

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LEROY E. TAYLOR 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 for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

See attached description.

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

I, or we, agree to pay expenses of above Special Hearing 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 _____ Legal Owner _____
Address 8211 Beach Drive Baltimore, Maryland 21222
Petitioner's Attorney _____ Protestant's Attorney _____
Address 809 Eastern Boulevard Baltimore, Maryland 21221

ORDERED By the Zoning Commissioner of Baltimore County, this 13th day of March, 1973, 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 6, County Office Building in Towson, Baltimore County, on the 24th day of May, 1973, at 11:00 o'clock A.M.

Eric D. Dinenna
Zoning Commissioner of Baltimore County

(over)

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RE: PETITION FOR SPECIAL HEARING : BEFORE THE
Beginning 251.07' S of German Hill : DEPUTY ZONING
Road and 176' W of Plainfield :
Avenue - 12th District : COMMISSIONER
Leroy E. Taylor - Petitioner : OF
NO. 73-290-SPH (Item No. 82) : BALTIMORE COUNTY

This Petition represents a request for a Special Hearing to determine if a permit should be granted for off-street parking on a residentially zoned parcel of land, pursuant to Section 409.4 of the Baltimore County Zoning Regulations. The subject property is zoned D.R. 5.5 and contains .113 acres of land, more or less. It is located one hundred and twenty (120) feet west of the centerline of Plainfield Avenue, and two hundred and sixty (260) feet south of the centerline of German Hill Road, in the Twelfth Election District of Baltimore County.

Mr. Leroy Taylor, owner of the subject property, gave testimony to the effect that the property lies adjacent to and binds on a commercially zoned tract, which is partially improved with a car wash, having access primarily from Plainfield Avenue. The remainder of the site is proposed to be improved with a two (2) story building with a full basement. The building will contain a total of eighty-one hundred (8100) square feet, with the first floor, the second floor, and part of the basement being utilized for offices. A small part of the basement, consisting of eleven hundred (1100) square feet, will be utilized for retail sales. The design of the building is such that traffic entering the site from German Hill Road will drive through or under one (1) wing to gain access to the parking area in question.

It was the Petitioner's contention that the proposed use of the commercially zoned portion of his property would be more compatible with the surrounding area and residences than many of the other uses

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permitted under the present B.L. zoning classifications. It was his opinion that commitment of the vacant residentially zoned parcel, to be utilized for parking, would benefit the neighborhood by providing needed off-street parking and a substantial use that would have the effect of stabilizing its present residential classification.

None of the adjoining residents attended the hearing or submitted letters of protest. There were no adverse comments regarding the Petitioner's site plan by County and State agencies that reviewed the plans.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner that a commercial parking use on the residentially zoned .113 acre parcel would not be detrimental to the health, safety, or general welfare of the community and would, in fact, benefit said community by providing an apparently unobjectional use that would have the effect of stabilizing the residential zoning in the area.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of July, 1973, that the requested use for commercial parking in the herein described property should be and the same is hereby GRANTED, subject, however, to the following restrictions:

1. Approval of a site plan for said use by the Department of Public Works and the Office of Planning and Zoning
2. Strict compliance with said plan, including the notes thereon, indicating the method of operation, screening, paving, maintenance, etc.
3. Any lighting installed on the subject site shall be free-standing, directed away from adjoining residences, and shall not exceed a height of ten (10) feet.

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner of Baltimore County

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USE PERMIT FOR PARKING IN A RESIDENTIAL ZONE GERMAN HILL ROAD

BEGINNING for the same at a point distant the two following courses and distances from the intersection of the southernmost side of German Hill Road with the center of Plainfield Avenue westerly 176 feet more or less and south 13 degrees 59 minutes 50 seconds east 251.07 feet said point being the north-west corner of Lot No. 1 Block A Lynbrook Book 16 folio 96, thence binding on the westernmost side of said Lot No. 1 south 13 degrees 59 minutes 50 seconds east 108.09 feet, thence north 76 degrees 00 minutes 10 seconds east 39.05 feet, thence north 14 degrees 54 minutes 40 seconds east 117.08 feet on the Susquehanna Transmission Co. right of way to the center division line between DR 5.5 and RL Zoning, thence binding on said line south 74 degrees 25 minutes 30 seconds east 49.36 feet to the place of beginning.

CONTAINING 0.113 acres of land more or less.

September 27, 1972

David W. Dallas, Jr.
DAVID W. DALLAS, JR.
CIVIL ENGINEER
2715 OLD HARFORD RD.
BALTIMORE, MD. 21234
(301) 655-7422

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: May 21, 1973
FROM: William D. Fromm, Director
SUBJECT: Petition #73-290-SPH. 251.07 feet South of German Hill Road and 176 feet West of Plainfield Ave.
Petition for Special Hearing for Off-Street Parking in a Residential Zone
Petitioner - Leroy E. Taylor

District 12

HEARING: Thursday, May 24, 1973 (11:00 A.M.)

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

Granting this request, if properly screened and lighted, would be appropriate.

If granted, any development should be conditioned to an approved site plan.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner



474-3351
474-3351

January 4, 1973

Robert J. Romacka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Special Hearing Petition
Item 82
Leroy E. Taylor - Petitioner

Dear Mr. Romacka:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

Although this petition is a request for a Special Hearing to allow off street parking in a residential zone, the overall site plan must be revised in connection with this development. I am referring specifically to the existing car wash that is located directly east of the proposed development. This property was the subject of an earlier petition by the petitioner in this case in 1967 (Case No. 67-129). In its past development the car wash, although restricted by an approved site plan, has utilized the property which is the subject of this petition as a driveway and stacking area. The petitioner is advised that when developing this property he will be required to construct the curbing as indicated around the parking area restricting cars from entering the car wash area.

This petition is being withheld until such time as revised plans are submitted to this office. The revised plans should indicate the following:

1. The location of all zoning lines.
2. The ownership of all adjacent properties owned by the petitioner.

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111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

Robert J. Romacka, Esq.
Item 82
Page 2
January 4, 1973

3. The maximum height of lighting fixtures to be 8 feet and must be indicated.
4. The proposed driveway must be widened to twenty (20) feet.
5. The area indicated as work area is not permitted in a B.L. zone.
6. The trailer located on this site must be removed as it is not permitted in this area.

Very truly yours,
John A. Dillon, Jr.
JOHN A. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:GAE:JD

Enclosure

cc: Mr. David W. Dallas
8713 Old Harford Road
Baltimore, Maryland 21234

MICROFILMED

ZONING DATA

1. Existing Zoning of Tract B.L. and DE 5.5
2. Proposed Zoning of Tract B.L. and DE 5.5 with use permit for parking in a DE 5.5 Zone
3. Address of Tract B.L. Portion 0.241 Ac DE 5.5 Portion 0.115 Ac
4. Proposed Parking Basement 1st Floor 1000 SF 2nd Floor 1000 SF 2nd Floor Office 23000 SF 23000 SF
5. Proposed Parking 1st Floor 1000 SF 2nd Floor 1000 SF 2nd Floor Office 23000 SF 23000 SF
6. Proposed Parking 1st Floor 1000 SF 2nd Floor 1000 SF 2nd Floor Office 23000 SF 23000 SF
7. All other uses as shown

REVISED PLANS

ZONING PLAT

PLAINFIELD ENTERPRISES, INC.

070-4447-213

A Development of Larry E. Taylor

12th Election District
Suite 110-20

Baltimore County Md
Zip 21218

Rev Oct 13, 1972
Rev Jan 31, 1973

1-20" DE SE
1-10" DE NW



ATTORNEY
Robert J. Koppert, Esq.
402 Eastern Blvd.
Baltimore, Md 21201



SCREEN FENCING
Woven Wood
No. 2012

NORTH

13000 SF
1st Floor 1000 SF
2nd Floor 1000 SF
2nd Floor Office 23000 SF
23000 SF

Zoned DE 5.5
0.115 Acres

1st Floor 1000 SF
2nd Floor 1000 SF
2nd Floor Office 23000 SF
23000 SF

BEGINNING OF
ZONING
DESCRIPTION

Zoned DE 5.5
Lot 1

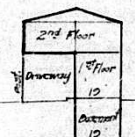
1/2 044
DN7
#2012

Zoned B.L. with
Special Exception
for Car Wash

Car Wash

Susquehanna Transportation Corridor
Right of Way
Zoned B.L. to E of R/W
(200'± wide)

1st Floor 1000 SF
2nd Floor 1000 SF
2nd Floor Office 23000 SF
23000 SF



TYPICAL SIDE
VIEW
No Scale

PLAINFIELD AVENUE

GERMAN HILL ROAD

Western 176'± from
Plainfield Ave. 12'± Gas



City of Baltimore
Office of the Mayor
275 City Hall
Baltimore, Md 21201
(410) 685-7000



1. Existing Area of Tract	DL and DE 5.5
2. Proposed Zoning of Tract	DL and DE 5.5
with adequate lot for parking in a 225 Space	
3. Acreage of Tract	0.320 ± acres
DL Portion	0.241 Ac
DE 5.5 Portion	0.113 Ac
4. Proposed Building	Bayonet
1 st Floor Office	1930 SF
2 nd Floor Office	1000 SF
	4330 SF
5. Retail Area	
1 st Floor	1930 SF/200' ± 5.5 Spaces
2 nd Floor	4330 SF/500' ± 10 Spaces
Basement	800 SF/50' 1.0 Spaces
Base Retail	1130 SF/200' 5.5 Spaces
Total	22.0 Spaces
6. Proposed Parking	22 Spaces
7. All Utilities Available.	

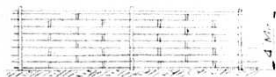
Zone 0
52 9.9.6
Zone 1
10L

OTG 4887-210
A Development of Larry E. Taylor
AT E 3092

1" = 200' ZF-SK
Key Sheet E-NW

ATTORNEY
Robert J. Romacka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

Baltimore County Md
Sept 23, 1972
Rev Oct 13, 1972
Rev Jan 31, 1973
Rev June 15, 1973



GREEN FENCING
Woven Wood
No. 39418

1023.3

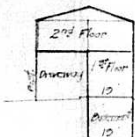
Block A 4700
dnt part 10-02

2nd DE 5.5

1/2 stu
DNG.
#2512

Section 200.01, Parking Exceeds Zone

1. The land so used, and the business involved, only temporary vehicles, excluding buses, may use the parking area.
2. No loading, service, or any use other than parking shall be permitted.
3. A sign shall be attached to building and no lighting shall be installed within said permit area.
4. Screening shall be by a 4 foot fence or screen and as deemed advisable by the office of Planning.
5. If paved surface, properly drained, along the line between lot and adjacent.
6. No sign shall be placed on or adjacent to the lot.
7. If a screen or fence is to show, it shall be provided.
8. Nothing to permit it to be the full work day.
9. No sign shall be placed.



TRACED SIDE
VIEW
NO SCALE

Buschmann Transmission Company
Right of Way
Zoned BL To L of RM
(200 ft wide)
Left side
34th Ave
29
13th
2nd

2nd Floor Office 1500 SF
1st Floor Office 4000 SF
2nd Floor Office 4000 SF
Basement Office & Retail 1500 SF
Basement 2000 SF

Zoned R-1 with
Special Exception
for Gar. Wash.

Car Wash	
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PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John Z. Wambly
DATE: 6/28/73



David W. Dallas
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8713 OLD HARFORD RD.
BALTIMORE, MD. 21234
(301) 665-7422



2. Existing Zoning of Tract BL and DR 5.5
3. Proposed Zoning of Tract BL and DR 5.5
with use permit for parking in a Res. Zone
3. Acres of Tract 0.360 ± Acres
131 Section 0.247 Ac

- | | | | | |
|----|-------------------------|---------|---------|----------------|
| 4. | DEPOSED Building | 28,000 | 1900 SF | 3000 OFFICE |
| | 1st Floor Offices | 28,000 | 1900 SF | 1100 SF OFFICE |
| 5. | 2nd Floor Offices | 28,000 | 1900 SF | |
| | 2nd Floor | 1900 SF | 3000 | 2.5 SPACES |
| | 2nd Floor | 4300 SF | 800 | 4.0 SPACES |
| | Basement | 800 SF | 500 | 1.0 SPACES |
| | First Retail | 1100 SF | 200 | .55 SPACES |
| | | | | 2.0 SPACES |
| 6. | Proposed Parking | | | 2.0 SPACES |
| 7. | All Utilities Available | | | |

0734387. 2/8

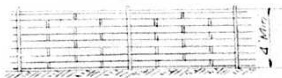
A Development of Leroy E. Taylor.

12th Election District
Suite 1st 20

1" x 200 ZF SE
Key Short E. NW

ATTORNEY

Robert J Remack, Esq.
809 Eastern Blvd
Baltimore Md 21221



SCREEN FENCING
WOVEN WOOD
No. 304

N MAP
1:500

0255

Block A Lynbrook
Plot Book 16.98

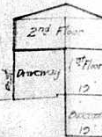
Zone 1

1/2 SH DWG.
2512

Jacqueline Trammell Company

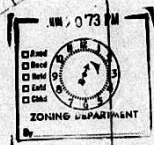
Zoned B-1 with
Special Exception
for for wash

Car	Wash
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TYPICAL CNO
VIEW
NO SCALE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John F. Williams
DATE: 6/28/73
73-290-



DAVID W. GALLAS, JR.
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8713 OLD HANFORD RD.
BALTIMORE, MD. 21214
(301) 465-7422

