PETITION FOR ZONING RE-C ASSIFICATION 75.49.R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(Den 10.18)

- House Manuta Goldhans	_legal owner of the property situate in Baltimore
	n and plat attached hereto and made a part hereof,
	herein described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from a	BL-CHS & ML-IM zone to an

To allow motorcyle sales and service



See attached description

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

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

Marvin Goldberg

Wir Bluser 2 W.Penna. Avenue

. Hampton Plaza Towson, Maryland 21204 Protestant's Attorney

Nawin W. Sylleus

ORDERED By The Zoning Commissioner of Baltimore County, this x2316xx 13tbday page_April 192, that the subject matter of this petition be advertised, as Veguired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughore County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106. County Office Building in Towson, Baltimore

day of September 1974, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

BRIEF TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION:

The subject property is the southwest quadrant of the intersection of Cockeysville and York Roads. It is presently occupied by a beauty shop, barber shop, furniture repair shop, and a mortorcycle sales and service operation which is a non-conforming use. Prior to the motorcycle operation, the site was occupied by a department store. This store dealt substantially in the sales of mini-biks and go-carts with light service work in the basement area of the store. Since 1964 the entire store has been used exclusively for the sales and service of motorcycles. motor bikes, and go-carts. Since the operation has been in existence for this period of time without downgrading the neighborhood or substantial complaints, we feel the zoning should be changed from BL-CHS and ML-LM to BM to allow the motorcycle operation to continue. Additionally the zoning maps were reviewed and approved in March, 1971 and no recommendations were made concerning this site.

PERSONAL ASSOCIATES INC Engineers, Surveyors an

--decise decide

March 22, 1974

DESCRIPTION FOR ZONING RECLASSIFICATION:

Beginning for the same at a point distant 42 feet westerly measured from the intersection formed by the centerline of York Road (66 feet wide) and the centerline of Cockeysville Road (30 feet wide) running thence along the southwesternmost side of said York Road South 10 29 CO" East 73.19 feet thence leaving said road South 85 26'00" West 219.91 feet thence North 04 26 00" East 198.53 to a point in the centerline of said Cockeysville Road thence along the centerline of said road South 60 23'00" East 219.14 feet to the place of beginning.

Containing 0.636 Acres of land



Malcolm E. Hudkins Registered Eurypyor #5095

January 15, 1975

Frank Newell, Esquire 22 West Pennsylvania Avenue Towsen, Maryland 21204

RE: Petition for Reclassification SW/corner of York and Cockeys-ville Roads - 8th Election District

Dear Mr. Newell

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

Very truly yours.

S EDIC DI MENNA

SED/sew

cc: William K. Bonta, Esquire Cockeyeville, Maryland 21030

May 13, 1974

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

Comments on Item #18, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Marvin Goldberg Property Owner: Marvin Goldberg Location: SW comer of York and Cockeysville Roads Existing Zoning: B. L. and M. L. Proposed Zoning: B. M. No. of Acres: 0.636

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are note aware of plans or problems with regard to development plans that may have a bearing on this petition.

The parking areas at the present time are not surfaced or curbed as required by the Zoning

The parking on York Road is improper and must be eliminated. The York Road widening must be

Very truly yours, John ZWindles John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAXE AVENUE
AREA CODE 301 PLANNING 494-3211 ZONING 494-3251

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Reviewed by: NB & Change in outline or description___Yes Previous case: Map #

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BR-CNS

BL-1

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 15, 1974

Frank Newell, Esq. 22 W. Penrsylvania Avenue Towson, Maryland 21204

RE: Reclassification Petition Item 18 - 7th Cycle Marvin Goldberg - Petitionr

Dear Mr. Newell:

AMES B. BYRNES. III

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 dat of the enclosed filing certificate. Notice of the solution of the 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,

Comedia RymerI JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JRB:JD

Enclosure

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

Pursuant to the advertisement, posting of preperty, and public hearing on the shore Petition and
it appearing that by reason of error in the original zoning map; substantial changes
in the character of the neighborhood; and the health, safety, and general wel-
fare of the community not being adversely affected,
<i>*************************************</i>
the above Reclassification should be had.
the story recommends
9 1
Tr SORDERED by the Zoning Commissioner of Ballimore County, this
Tr ISORDERED by the Zoning Commissioner of Baltimore County, this 15
ary of Sanuary
be same is hereby reclassified from a. B. LC. N. S. L. M. LI. M. Zones to a B. M.
he same is hereby reclassified from a. D. Der C. N. S. E. M. L. P. M. Bones to a B. M.
Zone, from and after the date of this Order, subject to the approval of a site
ration, the Department of Public
Works, and the Office of Planning All Mills
Zoning Commissioner of Baltimore County
Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of
and it appearing that by reason of
THE RESIDENCE OF THE PARTY OF T
the above re-classification should NOT BE "AI", and/or the Special Exception should NOT BE
GRANTED.
fT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of
DENIED and that the above described property or area be and the same is hereby continued as and
to remain azone; and/or the Special Exception for
be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County, Margland Bepartment Of Public Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 2120-April 29, 1974

Baroan of Engineering LLEWORTH H. DIVER. P. E. CHIES

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

Ne: Item #18 (Cycle VII - April to October 197h)
Property Owner: Marvin Goldberg
S/W corner of York and Cockeysville Roads Existing Zoning: B.L. & K.L. Proposed Zoning: B.M. No. of Acres: 0.636 District: Sth

Dear Mr. DiNenna:

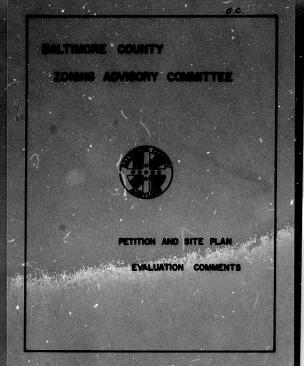
The following comments are furnished in regard to the plat submittee to this office for review by the Zoning Advisory Committee in connection with the subject item.

York Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryla Highway Administration. Any utility construction utilini the State Road right-of-way will be subject to the standards, specifications and approval of the State Inaddition to those of Saltience County.

The subject property is situated within the boundary of the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehentive Water and Severage Plan, assaded July 1973.

Occupy wills Road is an existing public road which is proposed to be improved as 102-fort classed roadway section within a 52-fort right-of-way. The proposed highway improvements have been reduced to a minimus width however, this property will be affected to the extent that existing buildings will require modification. The plan should be revised to show the proposed highway improvements and any further discovering the property sunt conform accordingly. Further information and details in this regard may be obtained from this office, highway right and the property of th

The entrance to the parking lot is subject to approval by the Department of Traffic Engineering and must be constructed in accordance with Baltimore County



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

XXXXXXXXXXXX

Frank Newell, Esq. 22 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Reclassification Petition Item 18 - 7th Cycle Marvin Goldberg - Petitioner

Dear Mr. Newell:

The Zoning Advisory Committee has reviewed 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 co assure that all parties are made aware of plars or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file written report with the Zoning Commissioner with recommendations as to the appropriateenss of the requested zoning.

The subject property is located at the intersection of the southwest side of York Road and the south side of Cockeysville Road, in the 8th Election District of Baltimore County. It is the Election District of Baltimore County. It is not service on improved by a motorcycle sales shop and a one-story block furniture reperties. To the northwest and opposite the site across Cockeyaville Road is an existing Gulf automotive service station and a sondwich shop. To the south and adjacent to the subject site in the south and adjacent to the subject site in the south and adjacent to the subject site of the south and along York Road carrier of the site of the site and along York Road carrier of the site and along York Road carrier of the site carry

Frank Newell, Esq. Item 18 - 7th Cycle April 30, 1974

The petitioner is requesting a Reclassification to Business Major (B.M.) apparently to remove the existing motorcycle sales and service operation from a non-conforming

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, in order to allow time for to Monday June and the review and advertising. Failure to comply may tree review and advertising. Failure to for a hearing. Notice this petition not being scheduled for a hearing. Notice the section of the date which will be between September I 1974, will ke forwarded to you well in advance of the date and time.

Very truly yours,

armon B. Burrior

JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JRR - JD

Enclosure

cc: Hudkins Associates, Inc. 101 Shell Bldg. 200 E. Joppa Rd. (21204)

item #18 (Cycle VII - April to October 197h)
Property Owner: Marvin Goldberg
Page 2 April 29, 1974

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improve, grading or improper installation of drainage facilities, would be the full responsibility of the Development. Sediment Control:

A grading plan and/or a sediment control plan will be required for review and approval prior to issuance of any grading or building permits.

Water:

Public water mains exist in York Road and Cockeysville Road adjacent to this property.

Public sanitary sewerage is not available to serve this property at this time. This office is currently preparing plans for construction of sanitary sewers that would serve this property under Job Order 1-2-161, known as Cockeyaville Sewers. Blowever, ultimate construction of this system is contingent upon many factors, and no scheduling is possible at this time.

Recent restrictions imposed by the Maryland State Department of Health on increased sewage flows contributing to the Jones Falls sewerage system prohibit connections to the proposed sewers until the Long Quarter Pumping Station and diversion is completed.

If construction of the total sewerage system proves to be unfeasible, the Developer of this property could enter into a Public Works Agreement and the portion of the sewerage system required to serve this property could be constructed upon ac misition of all necessary easements.

Very truly yours,

ELLSWORTH W. DIVER, P.E. Chief, Bureau of Engineering

EMD+RAM+RMD+RR

cc: J. Trenner S. Bellestri

V-SE Key Sheet 68 NW 6 Pos. Sheet NW 17 B Topo

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELTER

April 30, 1974

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

Re: Item 18 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Marvin Goldberg
SM corner of York and Cockeysville Roads

Dear Mr. Di Neppa

The subject petition should not increase the trip density since the use is presently existing. do exist in the York Road Corridor. Capacity problems, however,

Very truly yours,

C. Kalow M. C. Richard Moore Assistant Traffic Engine

CRM/pk



Maryland Department of Transportation

State Highway Administration

April 19, 1974

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

Att: Mr. James Byrnes

Re: Seventh Zoning Cycle, April 1974 Property Owner: Marvin Goldberg Location: SW Corner of York and Cockeysville Road (Route 45) Existing Zoning: B.L. S M. L. Proposed Zoning: B.M. No. of Acres: 0.636 District: 8th

Dear Sir:

The subject plan indicates all parking is off of Cockeysville Road. However, an inspection made at the site revealed head-in parking on York Road. This arrangement requires backing onto the highway.

This situation is extremely hazardous, especially on a heavily traveled highway such as York Road. The 1973 Average Daily Traffic count on this section of York Road is 15,800 vehicles.

The improper parking situation should be eliminated by the installation of a permanent barrier, preferably concrete curb, across the

There is an 90' right of way (40' from centerlin of York Road) that should be indicated on the plan.

The petitioner had not previously contacted this office.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits John & Mayor

CL: JEM: bk

by: John E. Meyers

Bernard M. Evans



Towson, Maryland 21204 025-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Marvin Goldberg

Location: 5W corner of York and Cockeysville Roads

Item No. 18

Zoning Agenda April 3, 1974

Pursuant to your request, the referenced property has been surveyed by this 3-reau and the comments below marked with an "%" are applicable and required to be corrected or incorporated into the final plans for

() 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 approved road in accordance with mattimore county standards as published by the Department of Public Arcks.

2. A second means of wehicle access is required for the site.

3. The vehicle dead-end condition shown at

EXCEEDS 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 the Fire Prevention Code prior to occupancy or beginnin of operations. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101

"The Life Safety Code", 1977 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Sureau has no comments at this time.

Noted and Planning Group
Special Inspection Division

Approved:

Deputy Chief Pire Prevention Bureau

nls 4/16/73

ORIGINAL

OFFICE OF TOWSON IMES

TOWSON, MD. 21204

August, 26.

THIS IS TO CERTIFY, that the annexed advertisement of

S. Fic Dinenna, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One

weeks before the 20th day of August, 1974 that is to say, the same

was inserted in the issues of August 23, 1974.

STROMBERG PUBLICATIONS, Inchi

Br Luth morgan

-BALTIMORE COUNTY. MARYLAND DEPARTMENT OF HEALTH-



DONALD J. ROOP, M.D., M.P.H. April 10, 1974

Mr. S. Eric DiNenna, Zoning Commissioner County Office Building

Comments on the following item, Zoning Advisory Committee Meeting April 3, 1974, are as follows:

Property Owner: Marvin Goldberg Location: SW corner of York and Cockeysville Rds. Existing Zoning: 1.4 M.L. Proposed Zoning: 1.4 M.L. No. of Acres: 0.636 District: 8

Metropolitan water is available. Sanitary sewer must be

Air Follution 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 Follution and Industrial Hygiene, Saltimore County Department of Mealth.

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 Rusources Administration require-

APR 16 74 AM -200 ZONING UEPA-TMENT

HVB/cas

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ones, in comb oft one time successive weeks before the 13th day ofSeptember, 19.74., the first publication appearing on the ____ 22nd ___ day of ____ August ____



0

Cost of Advertisement, \$____

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 2, 1974

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

Z.A.C. Meeting of: April 3, 1974

Re: Item 18 Property Owner: Marvin Goldberg
Location: SW corner of York & Cockeysville Ris. Present Zoning: B.L. & M.L. Proposed Zoning: B.M.

District: No. Acres:

Dear Mr. DiNenna

No bearing on student population.

8th 0.636

WNP/ml

Very truly yours, W. Rick Fetrovich Field Representative

CUSENE C. HESS, WILLIAM

DEEPH N. MICOWAN JUSHUA S. WHEELES, SUPPROPRIES RICHARD W. THACEY, VALO

75-49-R 2-SIGNS

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNT

Posted for: Perition Folk R	Date of Posting AuG. 24, 197
MARVIN GOLDBE	P.C
Location of property: SW/COR. O	F YORK & COCKEYS VILLE ROS.
Location of Signs: O S/S oF Ce	ockeys vibbe 180. 60 tox - WOF YORK
C. Alexasine 10764	lark Rd.
Remarks:	CKeys VIALE Rd. 60' Fox - WEF YARK CARK BD.





Item 18 - 7th Cycle BA TMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted day of

Petitioner Maria Cale

APRIL

for filing this

Reviewed by Annual Reviewed, Thairman, Zoning Advisory Committee

6

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Petitioner MARMA GOLDRAG Submitted

oner's Attamey FRALE Abusic Reviewed by NOC

This is not to be interperted as acceptance of the Petitian for assignment of a hearing

No. 14744 BALTIMORE COUNTY, MAF AND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ATE April 19, 1974 ACCOUNT 08-662

AMOUNT \$50.00

DISTRIBUTION M. Goldberg & Son 531 Beaver Dan Road Cockeysville, Md. 21030

Petition for Reclassification 20207FAR 19 50.00 MSC

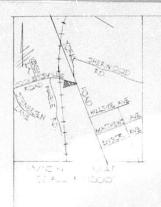
EALTIMORE COUNTY, MARYLAND 15167 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Sept. 16, 1974 ACCOUNT 01-662

AMOUNT \$130.20 PINK - AGENCY

Marvin W. Goldberg 531 Beaver Dan Road Cockeysville, Md. 21030 Advertising and postins of property 1 5020 mc

#75-49-R



NOTES

1. EX. ZONING - BL-CNS & ML-IM

2 TROP. ZONING BM

3. EX. USE - AS SHOWN ON PLAN

4. PROPLUSE - NO CHANGE

5. OFF STREET TARKING

AMOTORCYCLE SALES & SERVICE

SHOWNDOM - 2058 P = 200 = 11

CUSTOMER SERVICE 1500 P = 300 * 5

8. PRINATE MOTORCYCLE RETAIR SHOP

152 P + 300 + 5

0. BARBER SHOP

1175 P + 300 + 5

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1175 P + 300 - 5

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1074 NO. SPACES REQ'O - 35

TOTAL NO. SPACES REQ'O - 35

