

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, Henry F. Nixdorf and Clara J. Nixdorf, his wife, legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an BL zone; for the following reasons:

1. Error in original zoning.
2. Changes in the neighborhood.

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 SERVICE GARAGE.

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

I, or we, agree to pay expenses of above reclassification 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.

Hofmann Bus Co., Inc.
President Wilbur R. Delano
Address 8609 Richmond Circle
Baltimore, Maryland 21234

Thomas L. Hennessy
Protestant's Attorney
Address 407 West Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 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 17th day of March, 1975, at 2:00 o'clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

June 26, 1975

Thomas L. Hennessy, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
and Special Exception
SE/S of Emla Avenue, 212' NE of
Joppa Road - 9th Election District
Henry F. Nixdorf, et ux -
Petitioners
NO. 75-208-RX (Item No. 24)

Dear Mr. Hennessy:

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

Very truly yours,

Eric D. Nenna
Zoning Commissioner

cc: G. Mitchell Austin, Esquire
2117 Old Orems Road
Baltimore, Maryland 21220

Mr. J. G. Lolley
2106 Cider Mill Road
Baltimore, Maryland 21234

Mr. Clyde L. Law
Field Engineer
C & P Telephone Company
305 West Chesapeake Avenue
Towson, Maryland 21204

John W. Heslian, III, Esquire
People's Counsel

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Henry F. Nixdorf and Clara J. Nixdorf, his wife, legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an BL zone; for the following reasons:

1. Error in original zoning.
2. Changes in the neighborhood.

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 SERVICE GARAGE.

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

I, or we, agree to pay expenses of above reclassification 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.

Hofmann Bus Co., Inc.
President Wilbur R. Delano
Address 8609 Richmond Circle
Baltimore, Maryland 21234

Thomas L. Hennessy
Protestant's Attorney
Address 407 West Pennsylvania Avenue
Towson, Maryland 21204

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Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

DOLLENBERG, GERHOLD, CROSS & ETZEL
Registered Professional Engineers & Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

823-4470 September 10, 1974

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southeast side of Emla Avenue at the distance of 212 feet northeasterly measured along the southeast side of said avenue from the center of Joppa Road as now located said place of beginning being at the division line between lots Nos. 9 and 11 as laid out on the plat of Joppa Park which plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 5 folio 85 and running thence and binding on the southeast side of Emla Avenue North 32 degrees 15 minutes East 200 feet, thence leaving said Avenue and binding on the division line between lots Nos. 8 and 7, South 57 degrees 45 minutes East 165 feet, thence binding on the rear outlines of lots Nos. 8 and 9, South 32 degrees 15 minutes West 200 feet and thence binding on the southwest outline of said lot No. 9, North 57 degrees 45 minutes west 165 feet to the place of beginning.

Containing 0.85 of an Acre of land more or less.

Being lots Nos. 8 and 9 as laid out on the plat of Joppa Park which plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 5 folio 85.

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION SE/S of Emla Avenue, 212' NE of Joppa Road - 9th Election District Henry F. Nixdorf, et ux - Petitioners NO. 75-208-RX (Item No. 24)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Henry F. and Clara J. Nixdorf, for a Reclassification from a D, R, 16 Zone to a B, L, Zone, with a Special Exception for a Service Garage. The subject property is located on the southeast side of Emla Avenue, 212 feet northeast of Joppa Road, in the Ninth Election District of Baltimore County, and contains 0.85 of an acre of land, more or less.

Evidence on behalf of the Petitioners indicated that Wilbur R. Delano, Sr., Contract Purchaser and President of the Hofmann Bus Company, wishes to utilize the subject property as a bus terminal and for minor repair of said buses. It was alleged that the subject property cannot be developed in its present classification in that it is bordered on two sides by commercial property.

Residents of the area, in protest to the subject Petition, indicated that the granting of the Reclassification and Special Exception would be detrimental to their health, safety, and general welfare; and that the subject property adjoins Emla Avenue, the only road of ingress and egress to their homes.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the subject property, as presently classified, is not in error. The burden of proving error and/or substantial changes in the character of the neighborhood

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

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

James B. Byrnes, III
Chairman

MEMBERS
COUNTY ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF PUBLIC WORKS
STATE PERSONNEL ADMINISTRATION
BUREAU OF ENGINEERING
PROPERTY AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BUREAU OF EXPANSION
OFFICE OF THE BUILDING ENGINEER

Thomas Hennessy, Esq.
407 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Zoning Plans Advisory
Committee Comments
Item 24 - 8th Zoning Cycle

Dear Mr. Hennessy:

The recent comments sent to you by this Committee incorrectly stated the date for revised plans to be submitted to this office as being December 1, 1975.

Please be advised that the correct date should be December 1, 1974. If revised plans have been requested by any of the participating agencies, they must be submitted no later than this date.

Very truly yours,

James B. Byrnes, III
James B. Byrnes, III
Chairman,
Zoning Plans Advisory
Committee

JBB:JD

cc: S. Eric D. Nenna, Zoning Commissioner
James E. Dyer, Deputy Zoning Commissioner
Dollenberg Brothers

is borne by the Petitioners. In the instant case, this burden has not been met. Furthermore, as the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have not been met, the Special Exception for a Service Garage should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of June, 1975, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D, R, 16 Zone; and that the Special Exception for a Service Garage be and the same is hereby DENIED.

Eric D. Nenna
Zoning Commissioner of
Baltimore County



C&P Telephone

February 21, 1975

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

Re: Item 24-75-208-RX

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled zoning Reclassification Hearing for the October, 1974 - April, 1975 zoning Reclassification Cycle. Please forward the decision when it becomes available to Mr. Clyde L. Law, Field Engineer, 305 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,
Clyde L. Law
Field Engineer

CLL/OK

RE-ZONING EMLA AVENUE
LOTS 8 AND 9 JOPPA PARK

Re-Zoning of property on Emla Avenue near Joppa Road in the Ninth Election District of Baltimore County, Lots 8 and 9 Joppa Park, existing DR-16, proposed BL with a special exception for a service garage with a proposed use for bus parking and garage to service same.

Since the adoption of zoning maps in Baltimore County, certain properties have appeared zoned in an improper manner and in error by the original zoners either due to their existing use at the time of zoning or unrecognized neighborhood changes or a failure of consistency to maintain a depth in the zoning line from existing natural boundaries. Error has been made in the present zoning of the property before referred to. It is zoned DR-16 with no possible DR-16 feasible economic use. The property begins down Emla Avenue northerly from Joppa Road. At approximately 150' the DR-16 abuts a BL-CS-Z zone facing on Joppa Road. The line measured from Joppa Road is of varying depths from Joppa Road. Emla Avenue at this point is a dead end street into the Board of Education fenced area and not a thoroughfare. The lots in question could not be used as DR-16 by any economic use.

In reviewing the zoning map it is well to note that the lots in question are abutted on the South by a BL-CS-Z zone completely. On the East they are completely abutted by a BL-CS-Z zone. On the West they are abutted by a public street known as Emla Avenue. There is a remainder on that side of the street beneath the property in question of approximately 150' of DR-16 on a dead end street. Depending upon the actual scaling, the Southern most portion of this property could be partially BL-CS-Z. Neighborhood changes have also added to the dilemma. Joppa Road is a rapidly developing commercial use area both BL

and BF and has recently been widened by Baltimore County in connection with the arterial road program.

The area in question which is bounded by Emla Avenue, Joppa Road, Audrey Avenue and the Board of Education is at the present time over 65% in BL-CS-Z use. The uniformity of use in the proper zone would be necessary to protect the property rights of the individuals in this described quadrant. The existing service garages and auto service stations are compatible with the proposed use as well as for the proposed use of the corner of Joppa Road and Emla Avenue.

The DR-16 use assigned to the remaining property in this quadrant makes development of the property at that use impossible. The restrictive setbacks, required parking areas and other proper regulations make the land unusable. Also it is well to consider that this is a dead end street and increased density of human occupancy under a DR-16 regulation would tend to permanently congest the area, and add to the burden on existing sewer and water facilities.

In summation, it is well to note that the assigner of the previous zoning erred in not considering the residue of land left in the tract, its possible use under the zoning classification assigned it - DR-16 (buffer), the surrounding BL-CS-Z zone, the natural barrier created by the fence of the Board of Education lands, the dead end street, the widening of Joppa Road, the ever changing uses of Joppa Road for arterial traffic and business developments, the existing facilities in the area and other pertinent factors including the irregularity of depth from Joppa Road and the fact that no buffer should be required since the Board of Education lands provide this needed zoning tool.

Respectfully submitted,

Thomas L. Hennessey
Thomas L. Hennessey
407 West Pennsylvania Avenue
Towson, Maryland 21204
823-7710

RE: PETITION FOR RECLASSIFICATION : REFORM THE
FROM D-16 to B-1
PETITION FOR SPECIAL EXCEPTION : ZONING COMMISSIONER OF
FOR CHANGE, SEVERAL
Southeast side of Emla Avenue : BALTIMORE COUNTY
212 feet Northeast of Joppa
Road, 9th District.
HENRY P. AND CLARA J. : Case No. 75-206-BX
NIXDORF :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

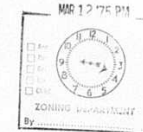
Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hennessey III
John W. Hennessey III
People's Counsel
County Office Building
Towson, Maryland 21204
694-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 24th day of March, 1975 to Thomas L. Hennessey, Esquire, 407 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hennessey III
John W. Hennessey III
People's Counsel

I WILL NOT ATTEND.



Bea

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

Thomas L. Hennessey, Esq.
407 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification & Special
Exception Petition
Item 24 - 8th Zoning Cycle
Henry P. and Clara J.
Nixdorf, his wife - Petitioners

Dear Mr. Hennessey:

The Zoning Plans 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 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 southeast side of Emla Avenue, approximately 212 feet northeast of Joppa Road, in the 9th Election District of Baltimore County, and is presently improved with an existing dwelling and free-standing garage. Similar residential uses exist opposite the site to the northeast of the site on Emla Avenue. A produce stand abuts the site to the southwest along Joppa Road. To the southeast and also along Joppa Road is an existing automotive service station and a service garage.

The petitioner is requesting a Reclassification from the existing DR 16 zone to a Business Local zone, and is requesting a Special Exception for a service garage. Retention of the existing dwelling is indicated, with the existing garage to be removed, and a new 2400 square foot garage building is proposed.

One point of access from Emla Avenue is indicated for the commercial aspect of this request, and eight customer parking spaces have

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

James R. Byrnes, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PROTECTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PLANNING AND DEVELOPMENT PLANNING

PHYSICAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BALTIMORE COUNTY ATTORNEY

Item 24 - 8th Zoning Cycle

Thomas L. Hennessey, Esq.
407 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted
For filing this 25th day of October 1974.

Eric D. Dierksen
S. ERIC DIERKSEN,
Zoning Commissioner

Petitioner Henry P. and Clara J. Nixdorf, his wife

Petitioner's Attorney Thomas L. Hennessey Reviewed by James R. Byrnes, III
cc: Dollenberg Gerhold, Cross & Etzel
412 Delaware Avenue (21204)
Chairman,
Zoning Advisory Committee

Thomas L. Hennessey, Esq.
Re: Item 24 - 8th Zoning Cycle
October 25, 1974

Page 2

been shown. The remaining portion of the site is proposed to be paved and curbed and utilized for the parking of busses.

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 December 1, 1975, in order to allow time for final Committee review and advertising. Failure to comply with this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1975 and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

James R. Byrnes, III
JAMES R. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Dollenberg Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

733-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Henry P. & Clara J. Nixdorf

Location: SE/S of Emla Ave. 212 ft. NE of Joppa Rd.

Item No. 24 Zoning Agenda

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 100 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 _____
shall be corrected to comply with the Fire Department.
- () 4. The _____ shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. K...* Noted and Approved: *Paul H. R...*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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

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

October 22, 1974

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

Re: Item #24 (Cycle VIII - October 1974 - April 1975)
Property Owner: Henry F. & Clara J. Nixdorf
5/25 of Emla Ave., 212' N.E. of Joppa Rd.
Existing Zoning: D.R. 16
Proposed Zoning: S.L. 16/Special Exception for a service garage
No. of Acres: 0.85 District: 9th

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.

Highways:

Emla Avenue is an existing road which shall ultimately be improved as a 30-foot curb and gutter cross-section on a 60-foot right-of-way.

Storm Drains:

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

Construction drawings indicating existing drainage facilities are on file in Room 200 of the Baltimore County Office Building, Towson, Maryland 21204 and are available for your information and guidance.

Sediment Control:

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

Item #24 (Cycle VIII - October 1974 - April 1975)
Property Owner: Henry F. & Clara J. Nixdorf
Page 2
October 22, 1974

Water and Sanitary Sewer:

An existing 6" public water main and 8" public sanitary sewer exist within Emla Avenue.

Very truly yours,

Ellisworth N. Diver
ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PMK:iss

W-JR Key Sheet
37 x 15 Feet Sheet
NO 10 D Topo
71 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 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,

Comments on Item #24, Zoning Cycle VIII, October, 1974, are as follows:

Property Owner: Henry F. & Clara J. Nixdorf
Location: SE 1/4 of Emla Avenue 212 ft. NE of Joppa Road
Existing Zoning: D.R. 16
Proposed Zoning: Business Local. Special Exception for service garage
No. of Acres: 0.85
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 should clearly indicate a way of effectively screening the bus parking and storage areas from the existing residences in the area, while not creating any visual obstructions where entering Emla Avenue.

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 103 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3551

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

WM. T. MELTZER

October 28, 1974

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

Re: Item 24 - Cycle Zoning, 8 - October 1974 through April 1975
Property Owner - Henry F. & Clara J. Nixdorf
SE 1/4 of Emla Avenue, 212 ft. NE of Joppa Road
S.L. with special exception for a service garage.
District: 9

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 16 to S.L. This change should increase the trip density from 100 to 400 trips per day. Emla Avenue is not adequate to handle this increased density.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 16, 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 Item 24, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Henry F. & Clara J. Nixdorf
Location: SE 1/4 of Emla Ave. 212 ft. NE of Joppa Rd.
Existing Zoning: DR 16
Proposed Zoning: Business Local. SPECIAL EXCEPTION for Service Garage.
No. of Acres: 0.85
District: 9th

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.

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

HVB/mcp

CC--W.L. Phillips

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 8, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Re: Item 24
Property Owner: Henry F. & Clara J. Nixdorf
Location: SE 1/4 of Emla Ave. 212 ft. N.E. of Joppa Road
Present Zoning: D.R. 16
Proposed Zoning: Business Local. Special Exception for Service Garage.

District: 9th
No. Acres: 0.85

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative.

WNP/ml

H. EMILIE PARKS, President
EUGENE C. HESS, Vice-President
HRS. ROBERT L. BERNHEIM

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LUBICK
JOSHUA B. WHEELER, Superintendent

T. WAYARD WILLIAMS, Jr.
RICHARD W. TRADY, V.M.D.
MRS. RICHARD K. HUETTEL

G. MITCHELL AUSTIN
Attorney at Law
2117 Old Orama Road
Middle River, Maryland 21220
301-574-9266

HENRY F. NIXDORF
75-208-RX

March 11, 1975

S. Eric DiNenna
Office of Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition of Nixdorf, Item 24-8 Zoning Cycle

Dear Mr. DiNenna:

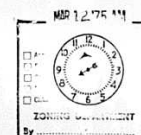
Please be advised that I represent Rannie Conner, 8914 Emla Avenue, Baltimore, Maryland 21234, Protestant, in the above captioned case.

Would you please summons C. Richard Moore, Assistant Traffic Engineer, Department of Traffic Engineering, Baltimore County, Maryland, to testify on March 17, 1975, at 2:00 P.M., on behalf of the Protestant.

Very truly yours,

G. Mitchell Austin
G. Mitchell Austin

GMA/cep



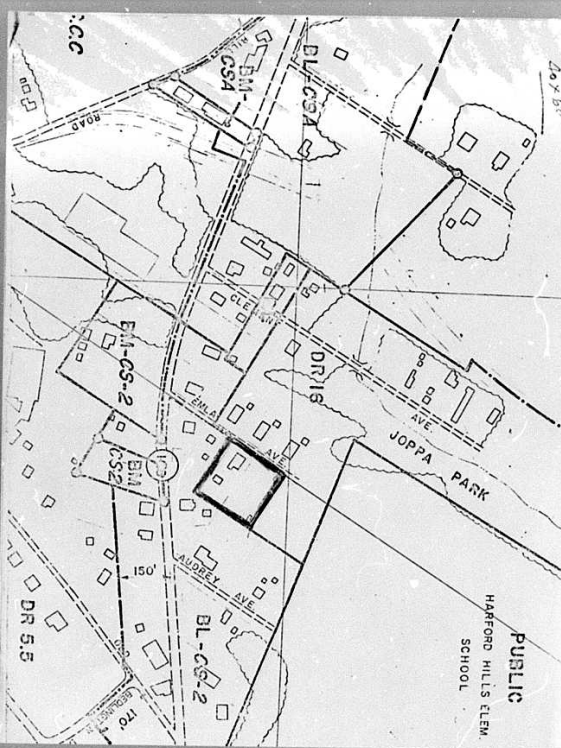
Mr. Sheriff:

Please issue summons in accordance with the above.

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner of
Baltimore County

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



THE TOWSON TIMES
TOWSON, MD, 21204
February 28 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION- SOUTHEAST SIDE OF EOLA AVENUE
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~SUBSCRIPTION~~
week before the 17 day of March 1975 that is to say, the same
was inserted in the issues of February 26, 1975

STROMBERG PUBLICATIONS, Inc.

By: A. Curran

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 27, 1975.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each at one time successive weeks before the 27th day of March, 1975, the first publication appearing on the 27th day of February, 1975.

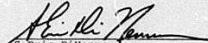
THE JEFFERSONIAN.

D. Leach Manager

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30 day of SEPT 1971. Item # _____.


S. Eric DiNanna,
Zoning Commissioner

Petitioner NORTHON BROS CO. Submitted by MR. TOM HANNESSY

Petitioner's Attorney MRTA KRAUSE Reviewed by J.B. III

* 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. 17929

DATE March 17, 1975 ACCOUNT 01-662

AMOUNT \$12.28

DISTRIBUTION
TO: AGENCY

WHITE - CASHIER
YELLOW - CUSTOMER

Thomas L. Hennessy, Req.
407 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Henry
P. Windsor - 775-203-EX

85531866 12 14228

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 17142

DATE Nov. 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

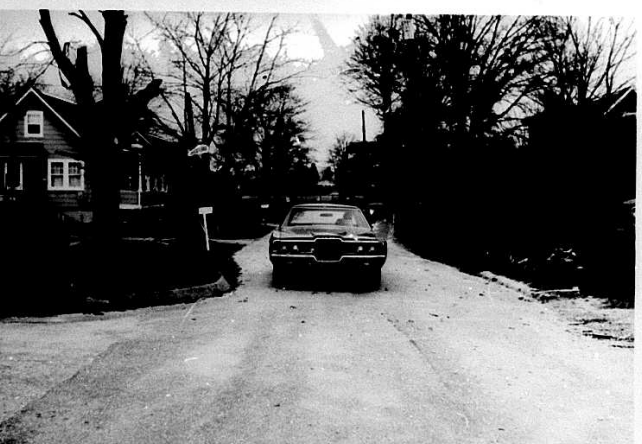
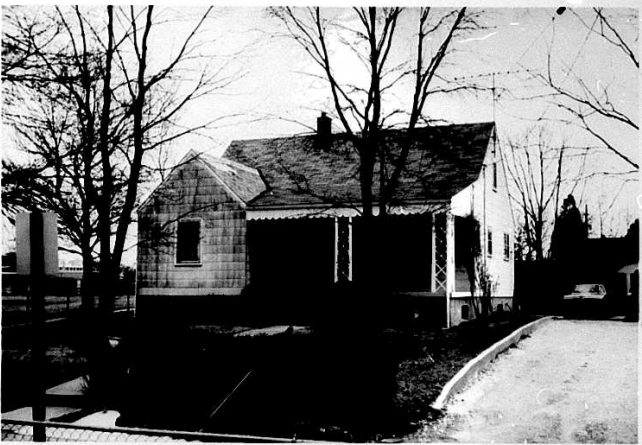
DISTRIBUTION

WHITE - CASHIER TOWN TREASURER YELLOW - CUSTOMER

Thomas L. Hennessy, Rep.
147 N. Penna. Ave.
Towson, Md. 21204

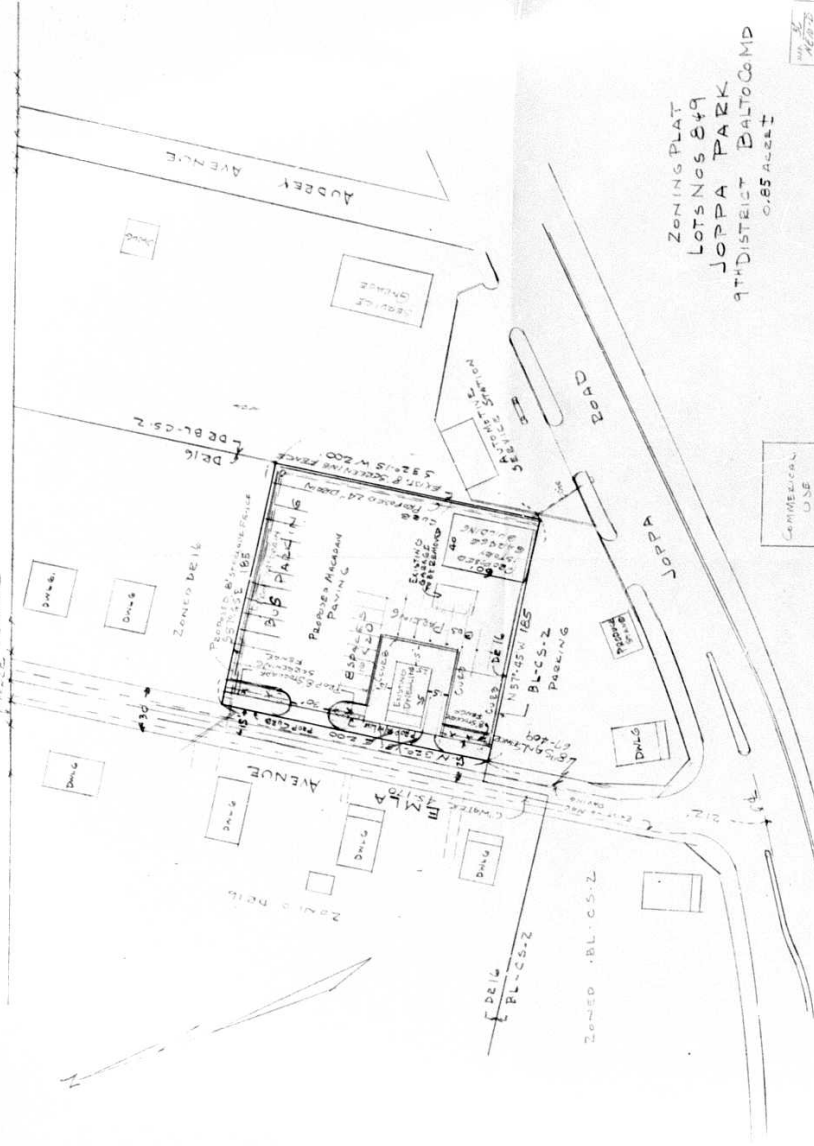
Petition for Reclamation for Henry Naylor

488 06 66 21 50000000





BOARD OF EDUCATION
OFFICE PUBLIC



ZONING PLAT
LOTS Nos 849
JOPPA PARK
9TH DISTRICT BALTO COMD
0.85 ACRES

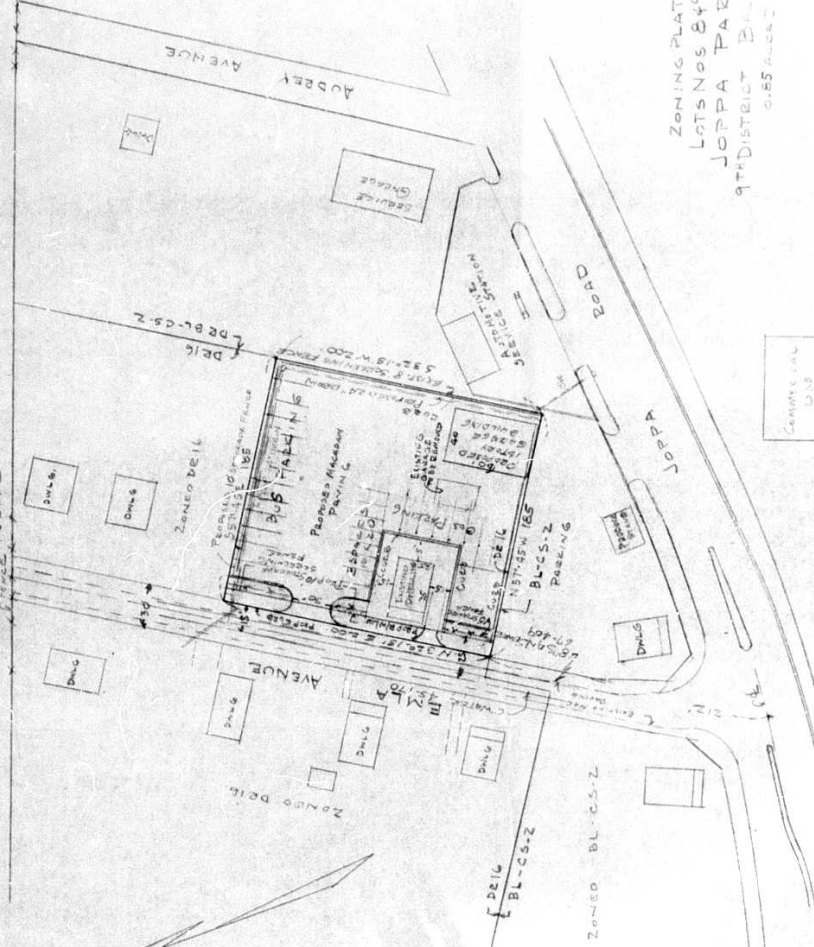
MAP NO. 11-50
AUGUST 27, 1974
DO LLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
412 DELAWARE AVENUE
TOWSON, MARYLAND

PARKING DATA
SERVICE GARAGE 240' x 40' 28 SPACES PROVIDED
8 SPACES PROVIDED

EXISTING ZONING DEIC
PROPOSED ZONING BL
SPECIAL EXCEPTION FOR
A SERVICE GARAGE
PROPOSED USE BUS PARKING & GARAGE TO
SERVICE SAME



BOARD OF EDUCATION
OFFICE PUBLIC



ZONING PLAT
LOTS Nos 849
JOPPA PARK
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