PETITION FOR ZONING RE-CLASSIFICATION 75-81-X AND/OR SPECIAL EXCEPTION Otento: 5)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Dennis A. Stichion and

IXEM we. Joseph Stichionlegal owner.s. of the property situate in Baltic County and which is described in the description and plat attached hereto and made a part hereof,

hereb	y petitio	D TTY	mat u	ie zonin	g status	or the	e nerem described	property be
to the	Zoning	Law	of Ba	ltimore	County,	from	an	

See attached description



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for. A Service Carage

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. osting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Address 7403 Eastern Avenue

Protestant's Attorney

Petitioner's Attorney
1505 National Road
Address, Baltimores, Baryland 21237...
ORDERON OF 1233 ORDERED By The Zoning Commissioner of Baltimore County, this 12th ...

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 17th day of October

> Acri la Genna Zoning Commissioner of Baltimore County.

MICROFILMED

Bea

10/17/14

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

October 17, 1974

George G. Balog, Esquire 1505 National Road Baltimore, Maryland 21237

RE: Petition for Special Exception SE/corner of Eastern and Linden Avenues - 12th Election District Dennis A. Stichion and Joseph Stichion - Petitioners NO. 75-81-X (Item No. 36)

Dear Mr. Balog:

I have this date passed my Order in the above referenced.

Copy of said Order is attached.

18/ S. ERIC DI NENNA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted

_day of _ September

SED/ew

George G. Balog, Esq. 1505 National Road Baltimore, Maryland 21237

for filing this 13th

Petitioner Dennis A. Stichion and Joseph Stichion

Petitioner's Attorney George G. Balog cc: Raymond H. Holland, 12nd Surveyor 1126 Kevin Road (21229)

MICROFILMED

MICROFILMED

RAYMOND H. HOLLAND LAND SURVEYOR 1126 Kevin Road Itimore, Maryland 21229 Telephone: 947-9483

DESCRITION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION IN THE USEOF THE PROPERTY KNOWN AS 7405 EASTERN AVENUE, SITUATED IN THE THELFIR ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

Reginning for the mame at the intersection of the northeast side of Landen Avenue, 50 feet side, and the acutemat side of Eastern Avenue, 100 feet side, and the acutemat side of Eastern Avenue, No. 4625; running themse binding on the land Cossinston Flat Stephen and Cossinston Flat Stephen and Cossinston Flat Stephen and Cossinston Flat Stephen and Cossinston and Cossins and Cossins and Cossinston and Cossins and



MICROFILMED

BALLIMORE COUNTY, MARYLIND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner

Date October 3, 1974

William D. Fromm, Director of Planning

SUBJECT Petition #75-81-X. Southeast corner of Eastern and Linden Avenues

Petition for Special Exception for Carage, Service. Petitioner – Joseph Stichion and Dennis A. Stichion

12th District

HEARING: Thursday, October 17, 1974 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition

The granting of this request would not be inconsistent with the 1980 Guideplan, the County's official master plan.

WDF: NEG: rw

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

James B. Syrnes, fil

HEMBERS CONING ADMINISTRATION HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERING

STATE RICHWAY ADMINISTRATION BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLAN INDUSTRIAL DEVELOPMENT COOPIISSION

BOARD OF COUCATION

SERVER OF THE MITTERS _Reviewed by Ames & Byrnes M

Zoning Advisory Committee

September 16, 1974

George G. Balog, Esq. 1505 National Road Baltimore, Maryland 21237

RE: Special Exception Petition Special Land Street And Joseph Stichion - Petitioners

Dear Mr. Balog:

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 all and a sure of plans or problems with regard to the decomment plans that may have a bearing on the compensations 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 at the southeast corner of Eastern and Li an Avenues, in the 12th corner of Eastern and Li an Avenues, in the 12th Election District of Baltimore County. It is presently improved by an existing one-story block garage and office building, which is presently utilized by Eastwood Auto Electric Service. The subject Eawark Sales & Service Tacillities existed the subject to the subject to the subject to the control of the subject to the cast and south. A two-story block deelling exists opposite the site on Linden Avenue.

The petitioner is requesting a Special Exception opermit a service garage and proposes a 31'x40' addition to the western side of the existing addition. The proposed addition is to include four (4) service bays. Off street parking is

George G. Balog, Emq. Item 36 Page 2

September 16, 1974

provided for 16 vehicles, five of those within the existing and proposed structures.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing which will be held not less than 30, nor more than be about after the date on the filing certificate, will be fo

Very truly yours,

JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBR: JD

Enclosure

cc: Raymond H. Holland, Land Surveyor 1126 Kevin Road Baltimore, Maryland 21229

MICROFILMED

MICROFILMED

Pursuant to the advertisement, posting of preperty, and public hearing on the above Betition and it appearing that by reason of the requirements of Section 5/2, 1 of the Baltimore County Zoning Regulations having been met, the above disclossification obesite has hard-canditionaribes appearing that by reason of a Special Exception for a Garage, Service should be granted. T IS ORDERED by the Zoning Commissioner of Baltimore County this day of October , 1974, that sheckureins described property are severabould be and Granled, 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, Zoning Commissioner of Baltimore County 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 IT IS ORDERED by Various Commissioner of Baltimore County, this_____day 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, Maruland Bepartment Of Bublic Borks COUNTY OFFICE BUILDING

Sentember 6. 1976

TOWSON MARYLAND 21204

Towson, Maryland 2120h

Zoning Commissioner County Office Building

No. 1 ten #35 (197h-1975)
Preparty Obsers Dounts A. & Sceigh Siichton
19783 of Linden Are. \$758 of Eastern Are.
Existing Zoning: #5. Of Eastern Are.
Bristing Zoning: #5. District; 1289
Proposed Zoning: #5. District; 1289
No. of Arews C. 0.3956 District; 1289

Bear Mr. Dillenna.

The following comments are furnished in recard to the clot submitted to this office for review by the Zoning Advisory Committee in commention with the subject item.

This projectly together with the indicated "Linden Avenue" and the lot westerly thereof, front on Eastern Avenue and are actually surrounded on the other three sides by the Oak Lawn Cematery property. However, these properties, other than as the Cemetery, do not appear on the Tax Map No. 96.

Santorn Avenus (Md. 150) is a State Bood; therefore, all improvements, inter-sections, entrances and drainage requirements as they affort the road core under the jurisdiction of the Nuryland Highmay Administration. Any utility construction within the State Bood right-of-may will be subject to the standards, specifications and sepreval of the State in addition to those of Bulleare County.

The indicated (50-foot wide) Linden Avenue (which scales h0 feet) and the 20-foot unimproved alley apparently are private rights-of-way for which no public improvements are proposed.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, desaging private and public holdings downstress of the property. A grading permit is, therefore, necessary for all grading, including the attaphing of top soil.

Item #36 (1974-1975) Property Owner: Dennis A. & Joseph Stichion September 6, 197h

The Petitioner must provide necessary drainage facilities (temporary or permanent) to provent creating any muisaness or damages to adjacent properties, especially by the concentration of murface 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 heutitoner.

It is a responsibility of the Petitioner to ascertain and clarify any/all rightm-of-way through this site, particularly in regard to the existing \$2-inch storm drain which exists under the present building (see Drawing \$55-0617, File h) and to determine his libellities in concention therewith.

Public water supply is serving this property.

Samitary Sewer:

Fublic shultary severage is not available to serve this property which is utilizing princh ensite counts of severe disposal.

Very truly yours,

Leesword on Viver MLISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END. EAM. FUR. ss

cc: D. Grise

F-ME Key Sheet 3 SS 18 Pos. Sheet SE 1 E Topo 96 Tax Map

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Dennis A. & Joseph Stichion

Location: NE/S of Linden Avenue, SE/S of Eastern Avenue Item No. 36

Zoning Agenda August 13, 1974

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 goad in accordance with Baltimore County Standards as published by the Department of Public Norks.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at

ECCEDS the marinum allowed by the Fire Department.

() in The site shall be made as comply with all applicable parts of the Fire Freventino Code prior re
(x) 5. The buildings and structures of attack or beginning of operations.

(x) 5. The buildings and structures of attack or beginning of operations. The buildings and structures of attack or beginning of the state of the state

() 6. Site plans are approved as drawn.

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

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Property Owner: Dennis A. & Joseph Stichion
Location: NE/S of Linden Ave., SE/S of Eastern Ave
Present Zoning: BR - CNS

Proposed Zoning: Special Exception for Service Garage

No bearing on student population.

Reviewer: ARCHAILIGE Approved:
Planning Group
Special Inspection Division

Mr. S. Eric DiNenna Zoning Corrissioner County Office Building Towson, Maryland 2120h

District.

Dear Mr. DiNenna:

Laul H Peinche

Deputy Chief Fire Prevention Bureau

TOWSON, MAFYLAND - 21204

Date: August 13, 1974

Z.A.C. Meeting of: August 13, 1974

Maryland Department of Transportation State Highway Administration

Bernard M. Evans

August 9, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building ITEM 36
Re: Z.A.C. meeting Aug. 13, 1974
Property Owner: Dennis A. 5 Joseph Stichion Location: NE S of Linden Ave., SE/S of Eastern Ave. (Route 150)
Exist. Zoning BR-CHS
Proposed Zoning: Spec. Except
for Service Garage
No. of Acres: 0,2896
District: 12th

Boar Siri

e subject plan indicates an existing entrance from Eastern Ave.

An inspection at the site revealed the entrance to be only 20' in width. The minimum width for a commercial entrance is 75 ft., therefore, the plan must be revised to indicate a proposed widening. A standard concrete cuch must be constructed along the right of way line. Ine plan should be revised prior to the hearing.

The 1973 average daily traffic count for this section of Eastern Avenue is ... 27,500 vehicles.

Very truly yours,

Charles Lee, Chief Access Permits by: J hn E. Meyers

CL: JEHrhik

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



JEFFERSON BUILDING

DONALD J. ROOP, M.D. M.P.H.

August 14, 1974

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

Comments on Item 36, Zoning Advisory Committee Meeting, August 13, 1974, are as follows:

Property Owner: Dennis A. & Joseph Stichion Location: NECS of Linden Ave., SE/S of Eastern Ave. Proposed Zoning: Sepcial Exception for Service Garage No. of Acres: 0.28pc(al Exception for Service Garage District: 12th

Metropolitan water is available; septic system functioning

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

WILLIAM D. FROMM

S. ERIC DINENNA



August 8, 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 # 36, Zoning Advisory Committee Meeting, August 13, 1974, are as follows:

Property Owner: Dennis A. and Joseph Stichion Location: NE/S of Linden Ave., SE/S of Eastern Avenue Existing Zoning: BR - CNS
Proposed Zoning: Special Exception for Service Garage
No. of Acres: 0.2896

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours. John L. Wembley

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARTY AND 21704
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351 SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

WNP/ml

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Very truly yours,

W lid telegral

W. Nick Petrovich Pield Representative

PETITION FOR SPECIAL EXCEPTION 12th DESTRECT

or Garage, Service.

All that parcel of land in the Tweifth District of Baltimore Co-

All that parcel of land in the Twelfill Direct of Bullimer Company of the same at the interaction of the mortness and the same of the same

Seing the property of Joseph Stickien and Dennis A. Stickhos, as shown on plate plan filled with the plant of the plant of the plant of the Hearting Dair: Thursday, Octo-ber 77: 1974 at 1845 A.M. Polisic Hearting Hour 186, Cun-posite Averaged 1875 A.M. Polisic Hearting Hour 186, Cun-posite Averaged 1875 A.M. BY ORDER OF S. ERIC DINCENSA 2003BG COMMERCIANT OF 1941 THE PROPERTY

CERTIFICATE OF PUBLICATION

OFFICE OF **Dundalk Eagle**

38 N. Dundelk Ave. Dundelk, Md. 21222

Sept. 27, 1974

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Commissioner of Balto County in matter of petetion of Jos. 5 Dennis Stinchion a weekly newspaper published in Baltimore County, Maryland, once page 1886 27th day of September, 19 74 ; that is to say, the same was inserted in the issues of Septe mber 26,1974

Kimbel Publication, Inc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. ____Sentember_26_____, 19-24 THIS IS TO CERTIFY, that the annexed advertisement war

published in THE JEFFERSONIAN, a weekly ne

appearing on the _____ 26tb __day of _____ September .

Cost of Advertisement, \$_____

19. 74

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of return: 10/3/24

	Towns, Marylan		/ -
District 12 H.		Date of Posting	26/
Posted for . Hearing	Thur Och.	17- 1974 0	10.45 AM
District 12 H. Posted for Hearing Petitioner Jungar Accation of property SVE/L	er of Caster	or of Links	low
ocation of Signs / Lyn	Ontil a 74	123 Carten on	

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION 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: 3.94 Revised Plans: Change in outline or description___Yes

-No

Previous case: Map #

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27 day of

197 . Item #

Zoning Commissioner Submitted by Petitioner's Attorney

* 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

16949

DATE Oct. 15, 1974 ACCOUNT 01-662

AMOUNT \$68.75

PINK - AGENCY WHITE - CASMEN Eastwood Auto Electrical Service 7403 Eastern Ave. Baltimore, Md. 21224 Advertising and posting of property for Joseph Stichion 775-81-X

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 15189

DATE September 19, ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER PINK - AGENCY George G. Balog 1505 National Road

Paltimore Md. 21277 Fettion for Associated Exception for Jos. Stichion #75-81-X



