

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William T. Sparr and Joseph J. Sparr
legal owners 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, for an automobile garage and body repair shop.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, _____, 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
Address: 4478 Chandler Road
Petitioner's Attorney
Address: 315 W. Pratt Ave. Towson, Md. 21204

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 11:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

LAW OFFICES
WHITFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSON

305 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

May 21, 1974

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

Re: Petition for Special Exception
E/S of Belair Road, 869' N of
New Cut Road - 11th District
William T. Sparr, et al - Petitioners
No. 74-248-X (Item No. 126)

Dear Mr. DiNenna:

On May 2, 1974, you passed an Order granting a Special Exception for a garage, service in the above captioned matter. The thirty day appeal period will not expire, therefore, until June 2.

Daniel J. Moore, the contract purchaser, because of pressing commitments, is anxious to obtain a building permit immediately so that he can begin construction of the required improvements to the property. You will note from the file that the required improvements are minimal, such as removing and replacing existing curbing, construction of a screening fence and some other relatively minor changes to the property. He has been advised that someone could file an appeal to the granting of the special exception, in which case he would have to discontinue any activity in regard to improvements and cease and desist from any uses which would have been permitted under the special exception.

In view of the minimal costs of improvements and his desire to proceed at once to get the property ready for the

MEMORANDUM ON PETITION FOR ZONING SPECIAL EXCEPTION

PROPERTY: 12639 Belair Road, Kingsville, Maryland, 21087
East side of Belair Road approximately 869' North of New Cut Road, Eleventh District of Baltimore County, Maryland, Liber 5309, Folio 966
William T. Sparr and Joseph J. Sparr - Owners
Daniel J. Moore - Contract Purchaser

The purpose of this petition for a special exception to the Business Local (BL) Zoning is to provide for an automobile garage and body repair shop usage of the above property by the contract purchaser hereafter referred to as the petitioner.

The property is now improved by a masonry building in fairly good condition used as a hardware and sporting goods store. Prior to October, 1972, when purchased by the present owners, the property was utilized as a gasoline service station and automobile garage apparently with a non-conforming use.

The Petitioner feels the approval of the special exception will enhance the economic value of the property to the community and county and that this particular usage would not be detrimental to the health, safety or general welfare of the public and that the use would be in harmony with the general purposes and intent of the zoning regulations. The Petitioner is experienced in this field of endeavor, currently operating a similar business in Bel Air. It is requested that this petition be reviewed and an acceptance certificate issued as soon as possible with proper advertising and hearing scheduling.

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-8060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-0060

DEL. AIR
L. GERALD WOLFF
Landscape Architect
Phone 828-0060

December 28, 1973

DESCRIPTION FOR SPECIAL EXCEPTION

Beginning for the SHED at a point on the east side of Belair Road, said point being distant northerly 869 feet, more or less, from the intersection formed by the centerline of New Cut Road with the said east side Belair Road, thence binding on the said east side of Belair Road the two following courses and distances viz: (1) North 19° 53' East 98.09 feet and (2) North 23° 01' East 191.91 feet thence easterly leaving the said east side of Belair Road South 66° 09' East 99.17 feet thence southerly South 22° 06' West 250.00 feet thence westerly North 66° 09' West 100.00 feet to the place of beginning.

Containing 0.53 acres of land more or less.



Malcolm E. Hudkins
Malcolm E. Hudkins Reg. # 5095

May 2, 1974

Ernest C. Trimble, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
E/S of Belair Road, 869' N of
New Cut Road - 11th District
William T. Sparr, et al -
Petitioners
NO. 74-248-X (Item No. 126)

Dear Mr. Trimble:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

Mr. S. Eric DiNenna

- 2 -

utilization of his special exception, he requests therefore your letter of authorization to permit him to apply for and receive the necessary building permit.

Thanking you for your cooperation in this matter,

I am

Very truly yours,
Ernest C. Trimble

ect'mb

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 25, 1974

Mr. William T. Sparr
R.R. #1, Box 40-A
Street, Maryland 21154

RE: Special Exception Petition
Item 126
William & Joseph J. Sparr -
Petitioners

Dear Mr. Sparr:

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 east side of Belair Road, approximately eight hundred and sixty-nine (869) feet north of New Cut Road. It is presently improved with a vacated automotive service station that was most recently used by a sporting goods store. The petitioners are requesting a Special Exception to utilize the property as a service garage.

The properties to the east and rear of the site are improved with one-story frame cabins. To the north and directly adjacent is the Gunpowder State Park and a State of Maryland equipment storage yard. To the west and across Belair Road is heavily wooded. Directly adjacent

Mr. William T. Sparr
Item 126
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February 25, 1974

to the south is a one-story bar and restaurant.

The submitted plans must be revised to reflect utilities as required by the Health Department and Development Planning Division.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the foregoing comments, and any comments from other departments as requested.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Maryland 21204

JUN 19 1974

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 502.1 of the Baltimore County Zoning Regulations having been met,

Whereupon the Board of Zoning Appeals has concluded that it is proper that the following be recommended:

A Special Exception for a Garage, Service, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of May, 1974, that the above described property be and the same is to remain a Special Exception for a Garage, Service, should be and the same is granted from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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 15th day of May, 1974, 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 and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 31, 1974

Mr. William T. Sparr
R.R. 11, Box 40-A
Street, Maryland 21154

RE: Special Exception Petition
Item 126
William T. Sparr and Joseph J. Sparr -
Petitioners

Dear Mr. Sparr:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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

JBE:JD
Enclosure

MEMORANDUM ON PETITION FOR ZONING SPECIAL EXCEPTION

PROPERTY: 12639 Belair Road, Kingsville, Maryland, 21087
East side of Belair Road approximately 869' North of New Cut Road, Eleventh District of Baltimore County, Maryland, Lber 5309, Folio 966
William T. Sparr and Joseph J. Sparr - Owners
Daniel J. Moore - Contract Purchaser

The purpose of this petition for a special exception to the Business Local (BL) Zoning is to provide for an automobile garage and body repair shop usage of the above property by the contract purchaser hereafter referred to as the Petitioner.

The property is now improved by a masonry building in fairly good condition used as a hardware and sporting goods store. Prior to October, 1972, when purchased by the present owners, the property was utilized as a gasoline service station and automobile garage apparently with a non-conforming use.

The Petitioner feels the approval of the special exception will enhance the economic value of the property to the community and county and that this particular usage would not be detrimental to the health, safety or general welfare of the public and that the use would be in harmony with the general purposes and intent of the zoning regulations. The Petitioner is experienced in this field of endeavor, currently operating a similar business in Bel Air. It is requested that this petition be reviewed and an acceptance certificate issued as soon as possible with proper advertising and hearing scheduling.

MICROFILMED

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-9080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9000

BEL AIR
L. GERALD WOLFF
Landscape Architect
PHONE 828-0888

December 28, 1973

DESCRIPTION FOR SPECIAL EXCEPTION
Beginning for the same at a point on the east side of Belair Road, said point being distant northerly 369 feet, more or less, from the intersection formed by the centerlines of New Cut Road with the said east side Belair Road, thence binding on the said east side of Belair Road the two following courses and distances viz: (1) North 19° 53' East 58.00 feet and (2) North 23° 01' East 101.01 feet thence easterly leaving the said east side of Belair Road South 66° 04' East 20.17 feet thence southerly South 22° 06' West 250.00 feet thence westerly North 66° 09' West 100.00 feet to the place of beginning.

Containing 0.54 acres of land more or less.



Walter E. Hudkins
Walter E. Hudkins Reg. # 5095

MICROFILMED

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

February 15, 1974

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

Re: Item #126 (1973-1974)
Property Owners: William T. Sparr and Joseph J. Sparr
E/S of Belair Rd., 869' N of the intersection formed by the centerline of New Cut Road and the E/S of Belair Rd.
Existing Zoning: B-1
Proposed Zoning: Special Exception for an auto garage and body repair shop
No. of Acres: 0.58 District: 11th

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.

Highways

Belair Road (U.S. 1) 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.

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 Drainage

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.

A drainage and utilities easement, a minimum of 10 feet in width, is required along the rear or easternmost outline of this site. The plan should be revised accordingly.

Item #126 (1973-1974)
Property Owners: William T. Sparr and Joseph J. Sparr
Page 2
February 15, 1974

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980.

Very truly yours,

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

WJD:BAK/PWR:iss

111-28 Key Sheet
61 NE 39 Pos. Sheet
NS 15 J Topo
SS Tax Map

May 2, 1974

Ernest C. Trimble, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
E/S of Belair Road, 869' N of
New Cut Road - 11th District
William T. Sparr, et al -
Petitioners
NO. 74-248-X (Item No. 126)

Dear Mr. Trimble:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

FUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. NELSON
DEPUTY TRAFFIC ENGINEER

January 31, 1974

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

Re: Item 126 - ZAC - January 22, 1974
Property Owners: William T. Sparr and Joseph J. Sparr
E/S of Belair Road, 869 feet N of the intersection formed by the centerline of New Cut Road and the E/S of Belair Road
Special Exception for an auto garage and body repair shop
District 11

Dear Mr. DiNenna:

The requested special exception for an auto garage and body shop is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 25, 1974

DONALD J. RIOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 126, Zoning Advisory Committee Meeting
January 22, 1974, are as follows:Property Owner: William T. and Joseph J. Sparr
Location: E/S Belair Rd., 869' N of C/L New Cut Rd.
Present Zoning: B.L.
Proposed Zoning: Special Exception for auto garage and body repair shop
No. Acres: 0.58
District: 11

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 Administration requirements.

Revised plot plan must be submitted showing location of water well and sewage disposal system prior to Health Dept. approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnp

cc: W.L. Phillips



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Dorland M. Evans
Administrator

Jan. 23, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Md. 21204Re: Z.A.C. meeting Jan. 22, 1974
Property Owner: William T. Sparr &
Joseph J. "Parr"
Location: E/S of Belair Rd. (Rte. 1)
869 feet North of the intersection formed by the centerline of New Cut Rd. and the E/S of Belair Rd.
Existing Zoning: B.L.
Proposed Zoning: Special exception for an auto garage and body repair shop
No. of Acres: 0.58
District: 11th

ATTN: Mr. John J. Dillon

Dear Mr. DiNenna:

An inspection made at the subject site revealed that the area north of the northerly entrance is used for parking. Although there is a barrier curb fronting this area, the area has filled to a point where it is level with the top of the curb. Either a new curb must be constructed or material must be removed from the area in order to obtain an 8" reveal on the curb face. The plan must be revised accordingly.

The entrance on the property adjacent to the former service station site is mostly unpaved and unstabilized. As a result, mud is being constantly tracked onto the highway. If the entrance is to be used in conjunction with the proposed use of the site, it must be paved under permit from the State Highway Administration.

The average daily traffic count on this section of Belair Rd. for 1972 is 13,800 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
J. J. Mayers
By: J. J. Mayers

CLJ:EM:ag

P.O. Box 717 / 305 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

828-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: William T. Sparr & Joseph J. Sparr

Location: E/S of Belair Rd., 869 feet N of the intersection formed by the centerline of New Cut Rd. and the E/S of Belair Rd.
Item No. 126 Zoning Agenda 1/22/74

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 _____ 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 _____ EXCEEDED the maximum allowed by the Fire Department.
 - (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. See Note.
 - () 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.
 - () 6. Site plans are approved as drawn.
 - () 7. The Fire Prevention Bureau has no comments at this time.
- NOTE: Underground tanks shall conform to Appendix B of the Fire Prevention Code.

Reviewer: Lt Thomas E. Kelly
Planning Group
Special Inspection DivisionNoted and Approved: Paul H. Rumsch
Deputy Chief
Fire Prevention Bureaumlc
4/16/73BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1974

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

Re: Item 126

Property Owner: William T. Sparr & Joseph J. Sparr
Location: E/S of Belair Rd., 869' N of C/L New Cut Rd. and the E/S of Belair Rd.
Present Zoning: B.L.
Proposed Zoning: Special Exception for an auto garage and body repair shop

Z.A.C. Meeting of: January 22, 1974

District: 11th
No. Acres: 0.58

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 5, 1974

JAMES B. BYRNES, III

Mr. William T. Sparr
R.R. #1, Box 40-A
Street, Maryland 21154Re: Special Exception Petition
Item 126
William & Joseph J. Sparr -
Petitioners

Dear Mr. Sparr:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 1, 1974

DONALD J. RIOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Revised comments on Item 126, Zoning Advisory Committee
Meeting January 22, 1974, are as follows:Property Owner: William T. and Joseph J. Sparr
Location: E/S Belair Rd., 869' N of C/L New Cut Rd.
Present Zoning: B.L.
Proposed Zoning: Special Exception for auto garage and body repair shop
No. Acres: 0.38
District: 11

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 Administration requirements.

Water well appears to be an approved type and septic system appears to be functioning properly.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL HEALTH

HVB:mnp

cc: W. L. Phillips

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

February 14, 1974

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 #126, Zoning Advisory Committee Meeting, January 22, 1974, are as follows:

Property Owner: William T. Sparr & Joseph J. Sparr
Location: E/S of Belair Road 869 feet N of the intersection formed by the centerline of New Cut Road and the E/S of Belair Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an auto garage and body repair shop
No. of Acres: 0.58
District: 11th

The site plan must be revised to show the required parking in addition to the storage area for damaged or disabled vehicles in accordance with Sections 409 and 405A of the Zoning Regulations.

Curbing must be provided around the perimeter of the parking area and all parking is required to be a minimum of 3 feet from the street property line.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning DivisionBALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 901 PLANNING 4943211 ZONING 4943231

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 #74-248, East side of Belair Road 869 feet North of New Cut Rd.
Petition for Special Exception for Garage, Service
Petitioner: William T. Sparr and Joseph J. Sparr

11th District

Hearing: Thursday, May 2, 1974 (11:00 A.M.)

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

D.R. 16 zoning classification was recommended for this property by the Planning Board in 1970 in anticipation that the property might be developed in office uses. This request is consistent with the 1980 Ordinance, the County's official master plan.

William D. Fromm
Director of Planning

WDF:NEG:rw

H. ENGLISH PARKER, Chairman
EUGENE C. MILES, Vice-Chairman
AND ROBERT L. BERNIERMARCUS M. BOTSCHANG
JOSEPH N. MILLER
ALVIN L. GURICK
JOSHUA W. ANCKELER, ChairmanT. HARVEY WILLIAMS, Jr.
RICHARD W. ERDEN, Vice
MRS. ROBERT P. GUERIN

Mr. William T. Sparr
Item 126
Page 2
February 25, 1974

to the south is a one-story bar and restaurant.

The submitted plans must be revised to reflect utilities as required by the Health Department and Development Planning Division.

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: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Maryland 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-24F-X

District: 11th Date of Posting: 4-11-74
Posted for: Shelley Sparr, May 2, 1974 at 11:00 A.M.
Petitioner: William T. Sparr
Location of property: 2 1/2 x 4 1/2 Acres, Lot 104, N. of New Cut Rd.
Location of Sign: 1 1/2 Miles South on West of Center Rd. at
Red Hill Road, Towson, Md.
Remarks: _____
Posted by: David H. Sparr Signature _____ Date of return: 4-18-74

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, CG, CA										
Reviewed by: <u>ETH</u>	Revised Plans:					Change in outline or description				
Previous case: _____	Map # _____					Yes _____ No _____				

Mr. William T. Sparr
S.B. 61, Item 40-1
Towson, Maryland 21204

Item 126

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.

Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: William T. Sparr

Petitioner's Attorney
cc: Hudkins Associates, Inc.

101 Shell Bldg., 200 E. Joppa Road (21204)

Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

PETITION FOR SPECIAL EXCEPTION
11th DISTRICT

ZONING: Petition for Special
Exception for Garage, Service

LOCATION: East side of Belair
Road 800 feet North of New Cut
Road.

DATE & TIME: THURSDAY,
MAY 2, 1974 at 11:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing:

Petition for
Special Exception for
Garage, Service.

All that parcel of land is the
Eleventh District of Baltimore
County.

DESCRIPTION FOR SPECIAL
EXCEPTION

Beginning for the same at a
point on the east side of Belair
Road, said point being distant
southerly 80 feet, more or less,
from the intersection formed by
the centerline of New Cut Road
with the said east side Belair
Road, thence bearing on the said
east side of Belair Road the two
following courses and distances
viz: (1) North 19° 52' East 50.00
feet and (2) North 23° 01' East
191.01 feet thence easterly
leaving the said east side of
Belair Road South 68° 09' East
99.17 feet thence southerly South
23° 01' West 250.00 feet thence
westerly North 68° 09' West
100.00 feet in the place of
beginning.

Containing 2.58 acres of land
more or less.

Being the property of William
T. Sparr and Joseph J. Sparr, as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Thursday,
May 2, 1974 at 11:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF

S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

IFICATE OF PUBLICATION

ROSEDALE, MD., April 11, 1974

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE OBSERVER, a weekly newspaper published
in Rosedale, Baltimore County, Md., 1 time before the
2nd day of May 1974, the publication
appearing on the 11th day of April 1974.

THE OBSERVER,

White & Youngblood
Advertising Mgr.

Cost of Advertisement \$21.28

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 11, 1974

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., one time
on one time before the 2nd
day of May 1974, the first publication
appearing on the 11th day of April 1974.

THE JEFFERSONIAN,
G. Leach
Manager.

Cost of Advertisement, \$.....

PETITION FOR SPECIAL
EXCEPTION-11th DISTRICT

ZONING: Petition for Special Excep-
tion for Garage, Service.

LOCATION: East side of Belair Road
800 feet North of New Cut Road.

DATE & TIME: THURSDAY,
MAY 2, 1974 at 11:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing:

Petition for
Special Exception for
Garage, Service.

All that parcel of land is the
Eleventh District of Baltimore
County.

DESCRIPTION FOR SPECIAL
EXCEPTION

Beginning for the same at a
point on the east side of Belair
Road, said point being distant
southerly 80 feet, more or less,
from the intersection formed by
the centerline of New Cut Road
with the said east side Belair
Road, thence bearing on the said
east side of Belair Road the two
following courses and distances
viz: (1) North 19° 52' East 50.00
feet and (2) North 23° 01' East
191.01 feet thence easterly
leaving the said east side of
Belair Road South 68° 09' East
99.17 feet thence southerly South
23° 01' West 250.00 feet thence
westerly North 68° 09' West
100.00 feet in the place of
beginning.

Containing 2.58 acres of land
more or less.

Being the property of William
T. Sparr and Joseph J. Sparr, as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Thursday,
May 2, 1974 at 11:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2nd day of
January 1974 Item # _____

Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Sparr Submitted by Adrian Cox
Petitioner's Attorney _____ Reviewed by ETH

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

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

No. 14787

DATE May 2, 1974 ACCOUNT 01-662

AMOUNT \$45.53

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Ernest C. Trinkle, Esq.
305 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for
Wm. T. Sparr
74-243-X

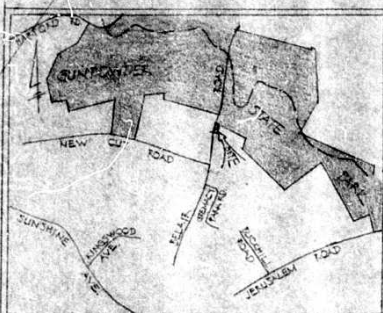
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13198

DATE April 8, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Village Center
420 North Main St.
Bel Air, Md. 21014
Petition for Special Exception for Wm. T. Sparr
74-243-X



MD. STATE HIGHWAY ADMIN.
538-327

(ZONED R.D.P.)

(ZONED B.L.)

(ZONED B.L.)

EX. 1
STORY
STONE
+
FRAME
TAVERN

NOTES

1. AREA OF TRACT: 0.58 ACRES ±
2. EXISTING ZONING: E1
3. EXISTING USE: HARD WARE STORE • BASEMENT VACANT
4. PROPOSED USE: AUTOMOBILE BODY REPAIR
5. SHOT • SERVICE GARAGE 1ST FLOOR ONLY
6. 500 FEET PARKING
7. NO STORIES REQUIRED
8. 1ST FLOOR 300 SQ FT 1200 ± 300 • 5 SPACES
9. NO. OF SPACES PROVIDED
10. 3 ST. + 2 BAYS • 5 STACES
11. ALL STACES 10' X 20'
12. LIGHTING IS EXISTING 616 TO BE DIRECTED DOWNWARD
13. WASTE OIL TO BE STORED IN EX GASOLINE TANK.



PREPARED BY
HUCKINS ASSOC. INC
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MD. 21204
628-9060

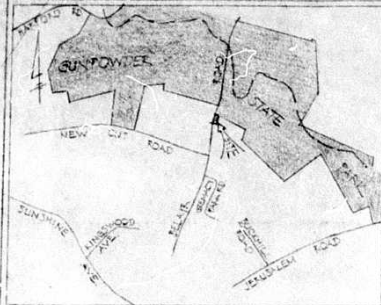
Malcolm E. Hudkins 12/28/77
MALCOLM E. HUDKINS REG. #5035

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
NO. 12639 BELAIR ROAD
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND
SCALE 1"=20'
DECEMBER 28, 1973
REV. 3/12/74

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John Lee Mobley
DATE: 6-4-74

79-248-2

#5014



LOCATION PLAN
SCALE 1"=4000'

MD STATE HIGHWAY ADMIN.
1227-357

(ZONED R.O.P.)

(ZONED B.L.)

GUNPOWDER FALLS INN, INC.
10000 - 011

(ZONED B.L.)

EX. 1
STORY
STONE
FRAME
TAVERN

- NOTES:
1. AREA OF TRACT - 0.58 ACRES ±
 2. EXISTING ZONING - B.L.
 3. EXISTING USE - HARDWARE STORE - BASEMENT VAC. ST.
 4. PROPOSED USE - AUTOMOBILE BODY REPAIR, SHOT & SERVICE GARAGE - 1ST FLOOR ONLY
 5. OFF-STREET PARKING:
 - NO. OF SPACES REQUIRED - 15
 - 1 ST. PER 300 SQ. FT. - 1200 ± 300 - 5 SPACES
 - NO. OF SPACES PROVIDED - 15
 - 4 ST. ± 2 BAYO ± G. STACES
 6. LIGHTING IS EXISTING & IS TO BE DIRECTED DOWNWARD.

PREPARED BY:
HUDKINS ASSOC. INC.
101 SHELL BUILDING
200 E. JOTTA ROAD
TOWSON, MD. 21204
828-3000



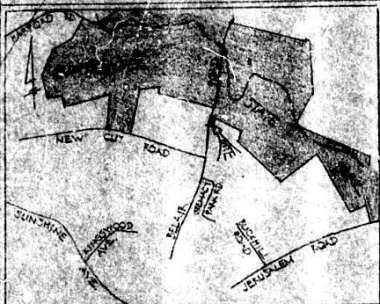
Malcolm E. Hudkins 12/28/73
MALCOLM E. HUDKINS REG. # 5005

BELAIR ROAD
U.S. RTE. # 1
(47' PAVING)
(50' R/W)

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
NO. 12639 BELAIR ROAD
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND
SCALE 1"=20'
DECEMBER 28, 1973

028 Plat

#5014



LOCATION PLAN
SCALE 1" = 2000'

MD. STATE HIGHWAY ADMIN.
SSD - 327

(ZONED R.O.P.)

(ZONED B.L.)

(ZONED B.L.)

- NOTES:**
1. AREA OF TRACT - 0.58 ACRES ±
 2. EXISTING ZONING - B.L.
 3. EXISTING USE - HARDWARE STORE - BASEMENT VACANT
 4. PROPOSED USE - AUTOMOBILE BODY REPAIR, SHOT & SERVICE GARAGE - 1ST FLOOR ONLY
 5. OFF-STREET PARKING
NO. OF SPACES REQUIRED
1ST FLOOR 300 SQ. FT. 1265 ± 300 ± 5 SPACES
NO. OF SPACES PROVIDED
3 ST. + 2 BAYS ± 5 SPACES ALL SPACES 10' x 20' (4 ADDITIONAL SPACES PROVIDED FOR VEHICLE STORAGE)
 6. LIGHTING IS EXISTING G15 TO BE DIRECTED DOWNWARD.
 7. WASTE OIL TO BE STORED IN EX GASOLINE TANK.

PREPARED BY
HUDKINS ASSOC. INC.
101 SHELL BUILDING
200 E. JOTTA ROAD
TOWSON, MD. 21204
828-3000



Malcolm E. Hudkins
MALCOLM E. HUDKINS
FEB. 1973

BELAIR ROAD
U.S. RTE. 1
(47' TAV. LINE)
(60' R/W)

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
NO. 12633 BELAIR ROAD
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20'
DECEMBER 28, 1973
REV. 3/10/74

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John W. M. [Signature]*
DATE: 6-4-74
74-248-X

#5014

