

1700 EASTERN BLVD
ESSEX, MARYLAND 21221

LAW OFFICE
William E. Chamberlain

December 4, 1974

Area Code 301
686-9493

Department of Permits and Licenses
County Office Building
Towson, Maryland 21204

Re: Zoning File No.: 74-247-X

Gentlemen:

This is to advise you that a Special Exception was issued on May 24th, 1974 was granted by the Zoning Commissioner of Baltimore County. The Special Exception for Service Garage was granted subject to certain restrictions and one of the restrictions was that the present structure be utilized.

I am representing one of the protestants in that hearing, and this protestant has information that an application may be made in the future for a permit to substantially alter the structure on the premises, which permit, if granted, could be in violation of the Order of the Zoning Commissioner referred to above.

I am writing you now to advise you that any building permit requested by the owner or occupant of the premises located on the northeastern corner of Eastern and Park Avenues should be very carefully studied with relation to the existing Order on the aforesaid premises, and to request that I be notified, as attorney for the protestant, in the event any application is made for any such permit.

Very truly yours,

William E. Chamberlain
William E. Chamberlain

WEC:jlv

cc: Baltimore County Office of Planning & Zoning
Robert J. Romadka, Esquire
Mr. William Kermit

1. The present structure be utilized.
2. Proper screening be installed along the existing subject property.
3. The Service Garage be operated only on weekdays through Fridays, from 8:00 a.m. to 1:00 p.m. and on Saturdays, from 8:00 a.m. to 1:00 p.m.
4. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

PLANS APPROVED

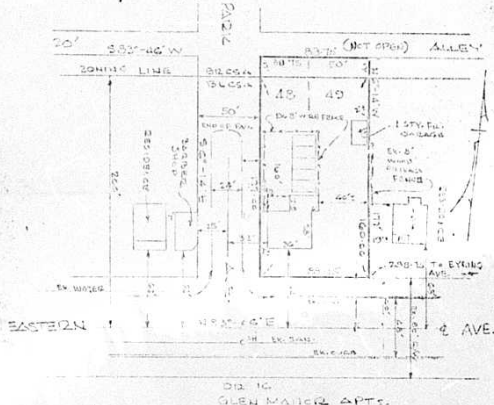
OFFICE OF PLANNING & ZONING

BY: *William E. Chamberlain*

DATE: 7-15-74

Zoning File # 74-247-X

William E. Chamberlain
Zoning Commissioner of
Baltimore County



EXIST. THREE DRIVE-IN NEW BUILDINGS)
200.00 SQ. FT. SERVICE GARAGE
BY ZONING - 101.00 SQ. FT. GARAGE
200.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
NEW GARAGE - 101.00 SQ. FT.
TOTAL SERVICE GARAGE - 101.00 SQ. FT.
EXIST. 60 DRIVE-IN PLATS TO BE REMOVED

PARKING DATA

101.00 PARKING SPACES PROVIDED (101.00 SQ. FT.)
101.00 SQ. FT. GARAGE
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE

LOTS 18 & 40, ESSEX COLONY, P&Z
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE

PLANNING & ZONING
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
101.00 SQ. FT. GARAGE WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE

1. The present structure be utilized.
2. Proper screening be installed along the existing boundary of the subject property.
3. The Service Garage be operated only on Mondays through Fridays, from 8:00 a.m. to 6:00 p.m. and on Saturdays, from 8:00 a.m. to 1:00 p.m.
4. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

PLANS APPROVED

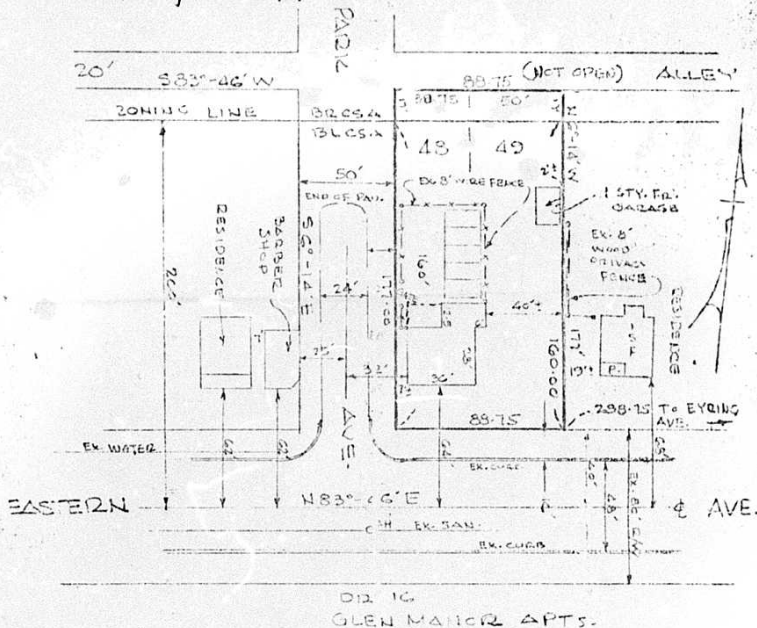
OFFICE OF PLANNING & ZONING

BY John W. Smith

DATE 7-15-74

Zoning File # 74-247X

Zoning Commissioner of
Baltimore County



DIR 16
GLEN MAHON APTS.

EX-USE - TRUCK STORAGE - (SNOW BALL TRUCKS)
PROP-USE - SERVICE GARAGE
EX-LOADING - B-L, C5A & B2 C5A
PROP-LOADING - SAME, WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
AGE OF LOT - 15, 106, 50, 111
AGE OF EX-BLDG - 129, 34, 11
EX-USE FENCE TO HAVE SLATS TO PROVIDE SCREENING.

PARKING DATA

12. 2. P.20.100, 5240-5, P.20V5ED (9007) 5.14 + 6.20
5.14 10.100

2. IN PAGE 17, LINE TO BE RE-WRITTEN
TO READ - DUSTLESS SURFACE AND
EASILY DRAINED.

LOTS 48 & 49 ESSEX SOLD DIVISION 5/18
1ST DISTRICT BALTIMORE CO, MARYLAND
SCALE: 1"=50' DATE: 1-7-74



PLEASE PRINT
1000 E. BALTIMORE AVE.
BALTIMORE, MD. 21237



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Gordon J. Radecke
1, 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 _____ to an _____
none; 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, for a 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 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: 1634 Riverwood Road, Baltimore, Maryland 21221
Robert J. Romadka, Esq., Attorney
809 Eastern Boulevard, Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 _____ day of _____, 1974, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION
NE/corner of Eastern and Park Avenues - 15th District
Gordon J. Radecke - Petitioner
NO. 74-247-X (Item No. 139)
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The Petitioner requests a Special Exception for a Service Garage on a parcel of property containing 14,200 square feet of land, more or less, located on the northeast corner of Eastern and Park Avenues, in the Fifteenth Election District of Baltimore County.

Evidence on behalf of the Contract Purchaser indicated that he proposed to use the present structure as a Service Garage for the servicing of air conditioning units and some body and fender work on automobiles. He anticipated to be open 5 1/2 days per week, from 8:00 a.m. to 5:00 p.m.

Testimony indicated that the use would not place any congestion on the roadways, streets, etc.

Several residents of the area, in protest of the subject Petition, indicated that there is a flooding problem at the rear of the site and that the subject property is not the cause thereof. There was a question of insufficient drainage, but it was indicated that Baltimore County is in the process of solving the problem.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 have been met, and a Special Exception for a Service Garage should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24 day of May, 1974, that a Special Exception for a Service Garage should be and the same is GRANTED, from and after the date of

this Order, subject to the following restrictions:

- The present structure be utilized.
- Proper screening be installed along the existing boundary of the subject property.
- The Service Garage be operated only on Mondays through Fridays, from 8:00 a.m. to 5:00 p.m., and on Saturdays, from 8:00 a.m. to 1:00 p.m.
- Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Robert J. Romadka
Zoning Commissioner of Baltimore County

FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21227
January 7, 1974

No. 1200 Eastern Avenue
Lots 48 - 49 Essex Subdivision 5/48
15th District Baltimore County, Maryland

Beginning for the same at the northeast corner of Eastern Avenue and Park Avenue as laid out and shown on the plat of the Essex Subdivision, said plat being recorded among the land records of Baltimore County in Plat Book 5 folio 40, and thence running and binding on the north side of Eastern as now widened to 60 feet, North 85 degrees 46 minutes East 88.75 feet, thence leaving Eastern Avenue and binding on part of the division line between lots 49 and 50 on plat above referred to North 6 degrees 14 minutes West 160 feet, thence running for a line of division parallel with Eastern Avenue South 83 degrees 46 minutes West 88.75 feet to the east side of Park Avenue (50 feet wide), and thence running and binding on the east side of Park Avenue South 6 degrees 14 minutes West 160 feet to the place of beginning.

Containing 14,200 square feet of land.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 1, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-247, Northwest corner of Eastern and Park Avenue
Petition for Special Exception for Garage, Service.
Petitioner - Gordon J. Radecke

15th District

Hearing: Thursday, May 2, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to make.
The granting of this request would not be inconsistent with the 1980 Guideplan, the County's official Master Plan.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG;rv

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 20, 1974

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

RE: Special Exception Petition
Item 139
Gordon J. Radecke - Petitioner

Dear Mr. Romadka:

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 of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning

The subject property is located on the northeast corner of Eastern and Park Avenues and is presently improved with a one-story structure. The property to the east is improved with a one-story frame residence. A barber shop and residence exist on the northeast corner across Park Avenue. The Glen Manor Apartments are located south of the site, across Eastern Avenue.

The petitioner is requesting a Special Exception in order to utilize the property as a service garage. At the time of the field inspection, the rear parking area was apparently being used for the storage of several snowmobile trucks. This is an apparent violation of the Baltimore County Zoning Regulations and the petitioner should note that this use is not within the realm of a Special Exception for a

Robert J. Romadka, Esq.,
Item 139
Page 2

March 20, 1974

service garage.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21227

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
NE/corner of Eastern and Park Avenues - 15th District
Gordon J. Radecke - Petitioner
NO. 74-247-X (Item No. 139)

Dear Mr. Romadka:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:ew

Attachments

cc: William E. Chamberlaine Esquire
1760 Eastern Boulevard
Baltimore, Maryland 21221

Mr. Gary Briggs
1204 Old Eastern Avenue
Baltimore, Maryland 21221



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29th day of

Jan 1974 1974. Item # _____

S. Eric DiNenna
Zoning Commissioner

Petitioner RADECKE Submitted by POMACKA

Petitioner's Attorney POMACKA Reviewed by JRB

* 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: <u>JRB</u>										
Previous case: _____										

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

Map # _____

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

139

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted
for filing this 1st day of April 1974.

S. Eric DiNenna
Zoning Commissioner

Petitioner Gordon J. Radacke

Petitioner's Attorney _____ Reviewed by James B. Byrnes, Jr.
cc: Frank S. Lee Chairman,
1277 Neighbors Avenue (21237) Zoning Advisory Committee

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

No. 13197

DATE April 8, 1974 ACCOUNT 01-662AMOUNT \$50.00

WHITE - CASHIER

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

Robert J. Broadnax, Esq.
809 Eastern Blvd.
Essex, Md. 21221

Petition for Special Exception for Gordon J. Radacke
#74-247-X

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

No. 14785

DATE May 2, 1974 ACCOUNT 01-662AMOUNT \$47.00

WHITE - CASHIER

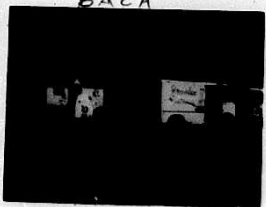
DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

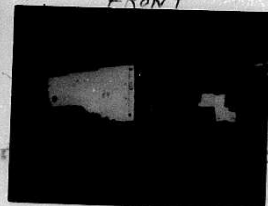
Jack Farley
1634 Riverwood Road
Baltimore, Md. 21221
Advertising and posting of property for Gordon J. Radacke
Radacke---#74-247-X



BACK



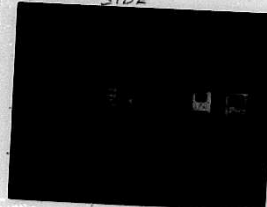
FRONT



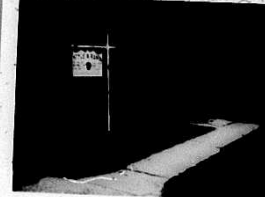
FRONT



SIDE



DR. BUSINESS & BEAUTY SHOP



ACROSS STREET

DR. BUSINESS & BEAUTY SHOP



ACROSS STREET



