PETITION FOR ZONING RE-CLASSIFICATION (Dar 1023) AND/OR SPECIAL EXCEPTION

NING COMMISSIONER OF BALTIMORE COUNTY:

L or we Charles R. Kinstler and legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereion 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 for the following reasons

See attached description



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulati County, to use the herein described property, for . And the Brief Shore Hange Lervice

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 Death.

Death.

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Ler	OX M	Merri	tt. Les	see
- 55	alo D	Rudic	Rontract	purchaser
				ssee
ddress	351	Taura	unlock	11308

Charles Kinetter Charles R. Kinstler

Ulta Kunstler

Vera Kinstler

Legal Owner

Lee Harrison, Petitioner's Attorney Address 601 Equitable Building, Towson (21204) 823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day __, 197 __,|shat the subject matter of this petition be advertised, as

1 of 1 Section ber 197 ... ishat the subject matter or the peason of the Source Var Henries 197 4 1:00 clock



Manufact 21204 • Tel (301) 823-0900

DESCRIPTION

0.47 ACRE PARCEL, MORE OR LESS, EAST OF HOLLINS FERRY ROAD, NORTHWEST OF BALTIMORE WASHINGTON EXPRESSWAY, THIRTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "ML ZONING WITH SPECIAL EXCEPTION AND PARKING VARIANCE"

Beginning for the same at a point on the third or N 86° 49' 54" E 800.63 foot line of the land as described in the lease agreement to Leroy M. Merritt dated July 26, 1972 and recorded among the Land Records of Baltimore County in Liber O. T.G. 5319 page 435, said point of beginning being distant N 86° 49' 54" E 120 feet, more or less, from the beginning of said third line, said last mention point being distant southerly 332 feet, more or less, from the intersection of the northeast side of Hollins Ferry Road with the center line of Gehb Avenue, ning thence binding on part of said third line, (1) N 86° 49' 54" E 64 feet, more or less, thence three courses: (2) S 03° 10' 06" E 70 feet, more or less, (3) S 11° 31' 16" E 318 feet, more or less, and (4) S 46° 08' 01" E 48 feet, more or less, to a point in the seventh or S 43° 51' 59" W 258,725 foot line of the land as mentioned in said lease agreement, thence binding on part of said seventh line, (5) S 43° 51' 59" W 45 feet, more or less, thence five courses:

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles B., Kinstler and legal owner 5 of the property situate in Baltim County and which is described in the description and plat attached hereto and made a part here

hereby petition for a Variance from Section 499, 2(b)(5) of the Zoning Code to permit a total of 2° parking spaces instead of the required 40 spaces (a variance

of the Zoning Registrics of the Coning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Practical Difficulty. This is a consummer orient a establishment with the normal associated volume of traffic. Vehicles on the site will remain within the building for the proposed operation and the necessity of exterior parking would be for employees only.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this titlen, and further agree to and are to be bound by the noning regulations and restrictions of almost comys adopted pugguant to the Zoning Law For Baltimore County.

Leving M. Werrytti, Lebree.

Leving M. Morrytti, Lebree.

Leving M. Morrytti, Lebree.

Patron Auto Painting, Inc. By Jonath Judie sub-lessee

Charles R. Kinstle Vera Kinstler Legal Owner

Address 601 Equitable Building, Towson (21204)

h ... 196 ... that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out-Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commbetoner of Baltimore County in Room 10C, County Office Building in Towson, Baltimore day of Cotober 7 196 4 at 17th

MCA 🗆 🔾

(6) N 46° 08' 01" W 38 feet, more or less, (7) N 11° 31' 16" W 218.7 feet, more or less, (8) S 78° 28' 44" W 30 feet, more or less, (9) N 11° 31' 16" W 163.3 feet, more or less, and (10) N 03* 10' 06" W 48 feet, more or less, to the place of peginning.

Containing 0.47 of an acre of land, more or less.

MD:er

J.O.# 174030

June 20, 1974



BALTIMORE COUNTY, MARYLA D

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner

Date October 3, 1974

William D. Fromm, Director of Planning

Petition #75-82-XA. Petition for Special Exception for Garage, Service
"Petition for Vortance for Off-Street Parking.
East side of Hallim Ferry Road 332 feet, more or less, South of Gebb Avenue.
Petitioner - Charles R. and Vera Kinstler

13th District

HEARING: Thursday, October 17, 1974 (1:00 P.M.)

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

A service garage could be consistent with the character of the surrounding uses.

The parking requirements should be considered minimum and variances thereto should not be granted except that rare case wherein the petitioner can show a genuine practical difficulty or unreasonable bardship.

V DF: NEG-rv

z S 0 0 S S Z D 0 00 D.R. 57.5 0 0

October 18, 1974

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

10/ S FRIC DI NENNA

RE: Petitions for Special Exception

tion District Charles R. Kinstler, et ux -

Petitioners NO. 75-82-XA (Item No. 23)

and Variance E/S of Hollins Ferry Road, 332'

W. Lee Harrison, Esquire Suite 601, Equitable Building 401 Washington Avenue Towson, Maryland 21204

Dear Mr. Harrison

SED/sw

Attachment

2-5,6Ns CERTIFICATE OF POSTIMO PARTMENT OF BALTIMORE COUNTY

Date of Posting SCPT 28 1924 Posted for PETITIENS FOR O SPECIAL EXCEPTION & VARIANCE Petitioner: CHARLES R. KINSTLER Location of property. ELS OF HOLLINS FRREY Rd. 332' S. OF GERR. Ave. Location of Signs: E/S OF HOLLINS FERRY Rd. 75 to - S OF ALCO Rd Remarks: M. EXISTING PLANTING AREA
Posted by Llibrary L. Carell Date of return CCT. 4, 1974

JAN.06, 1975

Water Supply ■ Sewerage ● Drainage ► Highways ■ Structures ● Developments ► Planning ■ Reports

it appearing that by rea	son of the requirements of Section 502, 1 of the Baltimore
County Zoning Reg	gulations having been met.
the obese Berlandfrati	nn-sknoid-be-lads and dr-furthus appoining that by reason of
	CHOROCON, NO. CHOROCON
a Special Exception for	a Garage, Service should be grantee
T IS ORDERED by	the Zoning Commissioner of Baltimore County, this &
	1974., that sheckereincdescribes preparty; or careas should be an
thousancis herobycents	акібеікіпанассках какажах как 1980 і (клікажна какажання пан
consequence a Special i	exception for a Garage, Service should be and the same
grapted, from and after	r the date of this order, subject to the approval of a site plan by
the State Highway ,	
and the Office of P	lanning and Zoning Commissioner of Baltimore County
Pursuant to the ad	ivertisement, posting of property and public hearing on the above petitio
and it appearing that be	y reason of
he above re-classification	on should NOT BE HAD, and/or the Special Excs. on should NOT B
GRANTED.	
IT IS ORDERED by	the Zoning Commissioner of Baltimore County, thisda
of	, 197, that the above re-classification be and the same is hereb
DENIED and that the a	bove described property or area be and the same is hereby continued as an
o remain a	zone; and/or the Special Exception for

Pursuant to the advertisement, posting of property, and public hearing on the above Betition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community. the Variance to permit 22 off-street parking spaces in lieu of the required 40 spaces should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of __October_____, 19674_, that the herein Petition for a Variance to permit 22 off-street parking spaces in lieu of the required 40 spaces 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 Administracion, the Department of Public Works, and the Office of Planning and Zoning. Zoning Commissioner of Bultimore County Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ___ 196..... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

Item23

for filing this

BP!TIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120,

Your Petition has been received and accepted

day of September 1974.

S. ERIC DINENNA, Zoning Commissioner

Petitioner Charles R. Kinstler and Vera Petitioner's Attorneyw. Lee Harrison HCA 1020 Cromwell Bridge Road (21204)

Reviewed by Come & Branco M

Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

W. Lee Harrison, Esq. 601 Equitable Building Towson, Maryland 21204

COUNTY OFFICE BUILDING 111 W. Chesapeake Avenus Townon, Maryland 2120

MINISTRE ZONING ADMINISTRATIO HEALTH DEPARTMEN

BUREAU OF FIRE PREVENTI DEPARTMENT OF TRAFFIC ENGINEERS STATE HIGHWAY BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLAN

BOARD OF EDUCATION OFFICE OF THE

RE: Variance Petition Charles R. Kinstler and Vera Dear Mr. Harrison:

Zoning Commissioner of Baltimore Count

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 These comments are not intended to indicate the approprieteness 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 Hollins Ferry Road, approximately 100 feet north of the Baltimore Mashington Expressway, in the lith Election District of Baltimore County. It is presently improved with an existing one-story masonry warehouse and a small service garage.

Various warehouse and service garage uses exist opposite the site on Hollins Ferry Road. The eastornmost portion of the property extends into Baltimore City.

The petitioner is requesting a Special Exception to permit an automobile paint shop and proposes to establish this use within a portion of the

W. Lee Harrison, Esq. Re: Item⊰3 September 16 1974 September 16, 1974

existing warehouse structure.

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

1020 Cromwell Bridge Road Towson, Maryland 21204

Baltimore County, Maryland Bepartment Of Bublic Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Enrinceria LLSWORTH N. DIVER. P. E. CHIEF

August 19, 197h

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120L

> Re: Item #23 (1976-1975)
> Property Comer: Charles R. & Vers Kinstler
> E/S of Rellins Ferry Rd., N/N of Balto. Wash. Expressway
> Existing Configs N.L.
> Expressway Existing Configs N.L.
> Shop. Versione: fire Section 169.2(b) (5) of the Zoning
> Code to permit a total of 22 pixting spaces instead of
> the resultered Bo seases the required 40 spaces. No. of Acres: 0.47 District: 13th

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.

Baltimore County utilities and highway requirements are as secured by Public Works Agreement #137205 and/or attipulated in the formal occaunts supplied the Pattitioner Joby 17, 1972 in connection with Comercial Building Permit #13k-72, which are referred to for a proceedings.

Very truly yours,

It appears that additional fire hydrant protection may be required in the vicinity.

Ellworth N'y what ELLSWORSH N. D. WES, P.E. Chief, Bureau of Engineering

EMD. FAM. PUP. se

G-SE Key Sheet 17 & 18 SW 6 Pos. Sheets SW 5 B Topo 109 Tax Map



Karry R. Hughes Bernard M. Evans

July 31, 1974

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

Att: Mr. James B. Byrnes, III

Res 2.4.5. meeting, July 30, 1974

Item:25 Property Owner: Charles
R. 5 Wera Kinstler
Location: Eff of Hollins Ferry
Read, N.V., of Balto., Wash,
Expressway, Existing Conings N.L.
Proposed Caning: Special Exception
for Automobile Faint Image
Variance from section 409.2 (b)
(3) of the joining code to permit
of the result of the coning Code of the result of the coning Code of the result of the code of the result of the r Districts 13th. BALTIMORE WASHINGTON EXPRESSWAY

Dear Mr. DiNenna:

The subject proposal should have no adverse effects on the State $\mathsf{Highway}$.

Very truly yours.

Charles Lee, Chief Bureau of Engineering Access Permits By: John E. Heyers

CL:JEM:jn



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



Towson. Maryland 21204

825-7310

Office of Planning and Dning Baltimore County Office Building Towson, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Charles R. & Vera Kinstler

Location: E/S of Hollins Ferry Road, NW of Baltimore Washington Expressway

Item No. 23

Zoning Agenda July 30, 197h

Contlorer.

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 fine) plans for the property.

()) 1.	Fire hydrants for the referenced property are required and shall located at intervals of feet along an approved read in	
			accordance with Baltimore County Standards as published by the Department of Public Morks.	

() 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.

() h. The state shall be nade to comply with all applicable parts of the Fire Forestion Code prior to occupa.cy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site attention comply with all applicable requirements of the Hatical Fire Frotestion Association Standard No. 100 "The Life Safety Code", 1970 Exitin prior to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewer: 1 (Vago) 1986 Approved: Special Inspection Division

Deputy Chief Fire Prevention Bureau

No. 16959 BALTIMORE COUNTY MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Oct. 17, 197h ACCOUNT 01-662

AMOUNT \$60.58

DISTRIBUTION

Ronald D. Rudich

8101 Arrowhead Rd.

Pikesville, Md. 21208 Advertising and posting of property for Charles

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE VENUE DIVISION

DATE Sept. 19, 1974 ACCOUNT 01-662

AMOUNT \$50.00

PINK - AGENCY

Bonald D. Rudich

Pikesville, Md. 21208 Petition for 5 ecial Exception for Charles Kinstler #75-82-XA

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING

ALD J. ROOP, M.U., MP.H.

August 9, 1974

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

Dear Mr. DiNenna:

Comments on Item 23, Zoning Advisory Committee Meeting,

Property Owner: Charles R. & Vera Kinstler Location: E/S of Hollins Ferry Rd., NW of Balto. Wash.

Expressway
Existing Zoning: M.L. Proposed Zoning: Special Exception for Automobile Paint

Shop. Variance from Section 409.2(b)(5) of the Zoning Code to permit a total of 22 parking spaces instead of the required

No. of Acres: 0.47 District: 13th

Metropolitan water and sewer are available.

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,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BHVB/nc

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet Descriptions checked and outline plotted on map

Petition number added to Denied Granted by

Reviewed by: Office

ZC, BA, CC, CA

Previous case:

Revised Plans: Change in outline or description___Ye

Map #





August 6, 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.

WILLIAM D. FROMM

ZONING COMMISSIONS

Comments on Item #23, Zoning Advisory Committee Meeting, July 30, 1974, are as follows:

Property Owner: Charles R. and Vere Kinstler Location: E/S of Hollins Ferry Road, NW of Baltimore Washington Expressway Existing Zoning: M.L.

Proposed Zoning: Special Exception for Automobile Paint Shop. Variance from Section 409.2(b)(5) of the Zoning Code to permit a total of 22 parking spaces instead of the required 40 spaces.

No. of Acress 0.47

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

John ZWembley

Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

AHEA CODE 301 PLANNING 494-3211 TONING 494-338

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1860 day of

Petitioner Kernether Submitted by Petitioner's Attorney Nathum Reviewed by OBBIII

* This is not to be interpreted as acceptance of the Petition for



CERTIFICATE OF PUBLICATION

Petition for Special Exception for arage, Service

BALTIMORE COUNTY, MD. October 17 19 7/1 THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County. Md., sace in each of

. 19 . the first publication appearing on the 25 day of Schember

THE TIMES.

Cost of Advertisement. \$ 13.08

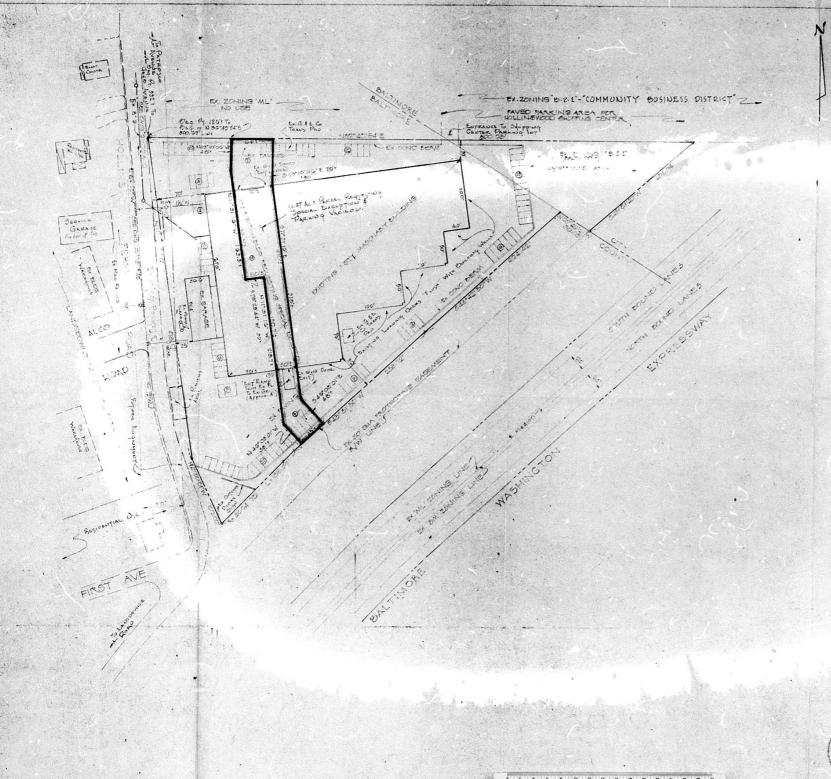
CERTIFICATE OF PUBLICATION

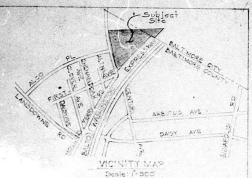
TOWSON, MD Sentember, 26, 19. ZJ-THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baitimore County, Md., once in each of ... one time successive weeks before the ... 17uh

appearing on the _____265b__day of _____September

THE JEFFERSONIAN,

Cost of Advertisement &





1, TOTAL ATEL TO THE PROPERTY MET (BATO, CO) POLCE
5, EXISTING TON THE PROPERTY MET (BATO, CO) POLCE
5, CANDING DEED THE PROPERTY MATERIALS, CHICAGE

SERVICE GARAGE

4 AREA OF PROPERTY 151, 481 13 OFECIAL EXCEPTION + 0.47 Act

EXCEPTION & PARKING JE 2 LUCE & B. 21" LOALTO SITY)

C PROPOSED USE OF STECK EVENTON AUTOMOBILE PAINT SHOP.

7. OFF STREET PARKING LATE

A AREA OF BUILDING IN VIAS TH USE ETHALS 083014

D. NOWBER OF EMPLOYEES IN TO A WASHINGE AREAS EQUALS OF THE AREA STORES OF AREA (New ALDYES)

C AREA OF BUILDING IN EX TO ENVICE SANAGE! EQUALS SOOG# + NEQUINES CFACES.

D. AREA'SE BUILDING FOR AUTHOR HE PAINT SHOP EQUALS 12,000 F RESUMED L. TACES E TOTAL SPACES REQUIRED ELDALD 71

F. NUMBER OF SPACES FROM CIT " AINT SHOP BOLIALS I 6 NUMBER OF SPACES EXISTING IN SITE EQUALS 106

H. TOTAL NUMBER OF SPACES . DED STUALS 116

B. ALL PAINT WORK WILL BE COME WITHIN THE BUILDING.

ID AVERAGE WORK LOAD WILL ! THE MEN THE

10. ANY CAR LEST OVER MIST ... THE CHARD IN THE SOLUTING LYNDHING OF 10 SPALES)

12. PRINTIONER 13. SEQUENTING A VARIANCE TO SECTION 409.2 (6) (8) OF THE ZOUTING COURT OF DEEMIT A TOTAL OF 22. PREMICE SPACES 10575 AC OF THE REQUIRED 40 SPACES (A VARIANCE OF THE CREDITED 40 SPACES (A VARIANCE OF THE CORP.)

PETITIONIERS EXHIBIT Nº1

PLAT TO ACCOMPANY PETITION

SPECIAL EXCEPTION & PARKING VARIANCE PORTION OF PROPERTY VICINITY HOLLINS FERRY RO : FIRST AVE

Election District No. 13 Scale: 1 : 50

Baltimore County Ma. JUNE 5, 1974



MIXLIOD

3.0 74030



JAN.06, 1975