

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Kenwood, Inc., 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

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

Garage, Service

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

DATE: January 16, 1974
City: Baltimore
Contract purchaser: Kenwood, Inc.
Address: 3552 Woodbrook Ave.
Baltimore, Md. 21217
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at 1:00 o'clock.

Signature of Zoning Commissioner of Baltimore County

(over)

ZONING DESCRIPTION

SPECIAL EXCEPTION FOR

SERVICE GARAGE IN A RL ZONE

BEGINNING for the same on the westernmost side of Kenwood Avenue at a point distant 384 feet more or less from the center of Hazelwood Avenue (60 feet wide) said point of beginning being in the center of the shopping center entrance drive, thence binding on the side of said Kenwood Avenue north 11 degrees 02 minutes 37 seconds east 72.00 feet and northerly by a line curving to the west with a radius of 1006.74 feet for a distance of 46.68 feet, thence leaving said road and running for lines of division the two following courses and distances north 74 degrees 09 minutes 21 seconds west in part binding on a proposed building partition wall 150.55 feet and south 15 degrees 50 minutes 39 seconds west 148.18 feet to the center of said entrance drive, thence binding on said entrance drive south 86 degrees 26 minutes 26 seconds east 187.22 feet to the place of beginning.

CONTAINING 0.489 acres of land more or less.

BEING part of that tract of land recorded among the Land Records of Baltimore County in Liber OTG No. 6745 folio 420 etc. was conveyed to Kenwood, Inc.

October 31, 1973



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 21, 1973

FROM: William D. From, Director

Office of Planning

SUBJECT: Petition #74-154-X... West side of Kenwood Avenue 384 feet from the center of Hazelwood Avenue.
Petition for Special Exception for Garage, Service.
Petitioner - Kenwood, Inc.

14th District

HEARING: Monday, January 7, 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 offer.

The proposed use appears to be consistent with the existing master plan recommendations.

If the proofs of Sec. 502.1 are met any development should be conditioned to conformance to an approved site plan.

Signature of William D. From, Director of Planning

WDF:NEG:rv

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

- 2 -

Kenwood, Inc.
Item 96
December 17, 1973

Some concern was voiced in that emphasis should be placed on the requirement with a 4 foot high screening at the rear of these stores.

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., 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

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

December 10, 1973

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

Re: Item #96 (1973-1974)
Property Owner: Kenwood, Inc.
W/S of Kenwood Ave., 384' N. of the center of Hazelwood Ave.
Existing Zoning: E-1.
Proposed Zoning: Special Exception for an auto accessory store with repairs (service garage)
No. of Acres: 0.489 District: 14th

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:

Kenwood Avenue (Md. 508) 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.

Baltimore County highway and utility requirements are existing or as secured by Public Works Agreement #1600, executed in connection with the Kenwood Shopping Center (formerly A & F Super Market). It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Signature of Ellenworth H. Diver, P.E., Chief, Bureau of Engineering

END:EHM:PMR:es

cc: J. Reiser

1-W Key Sheet
17 NR 21 Pos. Sheet
KS L P Topo
89 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. HELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 12, 1973

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

Re: Item 96 - ZAC - November 20, 1973
Property Owner: Kenwood, Inc.
Kenwood Avenue N. of Hazelwood Ave.
S.E. for service garage
District 14

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,

Signature of Michael S. Flanigan, Traffic Engineer Associate

MSF:nc

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 592.1 of the Baltimore County Zoning Regulations having been met,

ORDER RECEIVED FOR FILING
DATE January 26, 1973
FILED IN Case No. 14-154-8

Special Exception for a GARAGE, SERVICE..... should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of February, 1974, that the above described property be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a..... zone; and/or the Special Exception for..... be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of....., 197..... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a..... zone; and/or the Special Exception for..... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Harry R. Hughes
Secretary
Bernard M. Evans
Assistant

November 26, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attention: Mr. John J. Dillon

ITEM: 96
Re: Z.A.C. Meeting
November 20, 1973
Property Owner: Kenwood, Inc.
(Route 508) Location: 1/5
Kenwood Ave., 384' ft. N. of
Center of Hazelwood Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for
an auto accessory store with
repairs (service garage)
No. of Acres: 0.489
District: 14th

Dear Mr. DiNenna:

The existing entrance into the subject site from Kenwood Ave. is acceptable to the State Highway Administration. However, a concrete curb must be constructed between the drive fronting the proposed building and the right of way of Kenwood Ave. The plan should be revised accordingly.

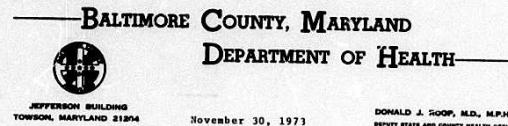
The 1972 average daily traffic count on this section of Kenwood Avenue is ... 8,100 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
by: John E. Meyers

CLJ:EM

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



November 30, 1973

DONALD J. SCOP, M.D., M.P.H.
HEALTH, 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 96, Zoning Advisory Committee Meeting
November 20, 1973, are as follows:

Property Owner: Kenwood, Inc.
Location: W/S Kenwood Ave., 384' N of C/L Hazelwood Ave.
Present Zoning: B.L.
Proposed Zoning: Special Exception for auto accessory store
with repairs (service garage)
No. Acres: 0.489
District: 14

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. requirements.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:md

cc: W.L. Phillips

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



December 10, 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 #96, Zoning Advisory Committee Meeting, November 20, 1973, are as follows:

Property Owner: Kenwood, Inc.
Location: W/S of Kenwood Ave., three hundred and eighty four (384) feet N. of the center of Hazelwood Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an auto accessory store with repairs (service garage)
No. of Acres: 0.489
District: 14th

The site plan must be revised to show the following:

All screening as required

The driveway to the library.

Very truly yours,
John L. Wimbley
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 414-3311 ZONING 414-3321

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 20, 1973

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

Re: Item 96

Property Owner: Kenwood, Inc.
Location: W/S of Kenwood Ave., three hundred and eighty four (384) ft. N. of the center of Hazelwood Ave.
Present Zoning: B.L.
Proposed Zoning: Special Exception for an auto accessory store with repairs (service garage)

Z.A.C. Meeting of: November 20, 1973

District: 14th
No. Acres: 0.489

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrucci
W. Nick Petrucci
Field Representative

WNP/ml

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 20, 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. on the 20th day of January, 1974, the 2nd publication appearing on the 20th day of December 1973.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....



CERTIFICATE OF PUBLICATION

ROSEDALE, MD. January 4, 1974

THIS IS TO CERTIFY that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md. on the 7th day of January, 1974, the publication appearing on the 20th day of December 1973.

THE OBSERVER
Advertising Mgr.

Cost of Advertisement \$16.59

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#74-154-8

District: 14th Date of Posting: 12-21-73
Posted for: Henry M. Jan 21, 1974, 8:00 A.M.
Petitioner: Kenneth J. Jan 21, 1974, 8:00 A.M.
Location of property: W/S of Kenwood Ave. 384' N. of Center of Hazelwood Ave.
Location of Sign: 14th St. East Side, Towson, Md.
Remarks: Public Hearing, January 21, 1974
Posted by: Paul A. Jan 21, 1974, 8:00 A.M.
Date of return: 12/21/73

Kenwood, Inc.,
2552 Woodbrook Avenue
Baltimore, Maryland 21204

Item 96

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

Your Petition has been received and accepted for filing

this 25th day of November 1973

S. C. DINEMA
Zoning Commissioner

Petitioner Kenwood, Inc.

Petitioner's Attorney
cc: David W. Dallas, Jr.
8713 Old Harwood Road (21224)

Reviewed by [Signature]
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 5th day of

November 1973. Item # _____

S. C. DINEMA
Zoning Commissioner

Petitioner Kenwood, Inc. Submitted by SAME

Petitioner's Attorney N/A Reviewed by Franklin T. Higgins

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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: ETH

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

Previous case: _____

Map # _____

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

No. 13051

DATE Jan. 14, 1974 ACCOUNT 01-662

AMOUNT \$46.09

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Kenwood, Inc.
2552 Woodbrook Ave.
Baltimore, Md. 21217
Advertising and posting of property

#74-154-X

4609 REG

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

No. 13026

DATE Dec. 17, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

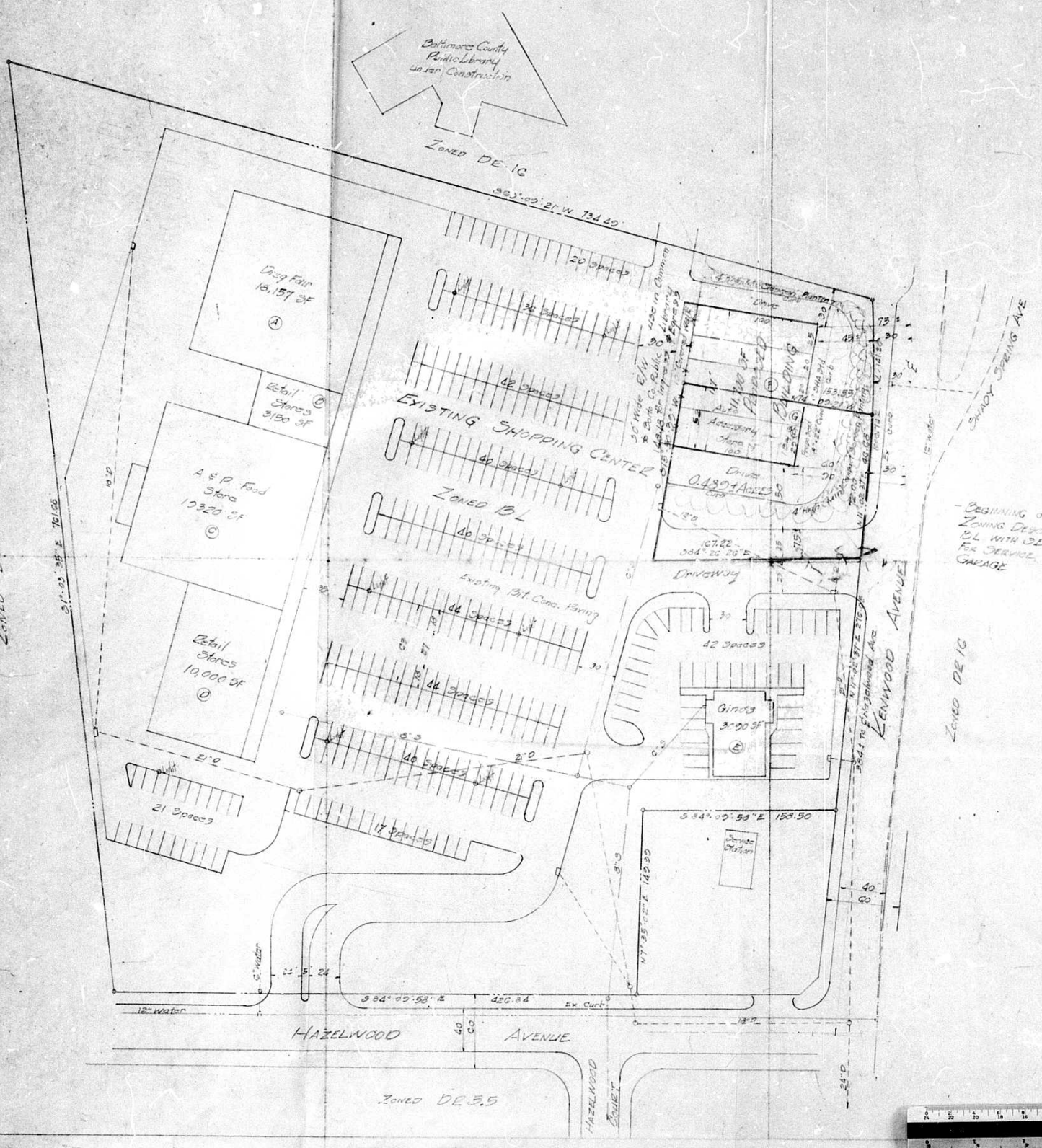
Kenwood, Inc.
2552 Woodbrook Ave.
Baltimore, Md. 21217
Petition for Special Exception 17

#74-154-A

5000 REG

NORTH

ZONED DE-16



ZONING DATA

- Existing Zoning of Tract
- Proposed Zoning
- Area of Tract

Proposed S.E. Portion	Total Area
0.495 Acres	0.495 Acres
- Building Areas

Building	Area	Area
A Drug Emp	15,157 SF	15,157 SF
B Retail Stores	3,150 SF	3,150 SF
C A.P. Food	10,320 SF	10,320 SF
D Retail Stores	10,000 SF	10,000 SF
E Drug Emp	3,000 SF	3,000 SF
F Retail Stores (Proposed)	6,500 SF	6,500 SF
G Auto Accessory Store	4,765 SF	4,765 SF
H Bay for Auto Service Area	435 SF	435 SF
Total	65,417 SF	
- Required Parking

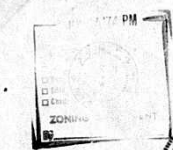
Building	Area	Area
A	15,157/200	75.785
B	3,150/200	15.750
C	10,320/200	51.600
D	10,000/200	50.000
E	3,000/200	15.000
F	6,500/200	32.500
G	4,765/200	23.825
H	435/300	1.450
Total		372.71
- Provided Parking

Outside Spaces	Inside Bay
378 Spaces	1 Space
Total Provided	379 Spaces
- All Utilities Available to Site
- No Storage of Disabled or Damaged Vehicles will be allowed.

**ZONING PLAT
FOR
KENWOOD, INC.**

14th Election District
Jacks 1st & 2nd

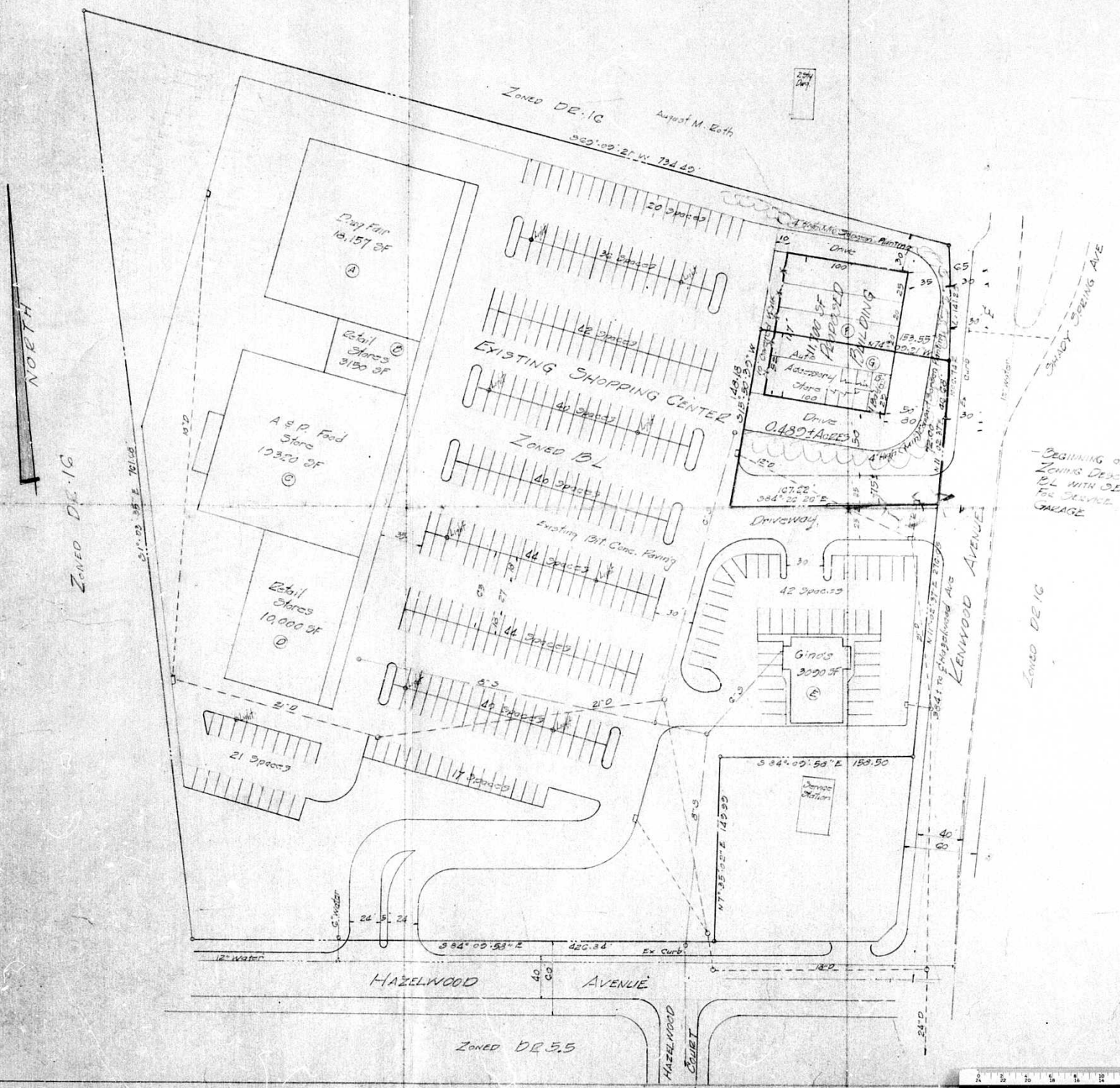
Baltimore Co. Md.
October 5, 1972
Rev Oct 22, 1973
Rev Oct 31, 1973
Rev Jan 4, 1974



REVISED PLANS
OFFICE COPY
74-154



FILE # 301



ZONING DATA

- Existing Zoning of Tract
- Proposed Zoning
- Area of Tract

	Total Area	Proposed S.E. Portion
BL	2.23 Acres	0.485 Acres
- Building Areas

Building	Area	Area
A	Drug Fair	18,157 SF
B	Retail Stores	3,150 SF
C	A & P Food	19,320 SF
D	Retail Stores	10,000 SF
E	Garage	3,000 SF
F	Retail Stores (Proposed)	6,500 SF
G	Auto Accessory Store	4,705 SF
H	Bay for Auto Service Area	435 SF
Total		72,267 SF
- Required Parking

Building	Area	Area
A	18,157/200	90.785
B	3,150/200	15.750
C	19,320/200	96.600
D	10,000/200	50.000
E	3,000/50	60.000
F	6,500/200	32.500
G	4,705/200	23.525
H	435/300	1.450
Total		372.171 Parking Spaces
- Provided Parking

Area	Area
Outside Spaces	388 Spaces
Inside Bay	1 Space
Total Provided 389 Spaces	
- All Utilities Available to Site
- No Stoppers of Disabled or Damaged Vehicles will be allowed.

ZONING PLAT
 FOR
KENWOOD, INC.
 14th Election District Baltimore Co. Md.
 Scale 1"=40' October 5, 1972
 Rev Oct 22, 1973
 Rev. Oct 31, 1973

FILE 381

