PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

 $1\,\&\,4\,c$ 3/14/72 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an D. R. 16 Zone zone to an B. L. - CO CO. RENEXABLE for the fc'lowing reasons:

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

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 B. L.-C.C.C. Zoning

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 o be bound by th. zoning

204 W. Pennsylvania Ave. Towson, Maryland 21204

Lth

John H. Wagner Alberta Wagner Legal Owners Address 3002 Lavencer Avenue Baltimore, Maryland 21234

Protestant's Attorney

. 197 2 101000'clock

ORDERED By The Zoning Commissioner of Baltimore County, this....31st... ... 197 .2. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughe County, that property be posted, and that the public hearing be had before the Zoning 11 Gehill Deler - Baltimore County in Room 106, County Office Building in Towson, Baltimore

__day of__October

Acui la Menua

BALTIMORE COUNTY, MARYLAND



101417:

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD P.F. WM. T. MULZER

April 28, 1972

Mr. Oliver L. Myers

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

C. Richard Moore Assistant Traffic Engineer

PETITION FOR ZONING REDISTRICTING 1265 84

O TUP ZONING COMMISSIONER OF BALTIMORE COUNTY:

Wagner

Wagner-& Alberta legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part bereof. hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from ... an undistricted status...

district; for the following reasons:

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 herewist the neighborhood 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 Noclassification filed herewith.

FOR FILING

R RECEIVED

ORDE DATE

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ind (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

roperty is to be posted and advertised as prescribed by Zoning Regulations. i, or we, agree to pay expenses of above re-districting and/or Special Exception advertising, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ons and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

John H. Wagner
John H. Wagner
Alberta Wagner
Alberta Wagner
Legal Owners Address 3002 Lavender Avenue

James D. Nolan Pettioner's Attorney 204 West PEnnsylvania Ave. Address Towson, Maryland 21204

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Baltimore, Maryland 21234

..... 19, that the subject matter of this petition be advertised, as consist by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

-----М.

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 enti.'e 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

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

(1)

BEFORE THE . ZONING COMMISSIONED

BALTIMORE COUNTY

0

AMENDED ORDER

It is hereby ORDERED by the Zozing Commissioner of Baltimore County this 25 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:

Baltimore County

6

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 acknow-

ledged 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

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.

4. Other errors are hereby assigned, and upon

As to substantial changes which have altered the

1. The Council recognized the changing nature of

1971, by again improperly placing the boundary between the

B.L.-C.C.C. Zoning and the D.R. 16 Zoning, and hence this

discovery following minute study, such other errors will

character of the neighborhood since the Council studied

this neighborhood by placing the neighboring properties

the subject property and last classified it, the following

be noted as found.

are noted:

3. The subject tract is now being used, and has

full B.L. area granted in Case No. 65-350 R.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 5. 1972

COUNTY OFFICE BLDG OLIVER L. MYERS

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

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERS

BUREAU OF FIRE PREVENTION KEALTH DEPARTMENT PROJECT PLANNIN BUILDING DEPARTMENT BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and was 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 lith District of Baltiener County. The subject property is used in connection with a windshield and auto upholstery businest 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 that the property is not the subject of the forecentioned business, and an existing garage at the road of the forecentioned business, and an existing garage at the road 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 it 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 liefrord Soad at this

The petitioner's plan must be revised to indicate the existing being along laylor Avenue, the curbing and type of durable, dusting being along laylor Avenue, the curbing and type of service station building at the corner of inefront and is plan and the station building at the corner of inefront and is plan and the result of the station building at the corner of inefront the parking are and the neighbor to the east.

Very truly yours.

Elieu & Myers

OLIVER L. HYERS, Cheirnan

John J. Dillon &

John J. Dillon, X., Zoning DILLON, J., Zoning Tech.II

OLM: JJD: JD

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.

O. Wolan James D. Nolan
Attorney for the Property Owners

NOV 0 1 1972

73.65.K PETITION FOR ZONING RE-CLASSIFICATION 1081 AND/OR SPECIAL EXCI AND/OR SPECIAL EXCEPTION

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 coning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D. R. 16 Zone B. L. - CO OC.C. RESERVABLE for the following reasons: District Zone

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

 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 heroin. See Mttached 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 . SETVICE garage use in requested B. L.-C.C.C. Zoning

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

> John H. Wagner Alberta Wagner Legal Owners Address 3002 Lavender Avenue

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Addres 204 W. Pennsylvania Ave.

..... 197 .2, 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 of Baltimore County in Room 106, County office Building in Towson, Baltimore __day of_ October 197 2___at__10±00o'clock

> Alui la Menna Zoning Commissioner of Baltimore County.

> > MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION 13.65- P. AND/OR SPECIAL EXCEPTION 1081 AND/OR SPECIAL EACH 1 & 4 c 3/14/72 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we.John H. Wagner & Alburta 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an. D. R. 16 Zone B. L. Co. Cr. C. STREET for the following reasons:

In classifying the property D.R. 16, the Council committed errors as out on the attached exhibit, which is incorporated by reference herein,

Substantial changes have occurred in the neighborhood so as to alter character since the property was so classified by the Council, as set 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 sarvice garage use in requested B. L.-C.C.C. Zoning

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

> John H. Wagner Alberta Wagner Le Legal Owner 8 Address 3002 Lavender Avenue

Baltimore, Maryland 21234

4:30 P.M. Hovember 24th

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

Protestant's Attorney

1/2/7

RECEIVED

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J. Austin Deitz

April 17, 1972

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 ATT: Mr.Oliver L. Nyers, Chairman Zoning 'dvisory Commictee

RE: Property Owner: John H. and Alverta Wagner

Location: N/E/S Taylor Avenue, 125' 5/E of Harford Road Zoning Agenda April 4, 1972

Pursuant to your request, the referenced property have been curveyed by this Duranu and the comments below marked with an "x" are agmicable and required to be corrected or incorporated into the final plans for the

(X) 1. Fire hydrants for a referenced property are required and shall be locate t intervals of 300 feet a one an approved road in accordance with Baltimore County standard as published by the Department of Public Morks.

() 2. A second means of vehicle access is required for the ite () 3. The vehicle dead-end condition shown at

ORDERED By The Zoning Commissioner of Baltimore County, this ... 33-00 ., 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 _day of Gripher County, on thebth. .., 193 ..., at_{10:00} .o'clock

PETITION FOR ZONING REDISTRICTING 1265,84

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Wagner Welohn H. Wagner & Albarta 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 re-districted, pursuant

to the Zoning Law of Baltimore County, from __an_undistricted_status__ 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.

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 re-districting and/or Special Exception advertising, ing, 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 Baltim County.

John H. Wagner John H. Wagner Alberta Wagner Alberta Wagner Legal Owners Contract purchaser

Address 3002 Lavender Avenue Baltimore, Maryland 21234

James D. Nolan Pettioner's Attorney 204 West PEnnsylvania Ave. Address Toygon, Maryland 21204 Protestant's Attorney

JulyORDERED By The Zoning Commissioner of Baltimore County, this...

19 ___, 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 Commissioners, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County in Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, County Office Building in Towns, Baltimore County of Resemble, Baltimore County of Resemble, Baltimore C

MICROFILMED

Baltimore County Fire Department

Maryland 21204 825-7310

001 /4 /4/72

PETITION FOR ZONING REDISTRICTING 13-65 Et AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE CC JNTY:
Wagner

Ge* John H. Wagner & Alberta legal owner.** 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-districted, pur.aant to the Zoning Law of Baltimore County, from to a district; for the following reason:

1) In classifying the courte for the Holwing reason:

Council committed errors as out on the Points of Error att. the
Council committed errors as out on the Points of Error att. the
to the Petition for Realessi contin filed herewith.

2) Substantial changes have also occurred in the neighbornous
since the property was no classifiled by the Council, again as set
out on the Points of Error attached to the Petition for
Reclassification filed herewith.

See effected description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore service garage use in County, to use the herein described property, for requested C.C.C. district

Property is to be posted and advertised as prescribed by Zoning Regulations.

James O. Holan 204 West PEnnsylvanty Adjorney Towson, Maryland 21204

I, or we, agree to pay expenses of above re-districting 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 Baltin In H Wagner

John B. Wagner alberta Wag Contract purchaser Legal Owners 3002 Lavender Avenue

Raltimore, Maryland 21234

DEDERED By The Zoning Commissioner of Baltimore County, this, 19 ..., that the subject matter of this petition be severtised, 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 Toward, Baltimore

., 19 ..., at .

Zoning Commissioner of Baltimore County



.....М.

BALTIMORE COUNTY, MARILAND DEPARTMENT OF HEALTH-

DONALD J. ROOP, M.D. M.P.H.

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/F of Harford Road Present Zoning: D.R. 10 Proposed Zoning: Reclassification to S.L. and Special Exception for nervice garage.

Metropoistan 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 Davision of Air Pollution and Industrial Hygiene, Baltimore County Department of Kealth.

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

April 17, 1972

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

District: 14 Yo Acres: .3°

Very .ruly yours,

topic from J. Strawhorn Sanitarian II Water and Sewer Section Division of Sanitary Engineering BUREAU OF ENVIRONMENTAL SERVICES

Baltimore County, Margland Bepartment Of Public Borks COUNTY OFFICE BUILDING

. 11

April 27, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee County Office Building Towson, Maryland 2120k

Dames D. Petitioner's Attorney

Re: Item #7 (Cycle April - October 1972)
Property Owner: John H. and Ahrerta Wagner
Wrosen John H. and of Harford Md.
Prepared John H. and John H. and

The following comments are furnished in regard to the plat mibmitted to this office for review by the Zoning Advisory Committee in connection with the

Taylor Avenue is to be improved with a h0-foot buluminous concrete selection with combination curb and gutter on a 60-foot right-of-way.

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 muitable outfail.

The Petitioner must provide necessary drainage facilities (temporary or personnel) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any probles which say result, due to improper grading or improper installation of drainage facilities, we unlie but the full responsibility of the Petities.

De-elopment of this property through stripping, grading and stabilization obld 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 boil.

Mr. Oliver L. Myer Chairman Zoning Advisory Co. ttee Page 2 April 27, 1972

A. M.

THE SI HAVE TO & MARKET

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

Water:

133 136

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 Sever:

NE 7 D Topo Sheet

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.

END: EAM: HWS : 88

RLLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

() 3. The vehicle dead-end condition shown at

EXCEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all amplicable nearts
of the Fire Prevention Code prior to occupancy or beninning
of more and the structures existing or promoted on the
line in thall comply with all amplicable remirements of the
Maximum Fire Protection Association Standard Vo. 101

"The Life Safety Code" 1970 Citian prior to occumancy
() 6. Site olans are amorowed as drawn.

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

Peviewer: At Monroe E X My "ored and provided for the state of the sta Special Inspection Digiston Fire Prevention Sureau

DEC 11 1972

	eason of the requirements of Section 259, 2, B of the Baltimore
County Zoning Res	gulations having been met.
ethar	Sudolbisland is new year on a 1 to Stocket of
	and the second of the second o
with and anything on a	the property of the property of the contract o
the above Re-distriction	ng should be had; and it further appearing that by reason of the require-
	405, 3 and 502, 1 of the Baltimore County Zoning Regulations
4	THE RESERVE WILL THREE SET OF THE
	r a Automotive Service Station should be granted.
	by the Zoning Commissioner of Baltimore County this 12
	19 2.2 that the herein described property or area should be and
	e-districted; from Undistricted to aC.C.C.
district and/or a Spec	rial Exception for an Automotive Service Sta-should be and the some is
State Highway Adn	ter the date of this order, subject to the approval of a site plan by ministration, Bureau of Public Service's and the Office of Planni
and Zoning.	Zoning Commissioner of Baltimore County
8	/
Pursuant to the	advertisement, posting of property and public hearing on the above petition
and it appearing that	by reason of
	1922 A
	a thin of
	ing should NOT BE HAD, and/or the Special Exception should NOT BE
	ing should NOT BE HAD, End/of the Special Exception and the Da
GRANTED.	
IT IS ORDERED	by the Zoning Commissioner of Baltimore County, thisday
of	, 19, that the above re-districting be and the same is hereby
	above described property or area be and the same is hereby continued as and
	and/or the Special Except on for
	be and the same is hereby DENIED.
	S below Distant.

Baltimore County Fire Department



Towson, Maryland 21204 125- (310

April 17, 1972

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

RE: Property Owner: John H. and Alverta Wagner

Location: N/E/S Taylor Avenue, 125' S/E of Harford Road

Item No. 7 Zoning Agenda April 4, 1972

Pursuant to your request, the referenced pronerty have been surveyed by this Bursau and the comments below marked with an "x" are sonlicable and remained to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are regulared and shall be located at intervals of 300 feet alone an approved road in accordance with Pattimore County Standards as published by the Department of Public Morks.
- () 2. A second means of vehicle access is required for the site.
 () 3. The vehicle dead-end condition shown at
- DICEDO the maximum allowed by the Fire Department.

 (X) 4. The site shall be made to comply with all applicable marts of the Fire Twentiern Code prior to accusancy or beginning of operations.

 5. The buildings and structures writing or promoted on the
- The buildings and structures existing or proceed on the site shall comply with all applicable rendirements of the Patienal Fire Protection Association Standard No. 170
 Itel 116 Safety Code* 1700 Edition prior to occurancy.
 Site plans are suproved as drawn.
 The Fire Prevention Bureau has no comments at this time.

At Hanning Group Toproved: Annual Action of Special Inspection Digitation Fire Prevention Sureau

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

ORDER

April 17, 1972

DONALD J. ROOP, M.D., M.P.H.

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

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' 5/E of Harford Road Present Zoning: D.R. 16 Proposed Zoning: Reclassification to 3.L. and Special Exception for service garage.

A CHARLEST AND THE

Retropolitan 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 cons' ct 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 wate oil in accordance with the Department of Water Resources requirement.

Very truly yours,

Plaza firm J. Strawhorn Sanitarian II

Baltimore County, Maryland Bepartment Of Bublte Works

COUNTY OFFICE BUILDING

April 27, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee County Office Building Towson, Maryland 2120h

Re: Itsm #7 (Cycle April - October 1972)
Property Unes: John H. and Alverta Wagner
1/35 Teplor Aves, 125 5% of Harford Rd.
Proposed Zening: Reclassification to B.L.
Proposed Zening: Reclassification to B.L.
Special Exception for service garage
District: lith 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

Highways:

Taylor Avenue is to be improved with a h0-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 preperty to be developed to a suitable outfall.

The Petitioner must provide mecessary drainage facilities (temporary or parament) to prevent creating any muisances or danages to adjacent properties, aspecially 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 holding: downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Mr. Oliver L. Myer Chairman Zoning Advisory Com. ttee Page 2 April 27, 1972

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

V ter:

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

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

Samitary Sewer:

There is a public sanitary sewer in Taylor Avenue.

Permission to connect to the existing public samilary sever may be obtained from the Department of Fermiss and Licenses, provided the sever is deep enough. (See Drawings #33-051 and #31-062, File II)

Very truly you.,

ELISWORTH N. DIVER, P.E.

ELISWORTH N. DIVER, P.E.

END: EAM: HWS : 88

NE / D Topo Sheet

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BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Property Owner John H. & Alverta Wagner

District 14

Present Zoning DR 16

Proposed Zoning BL + S.E.

No effect on student population

Water and Sewer Section Division of Sanitary Engineering BURZAU OF ENVIRONMENTAL SERVICES

Fig. suant to the advertisement, posting of preperty, and public hearing on the above petition and	
it appearing that by reason of error in the original zaning map and the health, safety,	
and general welfare of the community not being adversely affected.	
the above Reclassification should be had; and its fauther appearing a ket by recent whose societies	
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IT IS ORDERED by the Zoning Commissioner of Baltimore County this. 12.	
day of October	
the same is hereby reclassified; from a D. R. 16 zone to a B. L.	
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granteds from and after the date of this order, subject to the approval of site plan by the	
State Highway Administration, Bureau of Public Services and the Office of Planni	ng
and Zoning. Zoning Commissioner of Baltimore County	
2 30 4 Zoning Commissioner of Bultimore County	
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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, thisday	
197	
DENIED and that the above described property or area be and the same is hereby continued as and	
to remain azone; and/or the Special Exception for	
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	he original soning map and the health, safety.
and general welfare of the commu	unity not being adversely affected,
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	orden subject to the approval of a site plan by the
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GRANTED.	
IT IS ORDERED by the Zoning Comm	nissioner of Baltimore County, thisday
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to remain a	operty or area be and the same is hereby continued as and
	operty or area be and the same is hereby continued as andzone; and/or the Special Exception for
	zone; and/or the Special Exception for
	zone; and/or the Special Exception for

	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.
ORDER RECEIVED FOR FILING ONTE. Agrassi 12, 1977	the above Redistricting should be had; and it further appearing that by reason of the requirer- ments of Sections 495, 3 and 592, 1 of the Relitimore Gounty Zoning Regulations. having been met, a Succial Exception for a Automotive Service Station should be granted. FIT IS ORDERED by the Zoning Commissioner of Baltimore County this. 12. 3. The Commissioner of Baltimore County that the Service Station should be granted. FIT IS ORDERED by the Zoning Commissioner of Baltimore County this. 12. 3. Commissioner of Baltimore County that the Service Station should be and the same is a breely redistricted. 3. Commissioner of the Service Station should be and the same is a service should be sent the same is
RDER RE	guited, 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 Plannir and Zoning.
0 6	
	Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.
	40,000
	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, thisday
	of 19, 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
	DENIED and that the above described property or area be and the same is hereby continued as and to remain

Zoning Commissioner of Baltimore County

MICROFILMED

	6	
BOARD	UF	EDUCATION
OF BALT	IM	ORE COUNTY
		10

ITEM #7

TOWSON, MARYLAND - 21204

Property Owner John H. & Alverta Wagner

District 14

Present Zoning DR 16

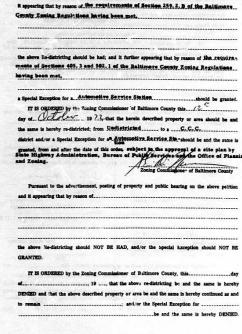
Proposed Zening BL + S.E.

No. Acres .33

No effect on student population



RE: PETITION FOR RECLASSI: : BFFOR FICATION, REDISTRICTING, AND SPECIAL EXCEPTION : ZONING COM. NE/S of Taylor Avenue, 1440, 95' SE of Harford Road - 14th District : O: Joba H. Wagner - Petitioner NO. 73-65-RX (Item No. 7) : BALTIMOR ::: ::: ::: ::: ::: ::: ::: ::: ::: :	MMISSIONE F E COUNTY
SE of Harford Road - 14th District : O. John H. Wagner - Petitioner NO. 73-65-RX (Item No. 7) : BALTIMOR :: ::: ::: ::: ::: ::: ::: ::: ::: ::	E COUNTY
NO. 73-65-RX (Item No. 7) : BALTIMOR II: III III III III AMENDED ORDER It is hereby ORDERED by the Zoning Commiss County this	1 111
AMENDED ORDER It is hereby ORDERED by the Zoning Commiss County this 22 5 day of October, 1972, that the Ord	
It is hereby ORDERED by the Zoning Commiss County this	ioner of Ba
County this 25 ⁴ day of October, 1972, that the Ord	ioner of Ba
County this 25 ⁴ day of October, 1972, that the Ord	
	er dated O
to read as follows:	,
"Automotive Service Garage"	
	171
X 16.	11.
Zoning Commissio Baltimore County	
Baltimore County	



Pursuant to the advertisement, posting of property, and public hearing on the above petition and

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

May 5, 1972

COUNTY OFFICE BLDG. 111 W. Chempeake Ave. Towner, Marriand 21204

OLIVER L. MYERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERIN STATE ROADS COM BUREAU OF FIRE PREVENTION

REALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION ZONING ADMINISTRATI

INDUSTRIAL DEVELOPMENT

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 lousted in the north side of Taylor Avenue, 126 feet east of Harford Road, in the lith District of Baltisone 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 dealling and an existing garage at the rear of the property.

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

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 bomes immediately adjoining this property to the east and north of the site. Curb and gutter exist along Marford Road at this

The patitioner's sian must be revised to indicate the entiting hidge slong Taylor Avenue, the curfung and type of durable, dustines and the sign of the curfung and type of the curfung service station building at the corner of Natrofa and Taylor Avenue. There is also no indication of screening between the parking are and the neighbor to the east.

Misse & Myss OLIVER L. MYERS, Chairman In a Billon 4

OLM: JJD: JD

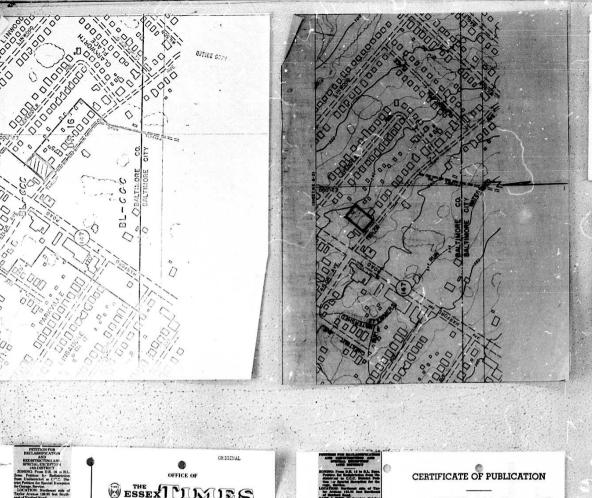
MICROFILMED

CUBENC C. HESS, VALLAGE MRS, ROBERT L. BERNEY MICROFILMED

ALVIN LEGICAL

NUCRUPILMEN

RECEIVED FOR FIL



CERTIFICATE OF POSTING

ZOUNDS DEPARTMENT OF BALTMORE COUNTY

Towners, Maryland

District. 14th 72

Posted for: Metering Wed. Oct 4. 1922 C. 10'c.c. 11th 72

Posted for: Metering Wed. Oct 4. 1922 C. 10'c.c. 11th 72

Location of property. N.E. for 4. 1922 C. 10'c.c. 11th 72

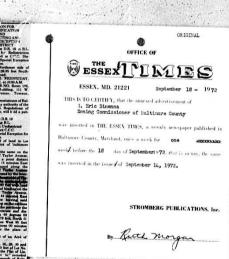
Location of Signe B. Found Mic. Burt. of Chiefes of Hinghold Location of Signe B. Found Mic. Burt. of Chiefes of Hinghold County of Chiefes of The Signature

Posted by Thick M. Date Date of return. Sept. 21-24.

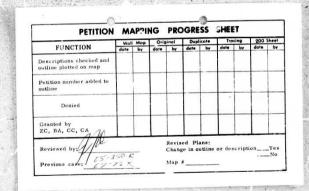
James D. Notes, Engaire
204 West Pennsylvania Avenue
Tomson, Maryland Sharif More County Office of Planning and Zoning
County Office Building
111 V. Chesspeake Avenue
Tomson, Maryland 21204

Your Petition has been received and accepted for filing
this 38e day of July 1972.

Left District.
Zoning Commissioner
Petitioner's Attorney Jones D. Michon, Engaire Reviewed by July 100 Maryland Alberta Wagner







BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE VICTOR DOVISION
MISCELLANEOUS CASH RECEIFT

DATE 59 3, 1972 ACCOUNTY

AMOUNT \$50.00

STATE OF 3, 1972 ACCOUNTY



DEPARTMENT OF TRAFFIC ENGINEERING FURTHE J. CLIFFORD. P.S. WM. T. MELZER

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

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,

CRM: nr

MICROFILMED

1081 1 & 4 c 3/18/72

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 Zoring 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. 35-350 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

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

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.

O. Melin James D. Nolan
Atterney for the Property Owners

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MICROFILMED

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyor

TOWSON, MD. 21204 March 13, 1972

Zoning Description

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

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.



MICROFILMED

send Professional Engineers & Land Surveyo 709 WASHINGTON AVENUE AT YORK ROAD

> TOWSON, MD. 21204 March 13, 1972

62

Zoning Description

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

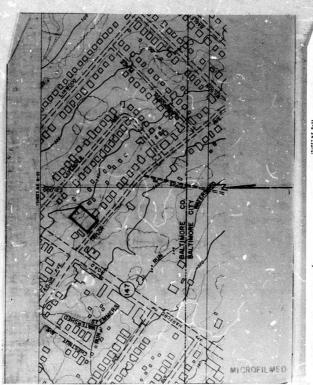
Beginning for the same on the northeast side of Taylor Avenus, 10 feet wide, at a point distant South 11 degrees 14 minutes east 126.95 feet measured along the northeast side of Taylor Avenus from the corner formed by the intersection of the northeast side of Taylor Avenus with the southcast side of Harlord Road, 60 feet wise, and running thence and winding on the northeast side of Taylor Avenus, South 11 degrees 14 minutes East 95.01 feet, thence leaving said avenue and binding on the outlines of the property of the petitioner that three following courses an interest of the side of the property of the petitioner that three following courses are side of the side of the property of the petitioner that three following courses are side of the side of the

Containing 0.33 of an Acre of land more or less.

Being Lots Nos. 26, 29, 30 and the westernmost 20 feet of Lot No. 31 as laid out on the Plat of "Inwood which plat is recorded among the Plat Records of Paltimore County in Plat Book W.P.C. No. 6 follo 161.

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

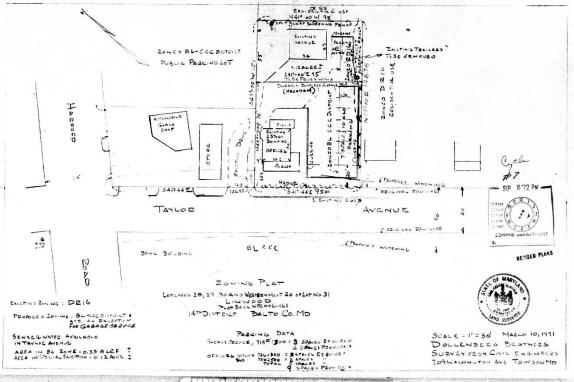






OFFICE GOOV

DEC 11





TODIAL

OFFICE OF

@ESSEXTIMES

ESSEX, MD. 21221

September 18 - 19

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinemna Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in

week before the 18 day of September 1972, that is to say, the say was inserted in the issue of September 14, 1972.

STROMBERG PUBLICATIONS, Inc.

By Rick Morgan



CERTIFICATE OF PUBLICATION

L. Leank Structs
Manager

Cost of Advertisement, \$_____

MICROFILMED

OFFICE OF FINANCE MISCELLANEOUS	-VENUE DIVISION	M. 2192
DATE 1007 3, 19	72 ACCOUNT 01-0	568
	AMOUNT_	150.00
John H. Vag 3002 Levend Baltimore,	er Ave. Md. 21234	YELLOW - CUSTOMER
	Reclassification	50.00m

	STATE OF THE PARTY	
BALTIMORE COUNT OFFICE OF FMANCE - RE MISCELLANEOUS CA	VENUE CIVINO	5064
DATE Oct. 4, 1975	ACCOUNT_01-	662
	AMOUNT_\$1	584.50
John H. Vagne	PINK - AGENCY	YELLOW - CUSTOMER
3002 Invender Baltimore, MA		
#73-65-XX	MICRO	FILMED 545

Descrite 1/4 of Date of Partitioner Country #73-65 FX

Descrite 1/4 of Date of Partitioner Country #73-65 FX

Descrite 1/4 of Date of Partitioner Sept. 14-70

Posted for Mattery Web Cat. # 1972 @ 10 to a 10th 14-70

Posted for John H. Magnan.

Location of property N. E. fo. J. Taylor One 126, 95" May Harford &

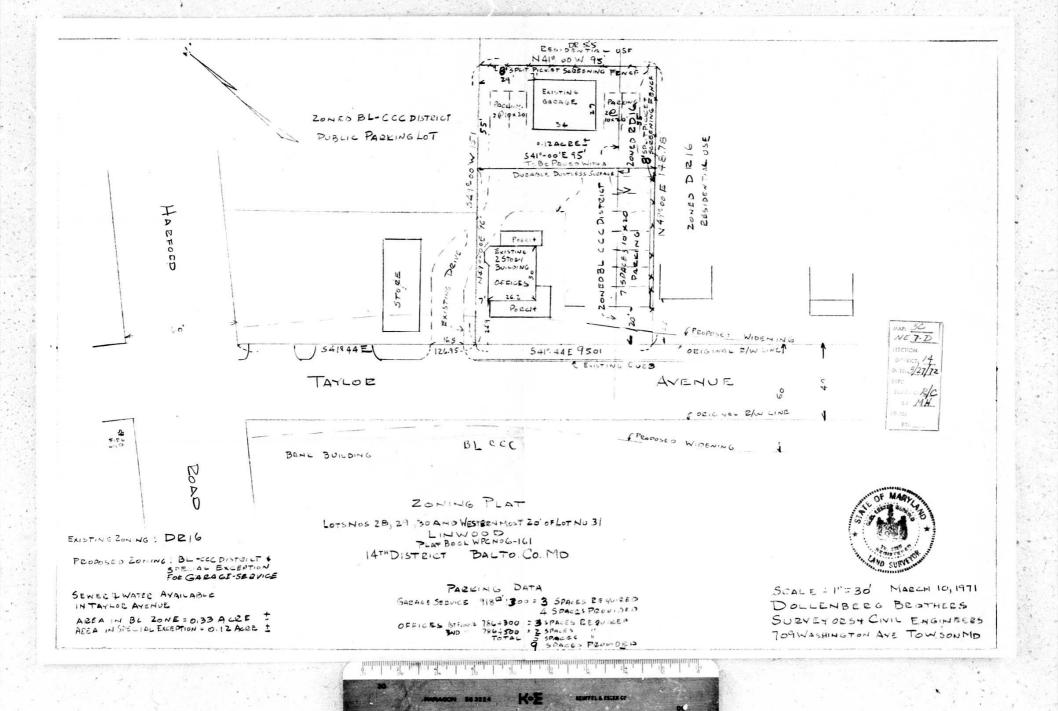
Location of Signa & Reach! Mr. Dark. J. Charles Iffice bidg.

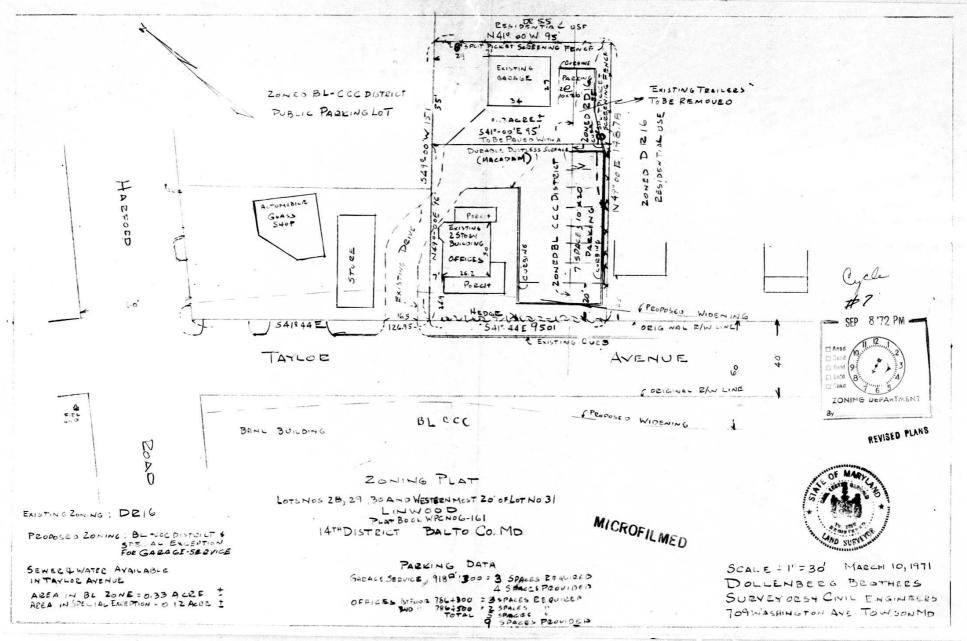
Remarks:

Posted by Mall X. Wast. Date 0 return Sept. 21-72

James D. Molon,	.1.0		0	liem * /
204 West Pennsyl				
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	1/11	ty Office Buil W. Chesepeake on, Maryland 2	Avenue	
	Your Petition has	been received	and accepted i	or filing
this	31m day	of July	1972.	
		Ž. Žon	ENTE DINEMIA,	<u></u>
A CONTRACT	n H. and Alberta Was	per .	Reviewed by_	4 1 Diller f.

PETITION	MAPPING PROCRESS					SS	SHEET			
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Petition number added to outline	l.							177		1
Denied						OHE S	E Sa			
Granted by ZC, BA, CC, CA								11		_
Reviewed by:	OR	-	(d Pla		or desc	riptic	,a	





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