

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, AMERICO MICHAEL GARAFOLA, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DRS-5 & RM zone to an RM zone; for the following reasons:

See attached Brief

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 GARAGE-SERVICE

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

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

Contract purchaser

Address

Amrico M. Garafola
Legal Owner

Address 10821 Philadelphia Road

White Marsh, Maryland 21162

Paul R. Rochlin

Address 110 E. Lexington Street, 21202

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of July, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of September, 1974, at 10:00 o'clock

A.M.

James E. Dyer
Zoning Commissioner of Baltimore County.

(over)

Paul R. Rochlin, Esquire
110 E. Lexington Street
Baltimore, Maryland 21202

RE: Petition for Reclassification and Special Exception
SE/S of Philadelphia Road, 381' E of
Cowington Avenue - 11th District
Americo M. Garafola - Petitioner
NO. 75-53-RX (Item No. 8)

Dear Mr. Rochlin:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. James D. Lince
10821 Philadelphia Road
White Marsh, Maryland 21162

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
SE/S of Philadelphia Road, 381' E of
Cowington Avenue - 11th District
Americo M. Garafola - Petitioner
NO. 75-53-RX (Item No. 8)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from D.R. 5.5 and B.M. Zones to a B.L. (Business, Local) Zone, and a Special Exception for a service garage. The property in question contains .39 of an acre, more or less, and is located on the southeast side of Philadelphia Road, 381 feet east of Cowington Avenue in the Eleventh Election District of Baltimore County.

Testimony and evidence was presented at the hearing by the Petitioner who owns and has resided on the subject property for the past eleven years. The property was described as having a frontage of sixty-seven feet on Philadelphia Road with a rectangular depth of 253.97 feet. The Petitioner indicated that he is losing his lease at his present place of business and plans to establish a small repair business consisting of a two car garage at the extreme rear of his property. It was his opinion that the zoning placed on the property by the adoption of the Comprehensive Zoning Map on March 24, 1971, is illogical and disregards established planning techniques, in that the property is surrounded on two sides by a car dealer and garage with a gravel parking lot which is zoned B.M.

One area resident, who lives on the opposite side of Philadelphia Road, appeared in protest to the Reclassification. He felt that there should be no change in the zoning classification unless it was proven to be of a benefit to the community. It was his further opinion that there are sufficient service garages in the area to serve the needs of the residents.

There were no adverse comments from County and State agencies who reviewed the Petitioner's proposed development plans. Agencies commenting

are as follows:

The Department of Traffic Engineering

"The subject Petition is of insufficient size to create any major traffic problems."

Health Department

"Metropolitan utilities are not available. Well water appears to be an approved type and no failures noted in the subject system."

State Highway Administration

"It is my understanding that the existing building on the subject site will remain as a dwelling and that the proposed service garage will be a home occupation with relatively light activity."

If this is the case, then the only requirement by the State Highway Administration would be for an entrance paving; however, if the operation expands, then the entire frontage of the site would have to be improved with curbing and paving."

Testimony and evidence presented in this case clearly indicates that the subject property, which is bounded on two sides by an expansive gravel parking area of the Smith Motor Company, is bearing the blunt of being a buffering property without benefit of a transitional zoning classification usually employed in cases such as this. During the Petitioner's eleven years of residency on the subject property, the gravel parking area, garage and new car agency has expanded and intensified along his south and easternmost property line, and the Allstate Sheet Metal Company has constructed a large concrete block building on M.L.R. zoned property one lot depth north of his other property line. In view of these facts, it is the opinion of the Deputy Zoning Commissioner that the Comprehensive Zoning Map is in error insofar as this particular property is concerned and that at least a portion at the rear should be reclassified. This action would correct an obvious error in the map and would grant some relief to a long time resident of the property by permitting him to earn a livelihood thereon during his remaining working years.

- 2 -

MEMORANDUM IN SUPPORT OF RECLASSIFICATION FROM DRS-5 and RM ZONE TO BL ZONE WITH SPECIAL EXCEPTION

The proposed use is for a 2 car service garage to be behind the home of the Garafola's to be used by him to earn a living. Mr. Garafola is losing his lease at his present location and must have this zoning in order to be able to use his property to make his livelihood.
ERROR IN ZONING MAP:

1. The zoning placed on the subject property is illogical and disregards planning techniques in that the property is surrounded on two sides by Smith Motor Company, a car dealer and garage whose property is zoned Business Major.

2. The zoning placed on the subject property is confiscatory in that part of the property is zoned Business Major and part zoned DRS-5.

3. That the investigation of the Petitioner is continuing and the Petitioner shall present other and further reasons at the time of the hearing.

CHANGE IN NEIGHBORHOOD:

1. That Smith Motor Company recently had reclassified a part of its property to Business Major.

2. That All State Sheet Metal, Inc. recently reclassified its property to M.L.R.

3. That the proposed location will overlook the parking lot of Smith Motor Company and appropriate screening will be provided for the property to the west.

4. That the proposed use would be beneficial to the neighborhood.

5. And for other and further reasons to be advanced at the hearing.

SPECIAL EXCEPTION:

1. The proposed use as a repair garage would not be detrimental to the health and general welfare of the community.

Respectfully submitted,

Paul R. Rochlin
Paul R. Rochlin

It is also evident that the proposed two car garage located at the extreme rear of the subject property would not be detrimental to the health, safety and general welfare of the area, would be compatible to the adjoining service garage and would meet all other requirements of Section 502.1 for the granting of the requested Special Exception.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of October, 1974, that the rear 115 feet of the subject property be Reclassified from a D.R. 5.5 Zone to a B.L. Zone, and that a Special Exception for the operation of a two car service garage also be GRANTED for this portion of the Petitioner's property, from and after the date of this Order. The granting of said Special Exception shall be subject to the following restrictions:

1. No outside storage of damaged or disabled vehicles shall be permitted on the premises.
2. The hours of operation shall be between the hours of 8:00 a.m. and 8:00 p.m. and shall not be opened on Sundays except for emergency repairs.
3. Strict compliance with the site plan submitted with the Petitioner's request.
4. Approval of said site plan by the State Highway Administration, Health Department, Department of Public Works and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

Americo M. Garafola March 28, 1974

Beginning for the same at a pipe on the southeasterly side of Philadelphia Road or Route 7 at a distance of 311.00 feet from the intersection formed by the Easterly side of Cowington Avenue and southeasterly side of Philadelphia Road and bearing 4 in a dead line dated April 24, 1959 and recorded in the land records of Baltimore County in Liber 3518 folio 408 from Gerard P. Lynch and Catherine, wife to Americo M. Garafola and Lillian, wife and running thence North 40-00-00 West 77.00 feet to a pipe thence South 09-00-00 East 275.77 feet to a pipe thence parallel to Philadelphia Road South 40-00-00 West 87.00 feet to a pipe thence North 49-45-00 West 235.00 feet to the place of beginning.

Containing 0.39 acres more or less.



Saving and exception of land on the Southeast west portion of lot as shown on plat covering the zoned portion B.M. containing 0.01 acres.

JAN. 06, 1975

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

**Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204**

April 29, 1974

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

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

Re: Item #8 (Cycle VII - April to October 1974)
Property Owner: Americo Michael & Lillian Evelyn Garafola
N/S of Philadelphia Rd., 305' SW of Cowenton Ave.
Existing Zoning: D.L. 5.5 and S.V.
Proposed Zoning: B.L. and Special Exception for Garage -
Service
No. of Acres: 0.39 District: 7th

Dear Mr. DiNenna:

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

General:

The subject property is situated within the boundary of the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973; i.e. immediate priority for water and 6 to 10 year priority for sewer.

Philadelphia Road 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.

Highways:

No existing or proposed County roads are involved in the proposed development of this property.

Storm Drains:

The Developer 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 problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Item 8 - 7th Cycle

Paul R. Rochlin, Esq.
110 E. Lexington Street
Baltimore, Maryland 21202

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

Your Petition has been received and accepted
for filing this _____ day of _____ 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Americo Michael and Lillian Evelyn Garafola

Petitioner's Attorney Paul R. Rochlin

cc: John D. Brennan - Land Surveyor
8905 Carlisle Avenue
Baltimore, Md. 21236

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Paul R. Rochlin, Esq.
110 E. Lexington Street
Baltimore, Maryland 21202

RE: Reclassification & Special
Exception Petition
Item 8 - 7th Cycle
Americo Michael and Lillian
Evelyn Garafola - Petitioners

Dear Mr. Rochlin:

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 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 southeast side of Philadelphia Road, approximately 381 feet northeast of Cowenton Avenue, in the 11th Election District of Baltimore County. It is presently improved by a 1-1/2 story frame residence.

A 1-1/2 story frame dwelling exists directly to the northeast and two dwellings exist opposite the site on Philadelphia Road. To the southwest of the site along Philadelphia Road are the existing Smith Motors, new and used car facilities.

The petitioner is requesting a Reclassification to Business Local and a Special Exception for a service garage. He proposes to retain the existing frame structure and to erect a 900 square foot garage with a parking area for 4 cars.

Paul R. Rochlin, Esq.
Item 8 - 7th Cycle
April 30, 1974

Page 2

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 final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

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

JBB:JD

Enclosure

cc: John D. Brennan - Land Surveyor
8905 Carlisle Avenue
Baltimore, Maryland 21236

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

ELLSWORTH A. CLIFFORD, P.E.
DIRECTOR

WM. T. NELZER
SENIOR TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 8 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Americo Michael and Lillian Garafola
NW/4 Philadelphia Road, 305 feet SW of Cowenton Avenue
B.L. and Special Exception for Garage-Service
District 9

Dear Mr. DiNenna:

The subject petition is of insufficient size to create any major traffic problems. The driveway must be a minimum of 20 feet instead of 10 feet as shown.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/pk



Maryland Department of Transportation

State Highway Administration

April 26, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. James Byrnes

Dear Sirs:

It is our understanding that the existing building on the subject site will remain as a dwelling and that the proposed service garage will be a home occupation with relatively light activity.

If this is the case, then the only requirement by the State Highway Administration would be for entrance paving; however, if the operation expands, then the entire frontage of the site would have to be improved with curbing and paving.

The 1973 average daily traffic count for this section of Philadelphia Road is ... 4,125 vehicles.

Very truly yours,

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

CLJEM:bkl

Item #8 (Cycle VII - April to October 1974)
Property Owner: Americo Michael & Lillian Evelyn Garafola
Page 2
April 29, 1974

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 permit.

Water:

Public water supply is not available to serve this property at this time. This office is currently preparing plans for construction of water mains that would serve this property under Job Order 1-2-4-1, known as Ebaneser Road Area Water Facilities. However, ultimate construction of this water system is contingent upon many factors, and no scheduling is possible at this time.

If construction of the total water system proves to be unfeasible, the Developer of the property could enter into a Public Works Agreement and a water main extension could be constructed from the end of the existing 12-inch main in Cowenton Avenue, approximately 500 feet north-westerly from Philadelphia Road.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property at this time, and is not anticipated for construction until 6 to 10 years in the future.

Use of a private underground sewage disposal system is subject to the approval and regulations of the Department of Health.

Very truly yours,

Ellsworth A. Clifford
ELLSWORTH A. CLIFFORD, P.E.
Chief, Bureau of Engineering

END:RAM,ROD:mas

cc: J. Leach

4-WE Key Sheet
32 NS 35 Pos. Sheet
NS 8 I Topo

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Americo Michael & Lillian Evelyn Garafola

Location: NW/4 of Philadelphia Rd., 305 SW of Cowenton Avenue

Item No. 8 Zoning Agenda April 3, 1974

Contention:

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 _____ exceeds 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. (Comply with the National Fire Code, 3rd. Ed. for repair garage).
- (X) 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. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Inspector J. M. Brady* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

m/s
4/16/74

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 10, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

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

Property Owner: Americo Michael & Lillian Evelyn Garafola
Location: NW/4 of Philadelphia Rd., 305 SW of Cowenton Ave.
Existing Zoning: D.R.5.5 & B.M.
Proposed Zoning: B.L. & Special Exception for Garage-Service
No. of Acres: 0.39
District: 11

Metropolitan utilities are not available. Water well appears to be an approved type and no failures noted in septic system.

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.



Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BVB/cag

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 26, 1974

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

Re: Item 8

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

Property Owner: Americo Michael & Lillian Evelyn Garafola
Location: NW/4 of Philadelphia Rd., 305 SW of Cowenton Avenue
Present Zoning: D.R. 5.5 & B.M.
Proposed Zoning: B.L. & Special Exception for Garage-Service

District: 11th
No. Acres: 0.39

Dear Mr. DiNenna:

No adverse effect on student population.

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

WNP/ml

H. ENGLIE PARKS, President
EUGENE D. HESS, Vice President
MRG. ROBERT L. SCHNEY

MARCUS M. ROTHSCHILD
JOSEPH N. MUGGERMAN
ALVIN LORENK
JOSEPH R. WHEELER, Secretary

T. SATYAG WILLIAMS, JR.
RICHARD W. FRISCH, VICE
MRG. RICHARD A. GULEWELL

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 10, 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 #8 Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Americo Michael & Lillian Evelyn Garafola
Location: NW/4 of Philadelphia Rd., 305 SW of Cowenton Avenue
Existing Zoning: D.R. 5.5 and B.M.
Proposed Zoning: B.L. and Special Exception for garage service
No. of Acres: 0.39
District: 9th

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 made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner must demonstrate how he intends to comply with Section 405A of the Zoning Regulations.

It is the understanding of this office that this will be a very small operation with the owner of the service garage having his residence in the front dwelling. If this is the case this office would not require a standard commercial driveway. However, if the size of the operation would increase this office would require standard driveway improvements and road widening of Philadelphia Road.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 414-3211 ZONING 424-3351

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

May 20, 1974

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

Re: Item 8 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Americo Michael & Lillian Evelyn Garafola
NW/4 Philadelphia Road, 305 feet SW of Cowenton Avenue
B.L. and Special Exception for Garage-Service
District 9

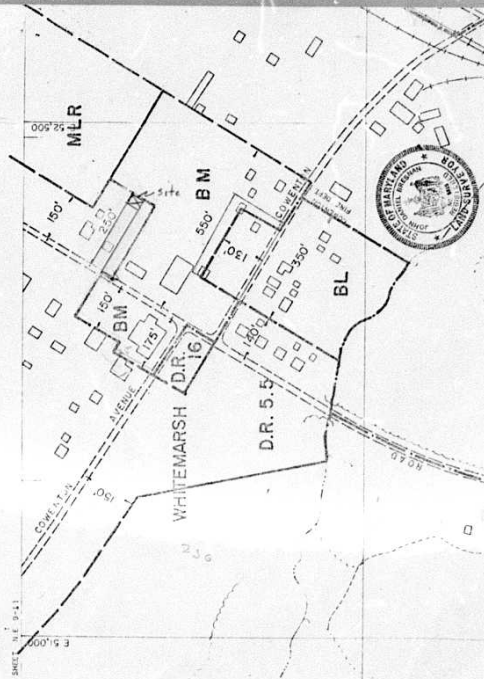
Dear Mr. DiNenna:

On May 17, 1974 Mr. Paul Rochlin, Attorney for the petitioner, met with me in my office and indicated that this service garage was to be only a one man operation, if this is the case, the requirement for a 20 foot driveway is not needed. However, should the operation expand to have more than one employee then sufficient traffic would be created on the site to require a 20 foot driveway. This reclassification is of insufficient size to create any major traffic problems to public streets.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/pk



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: <i>974</i>	Revised Plans:									
Previous case:	Change in outline or description Yes _____ No _____									
	Map # _____									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *11th* Date of Posting: *5/22/74*
Posted for: *Blowing Rock, Inc. 12. 1974. 9. 10. 11. 12. P.M.*
Petitioner: *Americo M. Garafola*
Location of property: *5815 L. Phila. Rd. 301' East of*
Cowenton Ave.
Location of Signs: *2 Signs Phila. & 10521 Phila. Rd.*
Remarks: _____
Posted by: *Paul H. Hess* Date of return: *5/22/74*

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
17TH DISTRICT

ZONING: FROM D.R. 1.5 and R.M. to R.L. Zone. Petition for Special Exception for Garage Service.

LOCATION: Southeast side of Philadelphia Road 281 feet East of Cowington Avenue.

DATE & TIME: THURSDAY, SEPTEMBER 19, 1974 at 10:00 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:

Present Zoning: D.R. 1.5 and R.M.

Proposed Zoning: R.L. Petition for Special Exception for Garage Service.

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

Beginning for the same at a pipe on the westerly side of Philadelphia Road or Route 7 at a distance of 281.50 feet from the intersection formed by the intersection of Cowington Avenue and the Eastern side of Philadelphia Road and described in a deed dated April 24, 1969 and recorded in the land records of Baltimore County in Liber 2518 folio 408 from Gerard F. Americo M. Garafola and Lillian, wife and running thence North 40-45-00 East 67.00 feet to a pipe thence South 49-45-00 East 285.97 feet to a pipe thence parallel to Philadelphia Road South 40-45-00 West 67.00 feet to a pipe thence North 49-45-00 West 285.90 feet to the place of beginning.

Containing 0.30 acres more or less.

Saving and exception of land on the Southeast most portion of lot as shown on plat covering the zoned portion R.M. containing 0.01 acres.

Being the property of Americo Michael and Lillian Garafola, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 19, 1974 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., August 22, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 19th day of September 1974, the publication appearing on the 29th day of August 1974.

THE OBSERVER,
White & Leubke
Advertising Mgr.

Cost of Advertisement \$24.00

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION—10TH DISTRICT

ZONING: From D.R. 1.5 and R.M. to R.L. Zone. Petition for Special Exception for Garage Service.

LOCATION: Southeast side of Philadelphia Road 197 feet East of Cowington Avenue.

DATE & TIME: Thursday, September 19, 1974 at 10:00 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:

Present Zoning: D.R. 1.5 and R.M.

Proposed Zoning: R.L. Petition for Special Exception for Garage Service.

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

Beginning for the same at a pipe on the westerly side of Philadelphia Road or Route 7 at a distance of 197 feet from the intersection formed by the intersection of Cowington Avenue and the Eastern side of Philadelphia Road and described in a deed dated April 24, 1969 and recorded in the land records of Baltimore County in Liber 2518 folio 408 from Gerard F. Americo M. Garafola and Lillian, wife and running thence North 40-45-00 East 67.00 feet to a pipe thence South 49-45-00 East 285.97 feet to a pipe thence parallel to Philadelphia Road South 40-45-00 West 67.00 feet to a pipe thence North 49-45-00 West 285.90 feet to the place of beginning.

Containing 0.30 acres more or less.

Saving and exception of land on the Southeast most portion of lot as shown on plat covering the zoned portion R.M. containing 0.01 acres.

Being the property of Americo Michael and Lillian Garafola, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 19, 1974 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22, 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., once in each at one time, seven weeks before the 19th day of September 1974, the first publication appearing on the 29th day of August 1974.

THE JEFFERSONIAN,
H. L. Smith
Manager.

Cost of Advertisement, \$



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3rd day of

April 1974 Item #

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner *GARAFOLA* Submitted by *Rochlin*
Petitioner's Attorney *Rochlin* Reviewed by *FTH*

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

Paul R. Rochlin, Esq.
110 E. Lexington Street
Baltimore, Maryland 21202

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 2nd day of July 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner *Americo Michael and Lillian*
Evelyn Garafola
Petitioner's Attorney *Paul R. Rochlin*
co: John D. Brosnan - Land Surveyor
8905 Carlsile Avenue
Baltimore, Md. 21236

Reviewed by *James C. Brown*
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND

No. 13186

OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

April 1, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Petition for Reclassification and Special Exception
for Americo M. Garafola
(Cash - Paul R. Rochlin)

BALTIMORE COUNTY, MARYLAND

No. 15182

OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Sept. 19, 1974 ACCOUNT 01-662

AMOUNT \$138.03

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Perry Ball City
9101 Belair Road
Baltimore, Md. 21236
Advertising and posting of property for Americo
M. Garafola - \$75-53-XX

ALL STATE
SHEET METAL
INC.

15. CONC BLK
BLDG
#108220

ZONED
MLR

PARKING
LOT

GRASS

PHILADELPHIA
RD

NOTE: PARKING EGGS
500 + 500 + 3
PARKING PROVIDED

NO OUTSIDE STORAGE
OF DAMAGED OR DISABLED
VEHICLES

PORCH
2 1/2 ST
FRAM'D
DWLG

PORCH
1 1/2 ST
CONC
BLK
DWLG

SMITH MOTORS
PAINT SHOP
15TH
BR

SMITH MOTOR
PARKING
AREA

BM

110 PARKING AREA
(GRAVEL BASE)

BM

PARKING LOT
MAC

BM

PHILADELPHIA RD

BM

BM

CONVENTON AVE



PLAT TO ACCOMPANY
REQUEST FOR
RECLASSIFICATION
AMERICO M. GARAFOLA
15821 PHILADELPHIA ROAD
WHITE MARSH
BALTIMORE CO
DISTRICT NO 11
DEED 3518/408
SCALE 1/230' JAN 25, 1974
DR-16
JOHN D. BRENNAN
LAND SURVEYOR #515
8805 CARLISLE AVE
BALTIMORE MD 21236

40
NETE
4024
11
10



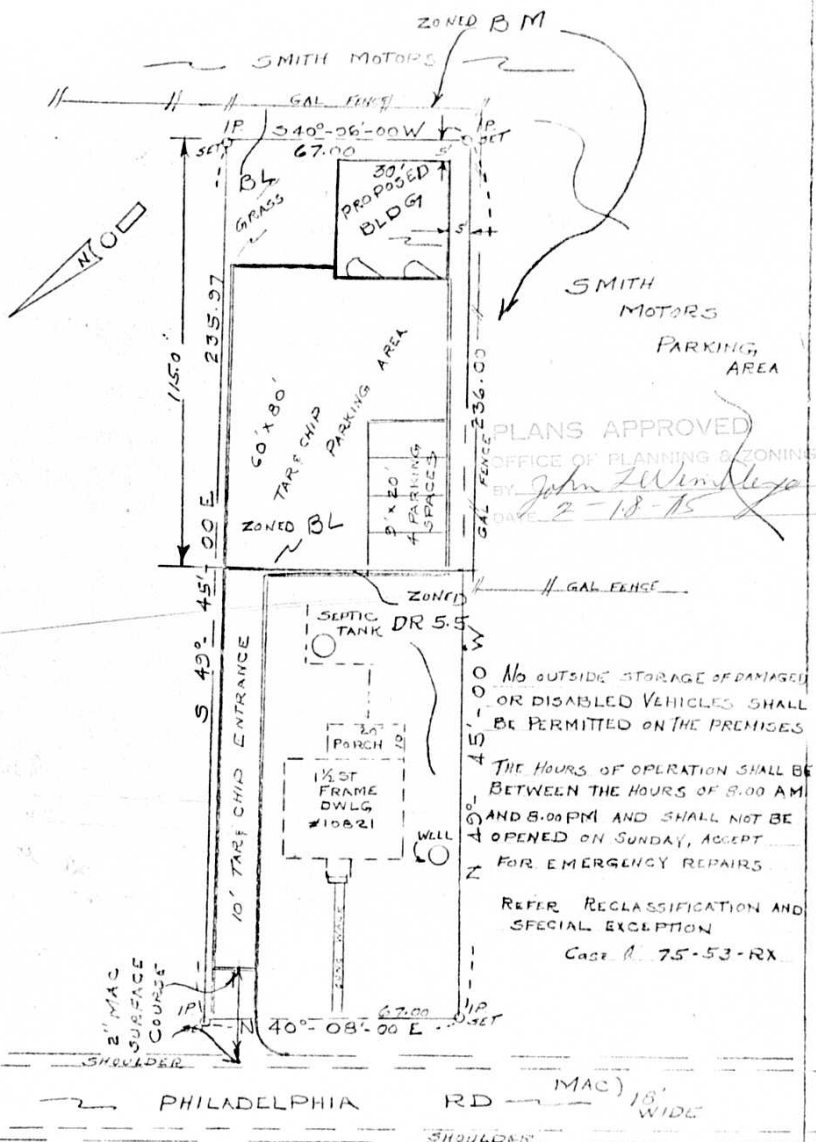
VICINITY SKETCH

SMITH MOTORS
15TH BR
GARAGE

BL

BL





NO OUTSIDE STORAGE OF DAMAGED OR DISABLED VEHICLES SHALL BE PERMITTED ON THE PREMISES

THE HOURS OF OPERATION SHALL BE BETWEEN THE HOURS OF 8.00 AM AND 8.00 PM AND SHALL NOT BE OPENED ON SUNDAY, EXCEPT FOR EMERGENCY REPAIRS.

REFER RECLASSIFICATION AND SPECIAL EXCEPTION

CASE # 75-53-RX

SCALE 1" = 30'

JOHN D. BRESNAN
LAND SURVEYOR #5815
8305 CARLISLE AVE
BALTIMORE MD



OCTOBER 20, 1974

PLAT OF
AMERICO M GARAFOLA
10821 PHILADELPHIA RD
WHITE MARSH MD
DISTRICT #11
BALTIMORE CO MD