

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Charles C. Fenwick, 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 _____ 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 under regulation 253.2.B.

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 Charles C. Fenwick
Address Glyndon, Maryland 21071

Petitioner's Attorney Gregory Richard Dent
Address 414 Jefferson Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of January, 1975, 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 3rd day of February, 1975, at 10:00 clock.

Gregory Richard Dent
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION
Beginning 292' W of Greenspring Drive and 3055' S of Timonium Road - 8th Election District
Charles C. Fenwick - Petitioner
NO. 75-166-X (Item No. 64)

As the Petitioner has withdrawn this Petition at least ten (10) business days prior to the hearing, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of March, 1975, that the said Petition be and the same is hereby DISMISSED without prejudice.

Gregory Richard Dent
Zoning Commissioner of Baltimore County

March 21, 1975

Gregory Richard Dent, Esquire
Suite 414, Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Beginning 292' W of Greenspring Drive and 3063' S of Timonium Road - 8th Election District
Charles C. Fenwick - Petitioner
NO. 75-166-X (Item No. 64)

Dear Mr. Dent:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:arl

Attachments

SMITH, JOHNS & SMITH, P.A.

January 14, 1975

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

RE: Petition for Special Exception for Charles C. Fenwick
NO. 75-166-X

Dear Mr. DiNenna:

I just received your Notice of Hearing in the above entitled matter. However, I have talked to my client this morning and he wishes at this time to withdraw his Petition for Special Exception. Thank you for your time and consideration.

Very truly yours,

Gregory Richard Dent
Gregory Richard Dent

GRD:pk



BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

October 17, 1974

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

Re: Item 64 - ZAC - September 24, 1974
Property Owner: Charles C. Fenwick
Location: SW/4 of Greenspring Dr. 3,065' S of Timonium Rd
Existing Zoning: ML - IM
Proposed Zoning: Special Exception for a service garage under regulation 253.2.B.
No. of Acres: 2.10
District: 8th

Dear Mr. DiNenna

No major traffic problems are anticipated by the requested special exception for a service garage under regulations.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Asso.

MSF/ib

Gregory Richard Dent, Esq.
414 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 64
Charles C. Fenwick - Petitioner

Dear Mr. Dent:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Plans Advisory Committee.

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 10, 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 E. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501
839 POLAR STREET / CAMDEN, MD. 21613 (301) 228-3300
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 848-1740
13 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

September 3, 1974

DESCRIPTION TO ACCOMPANY ZONING PETITION FOR A SPECIAL EXCEPTION FOR A PROPOSED AUTOMOBILE BODY AND PAINT SHOP WITH NEW CAR PREPARATION IN A ML - IM ZONE

BEGINNING FOR THE SAME ON THE southwesternmost right of way line of the cul-de-sac of Greenspring Drive as laid out with a radius of 75.00 feet at a point distant 3,085 feet, more or less measured along the said southwestern side of Greenspring Drive from its intersection with the southernmost side of Timonium Road, thence leaving said place of beginning and running and binding along said southwesternmost right of way line of the cul-de-sac of Greenspring Drive, (1) by a line curving to the left in a southeasterly direction having a radius of 75.00 feet for a distance of 90.38 feet, thence leaving said southwesternmost right of way line of Greenspring Drive and running the 7 following courses and distances, viz: (2) South 08 degrees 12 minutes 40 seconds West 30.69 feet, thence (3) South 75 degrees 34 minutes 16 seconds East 548.07 feet, thence (4) North 14 degrees 25 minutes 44 seconds West 100.29 feet, thence (5) North 02 degrees 38 minutes 58 seconds East 272.26 feet, thence (6) North 3 degrees 31 minutes 48 seconds East 136.38 feet, thence (7) South 02 degrees 38 minutes 58 seconds West 291.42 feet, thence (8) North 75 degrees 34 minutes 16 seconds East 292.00 feet to the place of beginning.

Containing 2.10 acres of land, more or less.

This description has been prepared for zoning purposes only, and is not intended to be used for conveyance.



L. Alan Evans

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 31, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 75-166-X Beginning 292 feet West of Greenspring Drive and 3065 feet South of Timonium Road.
Petition for Special Exception for Garage, Service.
Petitioner - Charles C. Fenwick

8th District

Hearing: Monday, February 3, 1975 (10:00 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
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rv

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DOUGLAS J. HOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 30, 1974

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

Dear Mr. DiNenna:

Comments on Item #64, Zoning Advisory Committee Meeting, September 24, 1974, are as follows:

Property Owner: Charles C. Fenwick
Location: SW/S of Greenspring Dr. 3,065' S of Timonium Rd.
Existing Zoning: ML - 1M
Proposed Zoning: Special Exception for a service garage under regulation 253.2 B.
No. of Acres: 2.10
District: 8th

Metropolitan water and sewer must be extended to site.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore approval may be withheld for this connection.

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

HVB/mcp
CC--W.L. Phillips

WILLIAM D. FROMAN
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October, 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 #64, Zoning Advisory Committee Meeting, September 24, 1974, are as follows:

Property Owner: Charles C. Fenwick
Location: SW/S of Greenspring Dr. 3,065' S of Timonium Road
Existing Zoning: M.L.-1.M
Proposed Zoning: Special Exception for a service garage under regulation 253.2B
No. of Acres: 2.10
District: 8th

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 site plan must be revised to reflect all existing and proposed uses of the property.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3811 ZONING 494-3311

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

Office of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

October 10, 1974

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

Re: Item #64 (1974-1975)
Property Owner: Charles C. Fenwick
SW/S of Greenspring Dr., 3,065' S. of Timonium Rd.
Existing Zoning: ML - 1M
Proposed Zoning: Special Exception for a service garage under regulation 253.2B.
No. of Acres: 2.10 District: 8th

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 comments supplied in connection with the Zoning Advisory Committee review of this site for Item #64 (1974-1975) remain valid and applicable to this Item #64 (1974-1975). A copy of those comments are attached for your consideration.

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END/EAH:W/MS
cc: G. Reier

S-25 Key Sheet
1/9 NW 3 & 4 Pos. Sheet
NW 13 A Topo
60 Tax Map

Attachment

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204 April 17, 1975

Office of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

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

Re: Item #64 (1974-1975)
Property Owner: Co-Tronics, Inc.
SW/S of Greenspring Dr., 3,065' S. of Timonium Rd.
Existing Zoning: ML - 1M
Proposed Zoning: Special Exception for a service garage under regulation 253.2B.
No. of Acres: 2.10 District: 8th

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:

It appears that the submitted plan indicating a proposed division of the overall property into three lots, now require review by the Joint Subdivision Planning Committee and compliance with the Subdivision Regulations of Baltimore County.

Baltimore County history and utility improvements are required; a Public Works Agreement will be required in connection with any grading or building permit application.

This property is tributary to the Jones Falls sanitary sewerage system, subject to State Health Department imposed moratorium restrictions.

Formal comments, supplied August 17, 1970 and supplemented August 21, 1970 by the Bureau of Public Services in connection with Commercial Building Application #729-70, together with a subsequent letter dated January 13, 1971 (as a result of the concept of subdivision) are referred to for your consideration.

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END/EAH:W/MS
cc: G. Reier
C. Warfield

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 25, 1974

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

Z.A.C. Meeting of: September 24, 1974

Re: Item 64

Property Owner: Charles C. Fenwick

Location: SW/S of Greenspring Dr. 3,065' S. of Timonium Road

Present Zoning: M.L. - 1.M.

Proposed Zoning: Special Exception for a service garage under regulation 253.2B

District: 8th

No. Acres: 2.10

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WSP/ml

H. EMBLE PARKS, MARYLAND
COURTNEY G. HESS, MARYLAND
MRS. ROBERT L. BERNY

MAURICE W. ROSEBANK
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA R. ANSELLER

T. DARWIN WILLIAMS, JR.
RICHARD W. TRACY, VMD.
MRS. RICHARD A. ALLEN

PETITION MAPPING PROGRESS SHEET

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, CG, CA										
Reviewed by: <i>JFB</i>			Revised Plans: Change in outline or description		Yes		No			
Previous case: <i>JFB</i>			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 16th day of

Sept 1974. Item #

Petitioner: *Fenwick* Submitted by

Petitioner's Attorney: *Dyer* Reviewed by: *JFB*

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

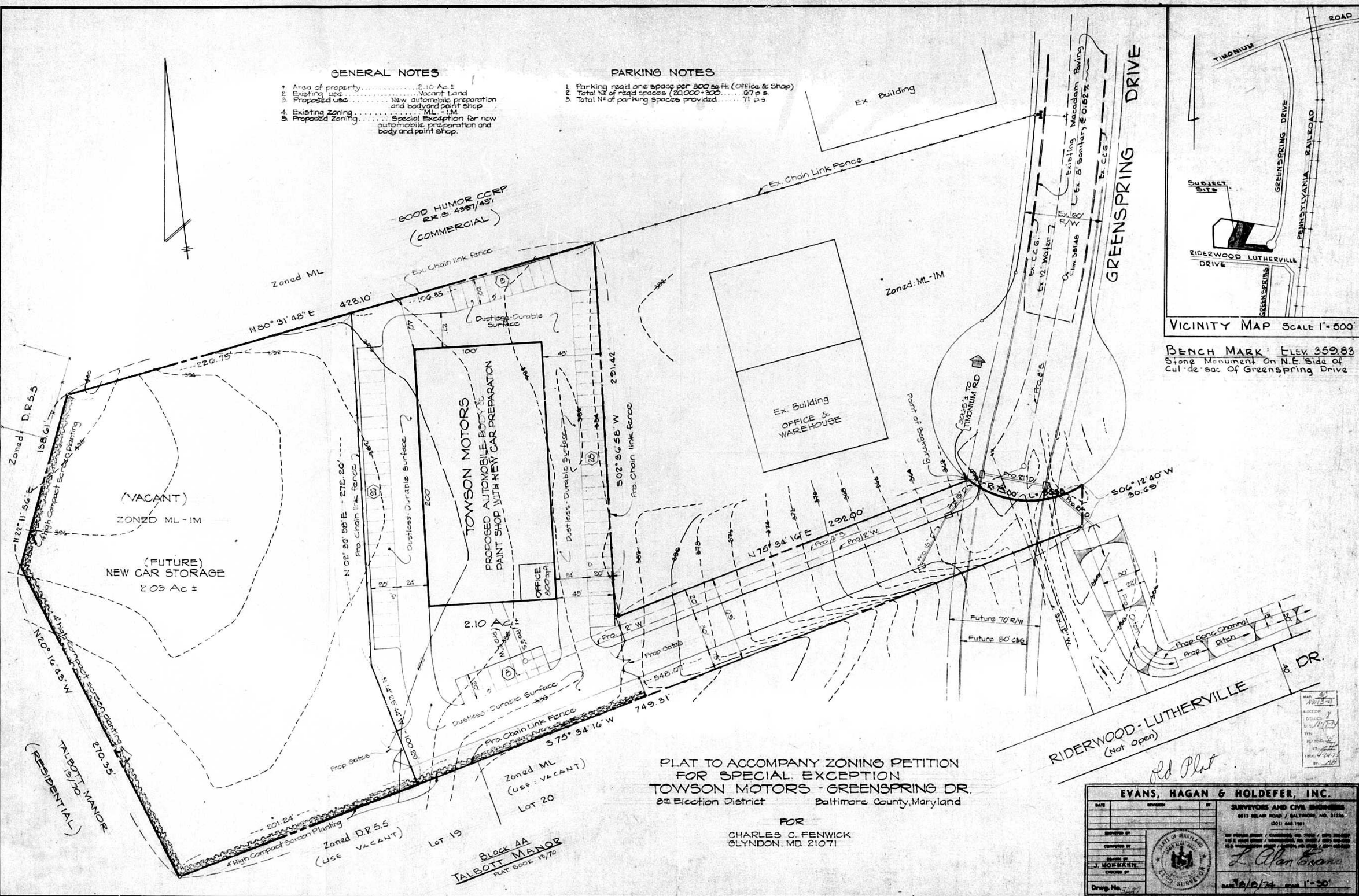


GENERAL NOTES

1. Area of property..... 2.10 Ac ±
2. Existing Use..... Vacant Land
3. Proposed Use..... New automobile preparation and body and paint shop
4. Existing Zoning..... ML-1M
5. Proposed Zoning..... Special Exception for new automobile preparation and body and paint shop.

PARKING NOTES

1. Parking road one space per 300 sq ft. (Office & Shop)
2. Total No of road spaces (20,000 ÷ 300)..... 27 p.s.
3. Total No of parking spaces provided..... 71 p.s.



VICINITY MAP SCALE 1"=500'

BENCH MARK: ELEV 359.83
Stone Monument On N.E. Side of
Cul-de-sac of Greenspring Drive

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION
TOWSON MOTORS - GREENSPRING DR.
8th Election District Baltimore County, Maryland

FOR
CHARLES C. FENWICK
CLYNDON, MD 21071

EVANS, HAGAN & HOLDEFER, INC.		
DATE	DRAWN BY	BY
SURVEYORS AND CIVIL ENGINEERS		
6012 BLAIR ROAD / BALTIMORE, MD 21236		
(301) 644-1391		
DESIGNED BY	CHECKED BY	
CHARLES C. FENWICK	J. M. HART	
DATE	DATE	
10/10/74	10/10/74	
DRAWN BY		
J. M. HART		
DATE		
10/10/74		

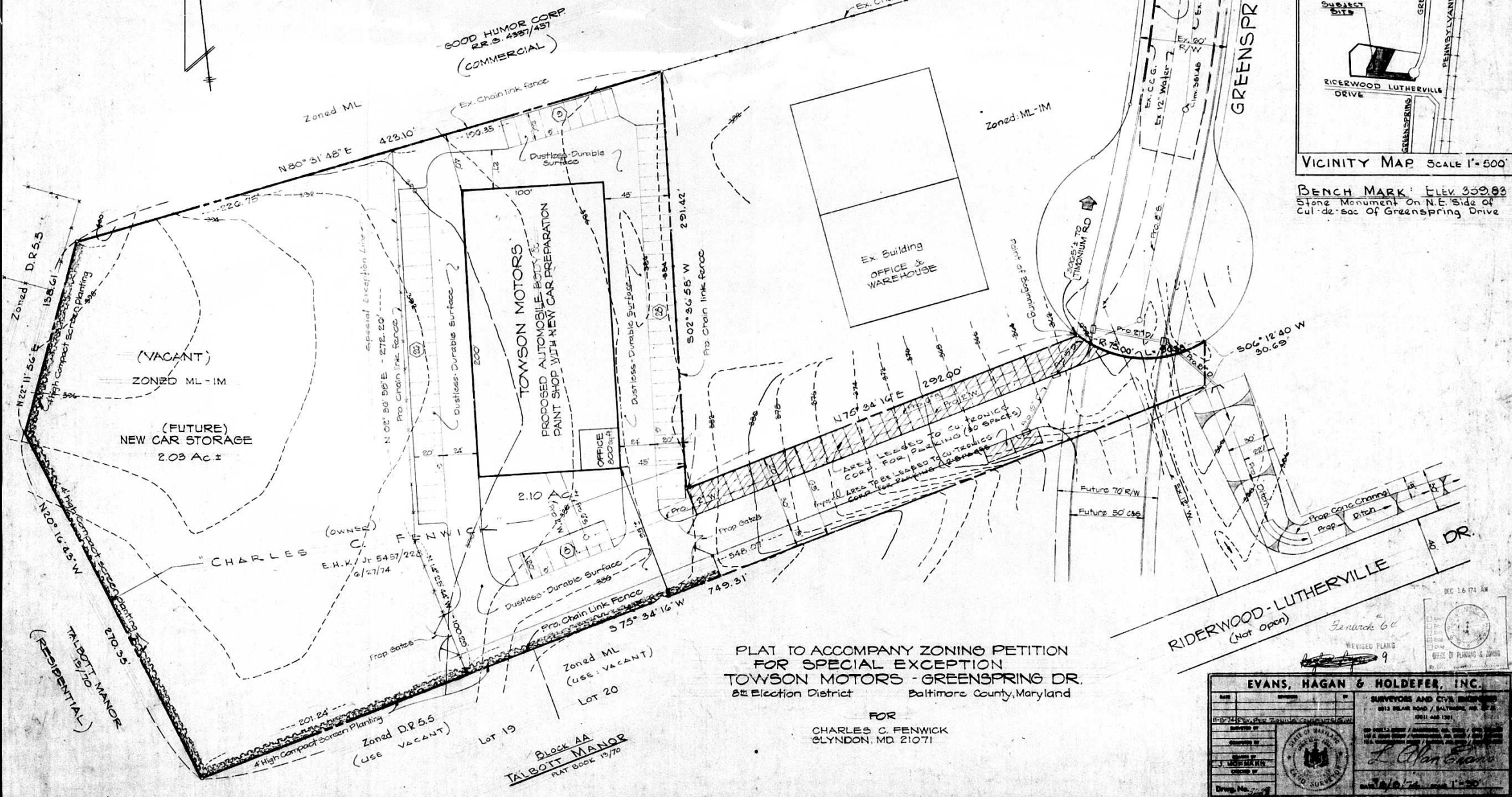
old Plat

GENERAL NOTES

1. Area of property.....2.10 Ac.±
2. Existing use.....Vacant Land
3. Proposed use.....New automobile preparation and body and paint shop
4. Existing Zoning.....ML-1M
5. Proposed Zoning.....Special Exception for new automobile preparation and body and paint shop.

PARKING NOTES

1. Parking road one space per 300 sq. ft. (Office & Shop)
2. Total No. of road spaces (20,000 ÷ 300).....67 p.s.
3. Total No. of parking spaces provided.....71 p.s.



VICINITY MAP SCALE 1"=500'

BENCH MARK: ELEV 339.83
Stone Monument On N.E. Side of
Cul-de-sac of Greenspring Drive

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION
TOWSON MOTORS - GREENSPRING DR.
8th Election District Baltimore County, Maryland

FOR
CHARLES C. FENWICK
SLYNDON, MD 21071

EVANS, HAGAN & HOLDEFER, INC.			
DATE	REVISION	BY	DATE
11/22/74	1	J. M. Hagan	11/22/74
SURVEYORS AND CITY ENGINEERS 1013 BLAIR ROAD / BALTIMORE, MD 21204 (410) 448-1201			
11/22/74 11:30 AM			