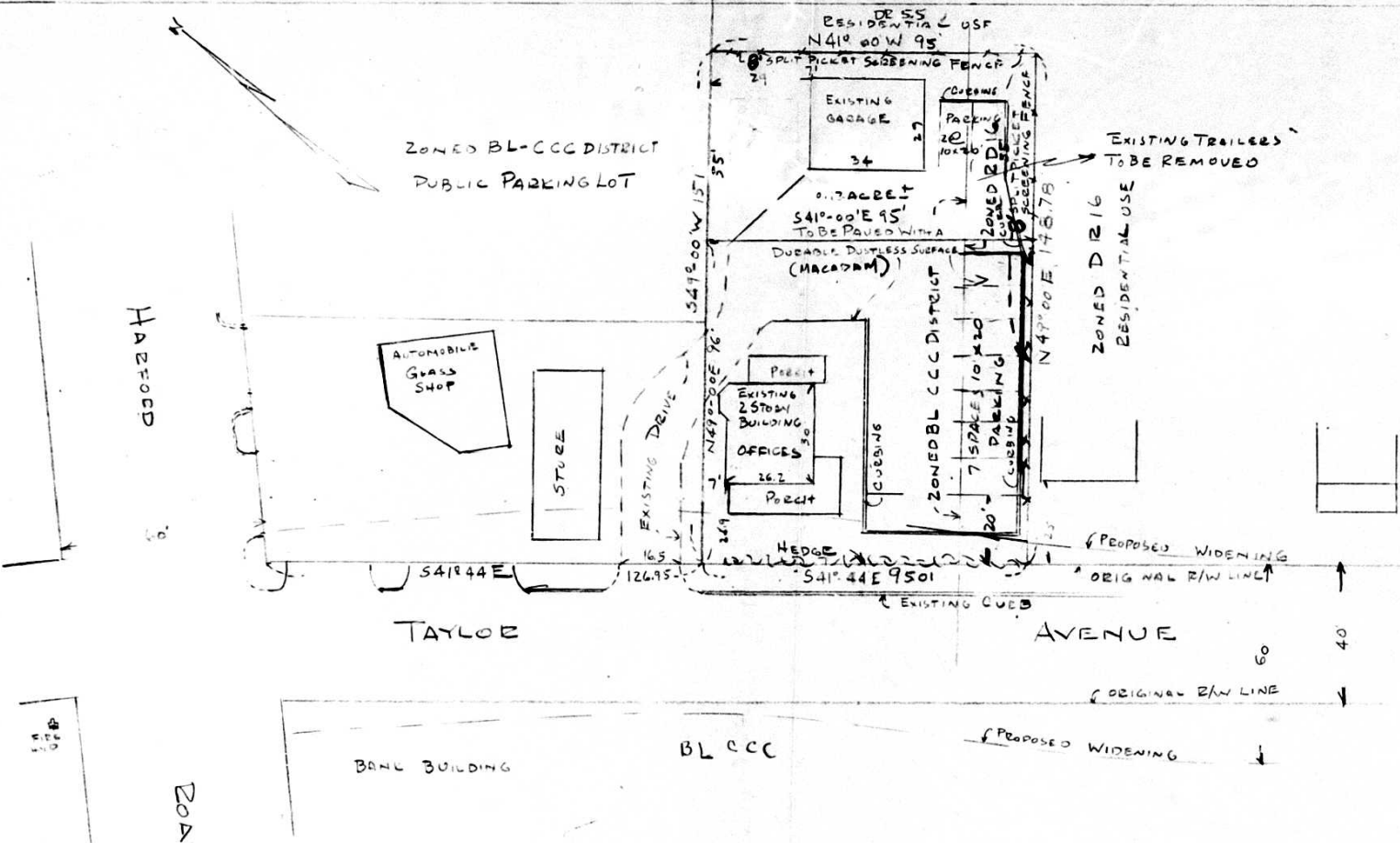
GARAGE SERVICE 918 ± 300 = 3 SPACES REQUIRED
4 SPACES PROVIDED

OFFICES 1ST FLOOR 786 ± 300 = 3 SPACES REQUIRED
2ND 786 ± 300 = 2 SPACES
TOTAL 9 SPACES
9 SPACES PROVIDED



SCALE = 1" = 30' MARCH 10, 1971
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD





Cycle
#7

SEP 8 '72 PM

☐ Ansd
☐ Decd
☐ Rehd
☐ Lnd
☐ Wnd

ZONING DEPARTMENT

By _____

REVISED PLANS



EXISTING ZONING: DR 16

PROPOSED ZONING: BL-CCC DISTRICT & SPECIAL EXCEPTION FOR GARAGE-SERVICE

SEWER & WATER AVAILABLE IN TAYLOR AVENUE
 AREA IN BL ZONE = 0.33 ACRE ±
 AREA IN SPECIAL EXCEPTION = 0.12 ACRE ±

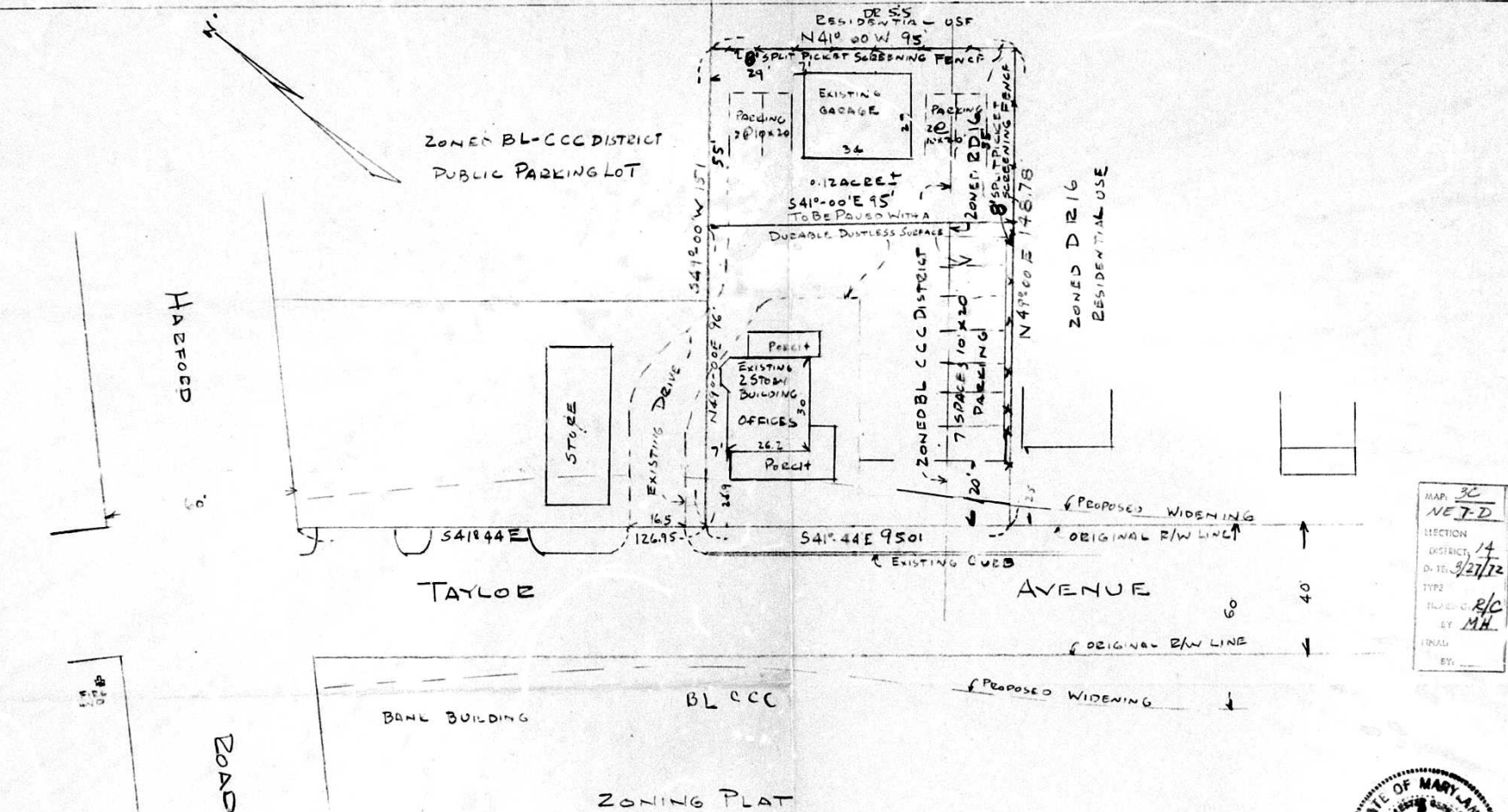
ZONING PLAT
 LOTS NOS 28, 29, 30 AND WESTERN MOST 20' OF LOT NO 31
 LINWOOD
 PLAT BOOK WPC NO 6-161
 14TH DISTRICT BALTO CO. MD

MICROFILMED

PARKING DATA
 GARAGE SERVICE 918' x 300' = 3 SPACES REQUIRED
 4 SPACES PROVIDED
 OFFICES 1ST FLOOR 786' x 300' = 3 SPACES REQUIRED
 2ND " 786' x 300' = 2 SPACES " 2 SPACES PROVIDED
 TOTAL 9 SPACES PROVIDED

SCALE = 1" = 30' MARCH 10, 1971
 DOLLENBERG BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVE TOWSON MD





MAP 3C
NET D
ELECTION
DISTRICT 14
D. T. 9/27/72
TYPE
FILED C R/C
BY MH
FINAL
BY

EXISTING ZONING: DR16

PROPOSED ZONING: BL-CCC DISTRICT &
SPECIAL EXCEPTION
FOR GARAGE SERVICE

SEWER & WATER AVAILABLE
IN TAYLOR AVENUE

AREA IN BL ZONE = 0.33 ACRES ±
AREA IN SPECIAL EXCEPTION = 0.12 ACRES ±

LOTS NOS 28, 29, 30 AND WESTERN MOST 20' OF LOT NO 31

LILWOOD
PLAT BOOK WPC NO 6-161
14TH DISTRICT BALTO. CO. MD

PARKING DATA

GARAGE SERVICE 918' x 300' = 3 SPACES REQUIRED
4 SPACES PROVIDED
OFFICES 1ST FLOOR 786' x 300' = 3 SPACES REQUIRED
2ND 786' x 500' = 2 SPACES
TOTAL 9 SPACES PROVIDED

MICROFILMED



SCALE: 1" = 30' MARCH 10, 1971
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

