# William & Chamberlain

1260 EASTERN BLVD

Ansa Cone 301 969-9493

December 4, 1974

Department of Permits and Licenses County Office Building Towson, Maryland 21264

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

#### Gentlemen:

This is to advise you that a Special Exception was issued on May 24th, 1974 was g wrted 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 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

#### WEC: 11w

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

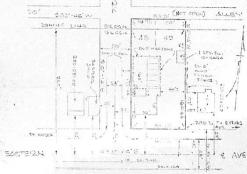
- 1. The present structure be utilized.
- Proper screening be installed along the boundary of the subject property.
- Mondays, 3. The Service Garage be operated only on word through Fridays, from 8:00 a.m. to 6:00 m.m. and on Saturdays, from 8:00 a.m. to 1:00
- Approval of a site plan by the Department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

#### PLANS APPROVED

OFFICE OF PLANNING & ZONING hopevenble 7-15-741

Zoning Commissioner of Baltimore County

Zoning File # 74-247X



GLEN MAILCR APTS.

EX. DOE - TOOCK STONAGE - CHOW BALL TRUCKS)

TO LOUIS - BERVICE CARAGE EX LOUIS - B.L. SSA ERROSA

PROF LANCE - THAT, WITH A EPSCIAL INCEPTION FOR A SEGMENT ! ANGO-ATE OF ACT - 15, 100 SIGNED AFT AGEN OF EX SUC. - 20, 54 FT EV W BO FEMALES HAVE SLATS TO PROVIDE STANDARDS

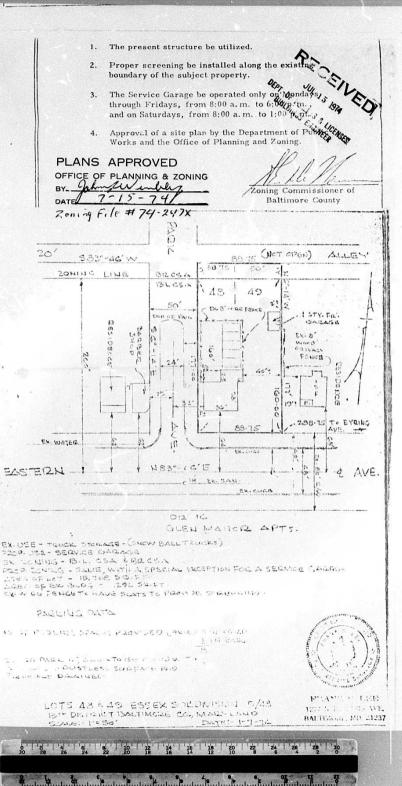
LE BUSTLESS SUBBACE NO with the District Williams

> LOTS 48 648 ESSEX SHEDWING TO 5/45 18" DIS WHET BALTIMONE CO., MAKE LAND



terms with BALTUGO ... PD 21237





# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

ion (1) that the zoning status of the herein described property be re-classified, pursuant

to the Zoning Law of Relitimore County, from an.

1.90-24 1 1000

Wille River Md 11220

Lellery C. Christopii

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of 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 adver asting, etc., upon filling of this petition, and further agree to and are to be bound by the soning

RECEIVED FOR FILING

1634 Riverwood Road Baltimore, Maryland 21221

Robert J. Romadka

1760 Easte Bly ORDERED By The Zoning Com

.... 197 \_4 that the subject matter of this petition be advertised, as nut Baltimore County, that property be posted, and that the public hearing be had before the Zoning of Batimore County in Room 106, County Office Building in Towson, Baltimor

May 24, 1974

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

RE: Petition for Special Exception NE/corner of Ensivers and Park Avenues - 15th District Gordon J. Radecks - Fetitioner NO. 74-247-X (Bern No. 139)

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

Very truly yours

151 S. ERIC DI NENNA

SED/ew

cc: William E. Chamberlain, Ecquire 1760 Eastern Boulevard Baltimore, Maryland 21221

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

RE: PETITION FOR SPECIAL NE/corner of Eastern and Park NO. 74-247-X (Item No. 13º)

BEFORE THE ZONING COMMISSIONER

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 propos to use the present structure as a Service Garage for the servicing of air conditioning units and some bod, and fender work on automobiles. He anticipate 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

Without reviewing the evidence further in detail but based on all the evi dence presented at the hearing, in the judgment of the Zoning Commissioner the prerequisites of Section 502. I have been met, and a Special Exception for 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 Ser vice Garage should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions

- 1. The present structure be utilized
- Proper screening be installed along the existing boundary of the subject property.

RECEIVED FOR

MXXXXXXXXXXXXXX

PROTECT PLACE

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

Atem # 139



# BALTIMORE COUNTY, MARYLAND

TO S. Eric DiNenna, Zoning Commissioner Date May 1, 1974

FROM William D. Fromm, Director of Planning SURJECT Petition #74-247. Northeast corner of Eastern and Park Avenue Petition for Special Exception for Garage, Service. Petitioner - Gordon J. Radecke

15th District

FOR

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

The st-ff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to make.

William D. Fromm Director of Planning

WDF:NEG;TW



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

-2-

March 20, 1974

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

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

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 writter report with the Zoning Commissioner with recommendations to the appropriateness of the requested zoning

The subject property is located on the mothest corner of Eastern and Park Avenues and is presently improved with a one-story structure. one-story frame residence. A barber shop and residence exist on the nor stronger corner across Park Avenue. The Glen Mann 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 gauage. At the time of the field inspection, the rear parking area was apparently being used for the storage of several snowball trucks. This is an apparent violation of the Baltimore County Zonian 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 potition is accepted for filing on the date of the enclosed filing certificate. Notice of the filing certificate of the filing certificate of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Comed Byrrett JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JRR . JD

Enclosure

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Maryland 2:237

FRANK S. LEE

January 7, 1974

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

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 Flat Book 5 felie 48, and thence running and binding on the north side of Eastern as now widened to 80 feet, North 83 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 ru ing for a line of division parallel with Eastern Avenue South 83 degrees 45 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 5 degrees 14 minutes West 160 feet to the place of beginning.

Containing 14,200 square feet of land.



COUNTY OFFICE BUILDING

February 28, 1974

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

> Item #139 (1973-197h) Item #139 (1973-157m)
> Property Ommer: Gordon J. Radecke
> N/Z Gorner of Eastern Ave. and Park Ave.
> Existing Zoning: B.I. CSA and B.R. CSA
> Proposed Zoning: Special Exception for a service garage
> No. of Acree: 15,703 sq. ft. District Ith

Dear Str. DiNenna:

1.41

20'

583-46 W

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.

Eastern Avenue, an existing County road, is improved as a h8-foot closed-type roadway cross-section on an 80-foot right-of-way. Additional highway improvements are not required for Eastern Avenue at this time.

Bark Averme, an uningraved road, is proposed to be improved in the future as 30-foot closed-type road-by cross-section on 50-foot right-of-way. Highey improvements, including highey right-of-way, a fillet area for sight distance at the intersection of Eastern and Park Revenue, and any processary revertible easternist. For slopes will be required in connection with any grading or building permit application.

The status of the unimproved 20-foot allay is unknown. It is the responsibility of the Petitioner to ascertain and clarify rights therein. To conform with Baltimore County Standards, the allay if improved, must be constructed as a 20-foot commercial allay.

Sidewalks are required along the entire frontage of this property. Any con-struction or reconstruction of sidewalk, are and gutter, entrance, apron, etc. will be the full responsibility of the Fettitioner.

The entrance locations are subject to approval by the Department of Fraffic Engineering, and shall be constructed in accordance with Baltimore County Standards. Item #139 (1973-197h)
Property Owner: Gordon J. Radecke
Page 2
February 28, 1974

## 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.

## Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any maissness or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which say result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

## Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours.

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

#### EMD.FAM.FWD. ..

cc: G. A. Reier

I-SW Key Sheet 6 & 7 NE 30 Pos. Sheets

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

District 15

MSF/pk

Re: Item 139 - ZAC - February 12, 1974 Property Owner: Gordon J. Radecke Special Exception for a service garage



S. ERIC DIMENN DEPARTMENT OF TRAFFIC ENGINEERING

March 8, 1974

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

WILLIAM D. FROMM

Comments on Item: \$139, Zoning Advisory Committee Meeting, February 12, 1974, are as follows:

Property Owner: Gordon J. Radecke Location: NE/C of Eastern Avenue and Park Avenue Existing Zoning: B.L. CSA and B.R. CSA
Proposed Zoning: Sectial Exception for a service garage
No. of Acres: 15, 708 sq ft

The site plan must be revised to show the following:

Location of service bay entrances

Separation of storage area from parking area

Required commercial driveway entrance.

Very truly yours, John Zel untily John L. Wimbley Planning Specialist II Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3311

The requested special exception for a service garage is not expected to cause any major traffic probens but the peritioner should provide for the five parking spaces in the yard since there were nine vehicles parked in the yard at the time of the field investigation,

EUGENS A CLIFFORD P.F.

March 11, 1974

Very truly yours.

michaeld Floringer

Michael S. Flanigan Traffic Engineer Associate

# CERTIFICATE OF PUBLICATION

TOWSON MD April 11

THE JEFFERSONIAN

THIS IS TO CERTIFY, that the annexed advertisement was ....., 19.7A, the met publication

appearing on the 11th day of April 19.74...

L. Lunk Struth

Cost of Adve

ORTGINAL. BESSEX TIMES

FSSEX, MD, 21221 April 15 - 1974 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 coccoccio week before the 15th day of April 19 74 that is to say, the same was inserted in the issue of April 11 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY

	Toursen, Maryland
District 15P	Date of Posting 4-11-74
Posted for Hierary there	my 2 1 1974 C 10100 Ach.

Petitioner: Marden J. Badel Location of property NELcon & Control ore + Book or

existion of Stone I Sign Posts on NE Co & Y Parte on

Mul H Hees Date of return: 4-18-24

H74-247X

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LOTS 48 49 ESSEX SUBDIVISION 5/48

187 DISTILLET BALTIMORE CO. MACHLAND DATE - 1-7-74

BALTIMORE, MD. 21237

BOTE (NET OPEN) ALLEY

PRANT S LES

### BALTIN RE COUNTY OFFICE OF PLANNIN AND ZONING

Country Office Building III W. Chesapeake Avenue Towson, Maryland 21204

Qua 197	Your Petition I	has been received * this	29th;	day of
0		S. Eric DiNenna	1	
Petitioner RA	DECKE.	Zoning Commissioner Submitted by	Bomanka	y i
A Comment of the Comm	ney Romack			

\* This is not to be interperted as acceptance of the Petition for assignment of a hearing

BALTIMORE COUNTY OFFICE OF FINANCE - REVI MISCELLANEOUS CAS	NUE DIVISION	No. 13197
DATE April 8, 197	4 ACCOUNT C	1-662
	AMOUNT \$5	0.00
WHITE CASHIER	DISTRIBUTION PINK - AGENCY	YELLOW - CUSTOMER
Robert J. Romadka 809 Eastern Blvd. Essex, Md. 21221		
Petition for Speci	Al Exception for	r Gordon J. Radecke

PETITION	m	AFFI	40	PRC	JUKE	:33	SHE		-	
FUNCTION		Wall Map		Original		Duplicate		Tracing		heel
	date	by	date	by	date	by	dote	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, GC, CA										
Reviewed by:		_			ed Pla e in ou		or des	c ripti	on	Yes
Previous case:				Map #No						

PETITION	MAPPING			<b>PROGRESS</b>			SHE	ET		
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Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		-	•	Chang	ed Pla	tline	or des	c ripti		Yes No

obert J. Romad's, Es , 809 Eastern Boulevard Baltimore, Haryland 71221

Bea

Zoning Advisory Committee

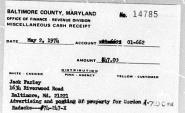
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

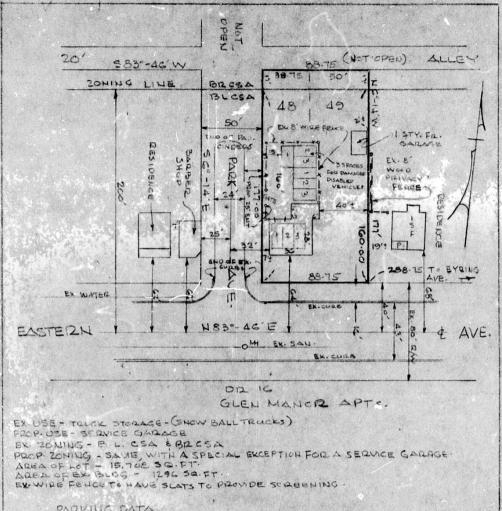
Petitioner Gordon J. Bederk Petitioner's Attorney \_Reviewed by Chairman, oc: Frank S. Los 1277 Heighbors Avenue (21237)

S. ERIC DINENNA. Zoning Commissioner









PARKING DATA

No. OF SPACES PROVIDED FOR DAMAGED DISABLED VEHICLES - 5 MO- OF PADICING SPACES PROVIDED (9x18) 314 4920 3 IN BLOG

ELTIES PARISING AREATO BE PAVED WITH A DURABLE DUSTLESS SURFACE (MAC PAVING AND PRODERLY DYLLINED.

> LOTS 48 & 49 ESSEX SUBDIVISION 15TH DISTIZIOT BALTIMORE CO., MARYLAND DATE - 1-7-76



FRANK S. LEE 1277 NEIGHDORS AVE. BALLEVISED PLONS 1237



Stendard & Raducke

C 2 4 6 8 10 12 14 15 18 20 22 30 28 26 24 22 20 18 16 14 12 10 8 24 26 28 30