

24-1-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clarence Lowe & Joan Lowe 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-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

See attached description

which (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

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 advertisement, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

County: Baltimore
City: Baltimore
Address: 5727 Reisterstown Road
Baltimore, Maryland 21215
Contract purchaser: Clarence Lowe
Legal Owner: Joan Lowe
Address: 215 Dunkirk Building
Baltimore, Maryland 21222
Protestant's Attorney: James E. Hahn

ORDERED By The Zoning Commissioner of Baltimore County, this... 20th... day of... July... 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 106, County Office Building in Towson, Baltimore County, on the... 20th... day of... August... 1973, at 1:00 o'clock

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NE/corner of Charles Street and : DEPUTY ZONING
Eastern Avenue - 15th District : COMMISSIONER
Clarence Lowe - Petitioner :
NO. 74-41-X (Item No. 13) :
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a service garage on a .23 acre parcel of ground located on the northeast corner of Eastern Avenue and Charles Street, in the Fifteenth Election District of Baltimore County.

Testimony was given on behalf of the request by Mr. Charles S. Exrine, President of Exrine Auto Centers, Incorporated.

The service garage type operation will contain a small retail office area and a separate storage area. It will basically consist of tire, shock absorber, muffler sales and installation, as well as front end alignments and wheel balancing. The company has many customers in the area and has had a service garage and store at 7842 Eastern Boulevard for the last twenty (20) years. Due to the loss of this lease, the company has been actively seeking an acceptable location in the area for the past two (2) years.

Planning staff recommendations as to the proposed use of the property and its effect on the Comprehensive Zoning Map for this area, questioned the relation of the proposed building with regard to an adjoining flood plain and possible pollution thereof.

The State and County agencies, who reviewed the Petitioner's proposed development plan for compliance to their site development standards and requirements, commented as follows:

Department of Public Works:

"Charles Street, a recorded 50 foot right-of-way serving the purpose of storm drainage and utility easement, is not proposed to be improved as a public travelway. - - -

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 water. 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.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within the 50 foot County right-of-way (Charles Street) a "paper street" serving as a drainage channel and utility easement. During the course of grading or construction on this site, protection must be afforded by the contractor to protect the channel and prevent any damages thereto. Any damage sustained would be the full responsibility of the Petitioner."

Water and Sanitary Sewer:

"Public water supply and sanitary sewerage are serving the present dwelling on this site."

Department of Traffic Engineering:

"... The 12 foot driveway on the east side of the site is inadequate for a service garage, which can be expected to have a constant turn over of vehicles. Vehicles larger than pick up trucks will experience problems maneuvering on this site due to its tightness. The site plan should be revised to show service bays, loading areas, a 20 foot side driveway, and the existing driveway on the east property line of this site."

State Highway Administration:

"The close proximity of the proposed entrance into the subject site will encourage a hazardous movement into the entrance, through the crossover from the east bound lane of Eastern Blvd. To alleviate the situation, the entrance must be located at the west property line in order to provide a better alignment with the crossover (this would require the relocation of the fire hydrant) or be located five feet off the east property line, providing a greater distance from the crossover.

The existing residential entrance must be closed with curb and side walk sections. The Proposed entrance will be subject to approval and permit from the State Highway Administration.

The average daily traffic count for this section of Eastern Blvd. is 42,400 vehicles."

Department of Health:

"Water Resources Administration 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 Water Resources Admin. requirement."

Project Planning:

"The site plan as submitted must be revised to show the existing driveway to the east of this property.

The revised site plan must also show the location of the service bays in the proposed building and a minimum driveway width of 20 feet along the side of the building."

There were no area residents or protestants present at the hearing.

The Planning staff recommendation did not include any adverse

comment with regard to the Petitioner's proposed use. However, other agencies repeated request for revised site plans clearly indicate that the Special Exception can be granted only if the Petitioner deviates from his standard structure and complies with the various agencies' request for an acceptable revised site plan.

Prior to the close of this hearing, the Petitioner and/or contract purchaser was requested to have their engineer contact the agencies listed above and attempt to devise an acceptable site plan. Subsequent to the writing of this opinion, such a site plan was received and has been marked Petitioner's Exhibit 1 and made a part of this file.

Based on these findings, it is the opinion of the Deputy Zoning Commissioner that Section 502.1 of the Baltimore County Zoning Regulations has been met and the Petitioner's request can be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of September 1973, that the above requested Special Exception be and the same is hereby Granted, subject to the approval of and compliance to a site plan approved by the State Highway Administration, Department of Public Works, Department of Traffic Engineering, Department of Health and the Office of Planning and Zoning.

James E. Hahn
Deputy Zoning Commissioner
Baltimore County

- 3 -

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 18, 1973

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

Z.A.C. Meeting of: Tuesday, July 17, 1973

Re: Item 13
Property Owner: Clarence and Joan Lowe
Location: NE Cor. Eastern Ave. & Charles St.
Present Zoning: B.L.
Proposed Zoning: Special Exception for Service Garage

District: 15th
No. Acres: 0.233 more or less

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WIP/ml

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLAYBORN, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

September 18, 1973

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

Re: Item 5 - Cycle Zoning V - April to October, 1973
Property Owner: Randallistown Synagogue Center, Inc.
Location: SE of Blair Avenue and S/S of Church Lane
opposite Springdell Avenue
Reclass. to D.R. 16 - District 2
Revised Comment

Dear Mr. DiNenna:

The subject petition is requesting a change of DR 5.5 to DR 16 of approximately 6+ acres. This reclassification and special exception for offices can be expected to increase the trip density from 325 to 960 trips a day.

This petition is, therefore, undesirable due to the serious capacity problems along Liberty Road in this area.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRW/pk

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 14, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #13, Zoning Advisory Committee Meeting, July 17, 1973, are as follows:

Property Owner: Clarence and Joan Lowe
Location: NE/cor Eastern Ave. and Charles St.
Present Zoning: B.L.
Proposed Zoning: Special Exception for Service Garage
District: 15
No. Acres: 0.233 more or less

The site plan as submitted must be revised to show the existing driveway to the east of this property.

The revised site plan must also show the location of the service bays in the proposed building and a minimum driveway width of 20 feet along the side of the building.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2211 ZONING 48-1391

DEC 6 - 1973

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 19, 1973

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

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

Dear Mr. DiNenna:

Comments on Item 13, Zoning Advisory Committee Meeting
July 17, 1973, are as follows:

Property Owner: Clarence and Joan Lowe
Location: NE Cor. Eastern Ave. & Charles St.
Present Zoning: B.L.
Proposed Zoning: Special Exception for service garage.
District: 15
No. Acres: 0.233

Metropolitan water and sewer are available.

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.

Water Resources Administration 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 Water Resources Admin. requirement.

Very truly yours,

Thomas A. Devlin
Thomas A. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ame

cc: W.L. Phillips

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 10, 1973

COUNTY OFFICE BLDG.
21 E. CHARLES ST.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

CLAUDE J. ENGLISH

DEPARTMENT OF

STATE HIGHWAY COMMISSION

BUREAU OF

HEALTH DEPARTMENT

PROJECT PLANNING

PLANNING DEPARTMENT

BOARD OF EDUCATION

PLANNING ADMINISTRATION

ENVIRONMENTAL

DEVELOPMENT

Lawrence K. Ginsberg, Esq.,
215 Dunkirk Building
Baltimore, Maryland 21222

RE: Special Exception Petition
Item 13
Clarence & Joan Lowe - Petitioners

Dear Mr. Ginsberg:

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 of the property. The following comments are a result of this review and inspection.

The subject property is located at the northeast corner of Eastern Avenue and Charles Street, which is a paper street, and is also adjacent to an existing Hess Oil station on the west side of the site and is separated via Charles Street, an unimproved street. There is an entrance to a dry cleaning establishment on the east side, and next to that is the existing Burger King restaurant.

Curb and gutter exist along Eastern Blvd. at this location.

The property is currently improved with an existing 1-1/2 story frame dwelling that has a garage and a rabbit hutch in the rear yard.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSF/pk

- 2 -

Lawrence K. Ginsberg, Esq.,
Item 13
Re: Clarence & Joan Lowe

August 10, 1973

The petitioner proposes to develop a 6-bay service garage for a tire company, and he is providing twelve (12) outside parking spaces and six (6) spaces in the garage. The site plan does not indicate the location of the proposed overhead doors to enter the building.

Revised site plans reflecting the comments of the Bureau of Engineering, Dept. of Traffic Engineering, State Highway Administration, and Project Planning must be submitted prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JD

(Enclosure)

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

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

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

July 26, 1973

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

Re: Item #13 (1973-1974)

Property Owner: Clarence and Joan Lowe
1/2 cor. Eastern Avenue and Charles St.
Present Zoning: B.L.
Proposed Zoning: Special Exception for Service Garage
District: 15th No. Acres: 0.233 acre.

Dear Mr. DiNenna:

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.

General:

The plan must be revised to indicate the existing driveway which lies within or adjacent to the easternmost outline of this site.

Highways:

Eastern Avenue (Md. 151) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Charles Street, a recorded 50-foot right-of-way serving the purpose of storm drainage and utility easement, is not proposed to be improved as a public travelway.

The alley, to conform with Baltimore County Standards, must be widened and improved as a 20-foot concrete alley. Right-of-way widening for this alley will be required in connection with any grading or building permit application. The plan should be revised accordingly.

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.

Item #13 (1973-1974)
Property Owner: Clarence and Joan Lowe
Page 2
July 26, 1973

Storm Drainage:

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

*#2 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.

*#3 The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within the 50-foot County right-of-way (Charles Street) and a "paper street" serving as a drainage channel and utility easement. During the course of grading or construction on this site, protection must be afforded by the contractor to protect the channel and prevent any damages thereto. Any damage sustained would be the full responsibility of the Petitioner.

Water and Sanitary Sewers: *#4

Public water supply and sanitary sewerage are serving the present dwelling on this site.

Very truly yours,

Ellsworth H. Diver, P.E.
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:TPB:as

1-30 Key Sheet
6 NE 20 Pos. Sheet
NE 20 Topo
37 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

August 2, 1973

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

Re: Item 13 - ZAC - July 17, 1973
Property Owner: Clarence and Joan Lowe
NE corner Eastern Avenue and Charles Street
Special Exception for Service Garage
District 15

Dear Mr. DiNenna:

*#5 The subject petition is a special exception for a service garage. The 12 foot driveway on the east side of the site is inadequate for a service garage, which can be expected to have a constant turn over of vehicles. Vehicles larger than pick up trucks will experience pre-time maneuvering on this site due to its tightness. The site plan should be revised to show service bays, loading areas, a 20 foot side driveway, and the existing driveway on the east property line of this site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Director
Bernard M. Evans
Assistant Director

July 20, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

RE: Z.A.C. Meeting, July 17, 1973
Property Owner: Clarence and Joan Lowe
Locations: NE Cor. Eastern Ave.
(Rte. 150) & Charles St.
Present Zoning: B.L.
Proposed Zoning: Special Exception
for Service Garage
District 15th
No. Acres: 0.233 more or Less
Item No. 13

Att. Mr. John Dillon

Dear Mr. DiNenna:

The close proximity of the proposed entrance into the subject site will encourage a hazardous movement into the entrance, through the cross-over from the east bound lane of Eastern Blvd. To alleviate the situation, the entrance must be located at the west property line in order to provide a better alignment with the crossover (this would require the relocation of the fire hydrant) or be located five feet off the east property line, providing a greater distance from the crossover.

The existing residential entrance must be closed with curb and side walk sections. The proposed entrance will be subject to approval and permit from the State Highway Administration.

The average daily traffic count for this section of Eastern Blvd. is 6-100 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyer
John E. Meyer
Asst. Development Engineer

CL:JEN:dp

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

878-7516

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Clarence and Joan Lowe

Location: NE Cor. Eastern Ave. & Charles St.

Item No. 13 Zoning Agenda Tuesday, July 17, 1973

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 _____
- () 4. EXCEEDED the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 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. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Reische* Noted and Approved: *Paul H. Reische*
Special Inspection Division Deputy Chief
Fire Prevention Bureau

SPECIAL EXCEPTION FOR
SERVICE GARAGE
IN A B L ZONE

BEGINNING for the same at the point formed by the intersection of the northernmost side of Eastern Avenue (80 feet wide) with the easternmost side of Charles Street (50 feet wide) as shown on the revised plat of the Property of the Taylor Land Co. as recorded among the Land Records of Baltimore County in Plat Book No. 9 folio 74 and 75 said point being the southeasternmost corner of Block C as shown on said plat, thence binding on the northernmost side of said Eastern Avenue north 62 degrees 52 minutes 15 seconds east 70.00 feet, thence leaving said Avenue and running for a line of division north 27 degrees 07 minutes 45 seconds west 145.00 feet to the south side of a 10 foot alley as shown on said plat, thence binding on the south side of said alley south 52 degrees 32 minutes 15 seconds west 70.00 feet to the easternmost side of said Charles Street, thence binding on the east side of said Street south 27 degrees 07 minutes 45 seconds east 145.00 feet to the place of beginning.

CONTAINING 0.233 acres of land more or less.

BEING part of Block C as shown on the revised plat of the Property of the Taylor Land Co. as recorded among the Land Records of Baltimore County in Plat Book No. 9 folio 74 and 75.

June 28, 1973



2531 St. Paul Street Baltimore, Maryland 21218 Phone: 467-5430
1 October 1973

Mr. James E. Dyer
Deputy Zoning Commissioner
Baltimore County, Maryland
111 West Chesapeake Avenue
Towson, Maryland, 21204

Re: Barline Auto Centers, Inc.
Corner of Eastern Avenue and Charles Street
Baltimore County, Maryland

Dear Mr. Dyer:

As the contract purchaser of the above referred parcel of land, I will accept any responsibility and costs resulting from any such appeal taken against the special exception granted by the Zoning Commission.

Very truly yours,

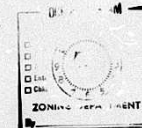
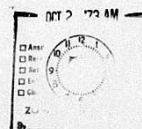
Sylvan L. Cornblatt
Sylvan L. Cornblatt
President

STATE OF MARYLAND) SS.
CITY OF BALTIMORE)

On this First day of October, 1973, before me, a Notary Public of said State, personally appeared Sylvan L. Cornblatt, and in my presence signed the above letter, and made oath in due form of law that the above is true and bona fide as therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal.

My Commission Expires July 1, 1974



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: August 17, 1973
FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition #74-41X, Northeast corner of Charles Street and Eastern Ave.
Petition for Special Exception for Garage, Service.
Petitioner - Clarence and Joan Love

15th District

HEARING: Monday, August 20, 1973 (1:00 P.M.)

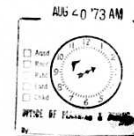
The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make.

The staff questions the extent of the flood plain on the stream adjacent to this property. It is concerned with the relationship of the proposed building to that flood plain and whether or not it will be sufficient safeguard to prevent pollution to that stream by activities carried on in the building.

If the proofs of Section 502.1 are met, any construction should be conditioned to conformance to an approved site plan.

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

WDF:HEG:rv



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-41-X

District: 15th Date of Posting: Aug 2-73
Posted for: Hearing Monday Aug 20 1973 at 1:00 P.M.
Petitioner: Clarence Love
Location of property: NE corner of Charles St. & Eastern Ave.
Location of Sign: 2 Double 8x10 Signs of 8x10 Signs
Remarks: four 8x10 Signs
Posted by: *M. H. Han* Date of return: Aug - 9 - 73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Form 13

Lawrence H. Glenshaw, Director
215 Double 8x10 Signs
Baltimore, Md. 21221

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 2nd day of July 1973.

S. Eric Dinenna
S. Eric Dinenna
Zoning Commissioner

Petitioner: Clarence & Joan Love
Petitioner's Attorney: *Glenshaw* Reviewed by: *Eric Dinenna*
cc: David W. Collins, Jr. Chairman
2713 Old Maryland Road
Baltimore, Md. 21234 Zoning Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 2, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 2nd day of August, 1973, before the 6th day of August, 1973, the first publication appearing on the 2nd day of August, 1973.

THE JEFFERSONIAN
Frank Morgan
Manager.

Cost of Advertisement, \$.....

OFFICE OF
THE
ESSEX TIMES

ESSEX, MD. 21221 August 6 - 1973

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 6th day of August, 1973, that is to say, the same was inserted in the issue of August 2, 1973.

STROMBERG PUBLICATIONS, Inc.

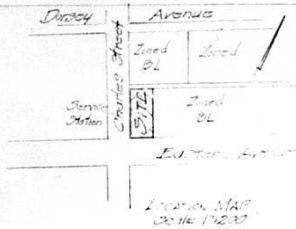
Frank Morgan

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>FTH</u>	Revised Plans:				Change in outline or description <u>Yes</u>					
Previous case: _____	Map # _____				<u>No</u>					

BALTIMORE COUNTY, MARYLAND No. 11172
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Aug. 20, 1973 ACCOUNT: 01-662
AMOUNT: \$57.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Charles S. Barine
Comptroller, Baltimore, Md. 21206
Advertising and selling of property for Clarence Love
#74-41-X

BALTIMORE COUNTY, MARYLAND No. 11135
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: July 26, 1973 ACCOUNT: 01-662
AMOUNT: \$50.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Charles S. Barine
Comptroller, Baltimore, Md. 21206
Petition for Special Exception for Clarence Love
#74-41-X



ZONING DATA

1. Existing Zoning of Tract PL
2. Proposed Zoning PL with SE
3. For Service Garage
4. Gross Acreage of Tract 0.233140
5. Area of Proposed Bldg 3432 SF
6. Number of Service Bays 2
7. Required Parking $3432/200 = 17.16$ spaces
8. Proposed R city = 18 spaces
9. (4 inside Bay + 2 outside)
10. Minimum parking space 13' x 5'6"
11. All utilities available

Zoned for
Service Station

59
57
57
3427

MAP	1/2
DATE	1/20
DISTRICT	10-2-3
TITLE	
NOTES	26
BY	



David W. Dallas
DAVID W. DALLAS, PE
CIVIL ENGINEER
8713 OLD HANFORD RD.
BALTIMORE, MD. 21234
(301) 665-7424

Part of Block C
Revised Plat of the
Property of The
Taylor Land Co.
Plat Book 3-74475

ZONING PLAT
SPECIAL EXCEPTION FOR A SERVICE
GARAGE IN A B-L ZONE
15th Election Dist. of Baltimore County, Maryland
Scale 1"=20' June 23, 1973
DEVELOPER
ECCENE TIRE COMPANY
CORNBLATT CONSTRUCTION CO.
2531 ST. PAUL ST. BALTO MD
PHONE AG 2630



15th Election District
Scale 1"=20'
FOR
EZZINE TIRE COMPANY

Baltimore County Maryland
June 28, 1973
DEVELOPER Rev. Sept. 14, 1973
CARROLLATT CONSTRUCTION CO. Rev. 10-12-73
2531 St. Paul St. Balt. Md.
Phone 467-0600