

75-81-X (Item No. 36) PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Dennis A. Stichion and
Joseph Stichion, 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 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 _____ A Service Garage

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 of Baltimore County.

Contract purchaser _____ Legal Owner _____
Address _____
Address _____
George G. Balog, Esq.
Petitioner's Attorney
1505 National Road
Baltimore, Maryland 21223
Protestant's Attorney _____

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 _____ o'clock _____ M.

(over) MICROFILMED



October 17, 1974

George G. Balog, Esquire
1505 National Road
Baltimore, Maryland 21223

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 matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/sw

Attachments

MICROFILMED

RAYMOND H. HOLLAND
LAND SURVEYOR
1126 Kevin Road
Baltimore, Maryland 21229
Telephone: 547-9485

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION IN THE USE OF THE PROPERTY KNOWN AS 7405 EASTERN AVENUE, SITUATED IN THE TWELFTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the intersection of the northeast side of Linden Avenue, 50 feet wide, and the southeast side of Eastern Avenue, an widened in accordance with State Roads Commission Plat No. 4493; running thence binding on the southeast side of said Eastern Avenue, Northeasterly 95 feet, to the northeast outline of Lot 23, shown on the Plat of Alondra Heights, recorded among the Land Records of Baltimore County in Plat Book J.E.S. No. 1, folio 249; thence binding on the northeast outline of said Lot 23, Southeasterly 150 feet, to the northeast side of an alley, 20 feet wide; thence binding on the northeast side of said alley, 20 feet wide, to the northeast side of the northeast side of said Linden Avenue, 50 feet wide and thence binding, on the northeast side of said Linden Avenue, Northeasterly 150 feet to the place of beginning. Containing .2896 acre of land, more or less.



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: October 3, 1974

FROM: William D. Fromm, Director of Planning

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

Petition for Special Exception for Carport, 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 and has the following comment to offer.

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

William D. Fromm
Director of Planning

WDF:NEG:rw

MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 16, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDING ENGINEER

George G. Balog, Esq.
1505 National Road
Baltimore, Maryland 21223

RE: Special Exception Petition
Item 36
Dennis A. Stichion 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 made aware of 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 at the southeast corner of Eastern and Linden 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 Eastpoint Kawasaki Sales & Service facilities exist opposite the site on Eastern Avenue and the Oak Lawn Cemetery abuts the property to the east and south. A two-story block dwelling exists opposite the site on Linden Avenue.

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

George G. Balog, Esq.
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 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: Raymond H. Holland, Land Surveyor
1126 Kevin Road
Baltimore, Maryland 21229

MICROFILMED

MICROFILMED

JAN. 16, 1975

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Sept. 27, 1974

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Commissioner of Balto County in matter of petition of Jos. & Dennis Stichion, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for seven consecutive weeks before the 27th day of September, 1974; that is to say, the same was inserted in the issues of September 26, 1974

Kimbel Publication, Inc.

Publisher.

By Kimbel & Co.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 26, 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 a week and one time successive weeks before the 17th day of October, 1974, the first publication appearing on the 26th day of September, 1974.

THE JEFFERSONIAN,

L. L. Smith
Manager.

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#75-81-X

District 12th Date of Posting Sept 26/74
Posted for: Heavy thru Oct. 17-1974 9:10 AM
Petitioner: Joseph Stichion
Location of property: Site/loc. of Linden Ave. & Linden Ave.
Location of Signs: 1 sign, Blvd. & 74th St. Linden Ave.
Remarks: _____
Posted by: Mark H. Hues Date of return: 10/3/74

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		250 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: <u>JPH</u>	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 27th day of Sept, 1974. Item # _____.

S. Eric DiNenna
Zoning Commissioner

Petitioner Stichion Submitted by Balog
Petitioner's Attorney Balog Reviewed by JPH

* 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. 16949

DATE Oct. 15, 1974 ACCOUNT 01-662

AMOUNT \$69.75

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Bestwood Auto Electrical Service
7403 Eastern Ave.
Baltimore, Md. 21224
Advertising and posting of property for Joseph Stichion 75-81-X 68.75

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

No. 15189

DATE September 19, ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

George G. Balog
1505 National Road
Baltimore, Md. 21227
Petition for Special Exception for Jos. Stichion 75-81-X

PETITIONER'S EXHIBIT #1

OAK LAWN CEMETARY
RESIDENTIAL PROPERTY
D. R. 5.5

VICINITY MAP

SCALE: 1"=200'

OAK LAWN CEMETARY
RESIDENTIAL PROPERTY
D. R. 5.5

OAK LAWN CEMETARY
RESIDENTIAL PROPERTY
D. R. 5.5

EASTERN

AVENUE



PARKING DATA
Existing Building 1298.95 Sq. Ft.
Proposed Building 1260.0 Sq. Ft.
Total Building Area 2558.95 Sq. Ft.
One Parking Space For 300 Sq. Ft.
9 Parking Spaces Required
11 Parking Spaces Shown (And 5 in Bays)
Parking Spaces 10'x20'

EASTPOINT KAWASKI
SALES & SERVICE
ER-CNS

SUBJECT SITE DATA
Size: 96'x130'x58.08'x130'
Area: 0.2196 Acre
Zoning: BL-CNS

RD. REG. L.S. NO. 8447

REV. DATE	REVISIONS	BY	OWNER - PETITIONER
1	10-14-74	FOR CURB & ENTRANCE	DENNIS A. STICHION JOSEPH STICHION 7403 EASTERN AVENUE BAL. MORE, MD. 21224

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
IN THE USE OF THE SUBJECT PROPERTY FOR AUTOMOTIVE ELECTRICAL REPAIRS
7403 EASTERN AVENUE
12TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND.

RAYMOND H. HOLLAND
LAND SURVEYOR
1126 KEVIN ROAD
BALTIMORE, MD. 21229

SCALE: 1"=20'
JULY 13, 1974
SHEET 1 OF 1



