

75-262-X 155 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

ANTONI HORODOWICZ and
1 or WIGDUNA HORODOWICZ, his illegal 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 re-classified, pursuant
to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reason:

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 at the southwest
corner of Joppa Road and Avondale Road, in Baltimore County, Maryland.

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.

Gerald E. Topper
Gerald E. Topper, Esquire
1610-1611 Munsey Building
Baltimore, Maryland 21202
Address: 1610-1611 Munsey Building
Baltimore, Maryland 21202
Antoni Horodowicz
Baltimore, Maryland 21202
Address: 3012 EIGHT AVENUE
Baltimore, Maryland 21234
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 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 through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1975, at _____ o'clock
P. M.

Zoning Commissioner of Baltimore County.

Gerald E. Topper, Esquire
1610-1611 Munsey Building
Baltimore, Maryland 21202

RE: Petition for Special Exception
SW corner of Joppa Road &
Avondale Road - 11th Election
District
Antoni Horodowicz - Petitioner
NO. 75-262-X (Item No. 155)

Dear Mr. Topper:

I have this date passed my Order in the above captioned matter in
accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. Don Mobray
3215 5th Avenue
Baltimore, Maryland 21234

RE: PETITION FOR
SPECIAL EXCEPTION
FOR GARAGE, SERVICE,
Southwest corner of Joppa
and Avondale Roads,
11th District.
ANTONI HORODOWICZ
* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 75-262-X

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.



John W. Hession, III
People's Counsel

Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3212

I HEREBY CERTIFY That a copy of the foregoing Order
was mailed this _____ day of May, 1975 to Gerald E. Topper,
Esquire, 1610-1611 Munsey Building, Baltimore, Maryland 21202,
Attorney for Petitioner.

John W. Hession, III
People's Counsel

I will not attend. JWH.

Telephone: BImore 5-5094

CHARLES A. LOGAN

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

612 EAST 34th STREET BALTIMORE, MARYLAND 21218

ZONING DESCRIPTION

3015 E. Joppa Rd.

RECLASSIFICATION for the same on the south west corner of Joppa
Rd. and Avondale Rd. in the 11th District of Baltimore County
and being recorded among the Land Records of Baltimore County
in Liber No. G.L.N.4435, Folio 498 at the distance of South
6°05' West 119.76' to a point, thence running North 87°44' West
119.76' to a point, thence running North 5°57' West 57.63' to a
point, thence running North 25°48' West 61.26' to a point, thence
running North 7°30' West 17.00' to a point, on the South side
of Joppa Rd., thence running South 52°10' East 61.00' to a point,
thence running South 82°30' East 50.00' to a point, thence running
North 40°21' East 50.00' to the place of beginning.

Containing 0.492 acres of land.

Revised Description
Horodowicz
#155



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 2, 1975
FROM: William D. Frahm, Director of Planning
SUBJECT: Petition # 75-262-X Southwest corner of Joppa and Avondale Roads
Petition for Special Exception for Garage, Service,
Petitioner - Antoni Horodowicz and Baszenna Horodowicz

11th District

HEARING: Wednesday, May 14, 1975 at 1:00 P.M.

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

There are no Master Plan Issues requiring comment on this property at this time.



William D. Frahm
Director of Planning

WDF : NEG : nb

2. No body or fender work shall take place on the site and
on wrecked or damaged cars shall be stored on the site.
3. Overnight storage of vehicles awaiting service shall take
place only in the compound area behind the eight foot
stockade fence indicated on the Petitioner's site plan.
4. Approval of a site plan by the Department of Public Works
and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

UNRECEIVED FOR FILING

DATE: _____
BY: _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Disct. 11th Date of Posting: 5/14/75
Posted for: Hearing Will May 14, 1975 at 1:00 P.M.
Petitioner: Antoni Horodowicz
Location of property: SW corner of Joppa & Avondale Rds.
Location of Signs: Signs posted on Joppa Rd. & Avondale Rd.
Remarks: _____
Noted by: *Mark J. Hession* Date of return: 5/14/75

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
141 S. Chesapeake Avenue
Baltimore, Maryland 21204

Franklin T. Hoggans, Jr.
Chairman

MEMBERS

JOHN J. ADAMS, JR.

JOHN J. ADAMS, JR.

JOHN J. ADAMS, JR.

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JOHN J. ADAMS, JR.

April 23, 1975

Gerald E. Topper, Esq.
1610-1611 Nunnery Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 155
Antoni & Bozenna Horodowicz -
Petitioners

Dear Mr. Topper:

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 at the southwest corner of Joppa and Avondale Roads and is currently improved with a two-bay service garage building. This converted gasoline service station is presently operated as a service garage without the benefit of the required Special Exception, and a Zoning Violation case is pending as a result. Adjacent property to the south contains an existing Baltimore Gas & Electric substation; to the west a group of retail stores, and to the east across Avondale Road, an office building.

At the time of field inspection, the properties across Joppa Road from this site were in a state of imminent major road construction for the relocation of Joppa Road. Please note the comments.

Gerald E. Topper, Esq.
Re: Item 155
April 23, 1975
Page 2

of Bureau of Engineering concerning revisions to the plan necessary in regard to this construction.

In light of the fact that Section 405 of the Baltimore County Zoning Regulations does not permit the Use in Combination of gasoline service station and service garage operation, the existing gasoline pumps must be removed or, if they are to remain, restricted to private use only.

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,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Charles A. Logan
612 East 34th Street
Baltimore, Maryland 21218

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING, TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE A. CLIFFORD, P.E.
DIRECTOR

WILLIAM B. FROHM
DIRECTOR

March 3, 1975

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

Re: Item 155 - ZAC - February 11, 1975
Property Owner: Antoni & Bozenna Horodowicz
Location: SW/Cor. of Joppa Rd. & Avondale Rd.
Existing Zoning: RL - CND
Proposed Zoning: Special Exception for a service garage.
No. of Acres: 0.362 Acres
District: 11th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc.

MSP/bca

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

February 28, 1975

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

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

Re: Item #155 (1974-1975)
Property Owner: Antoni & Bozenna Horodowicz
SW/Cor. of Joppa Road and Avondale Rd.
Existing Zoning: RL - CND
Proposed Zoning: Special Exception for a service garage
No. of Acres: 0.362 Acres District: 11th

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:

Joppa Road, an existing County road, is presently under Contract #73104-R3D, to be abandoned in part, relocated and reconstructed in the vicinity of this property (approximately 100 feet northward) as a divided highway on a right-of-way of varying width, see Drawing #73-0320, File 5.

The remaining portion of the present Joppa Road, which fronts this property, is proposed to be realigned and improved in the future as a closed section roadway varying in width from 30 feet to 40 feet on a right-of-way varying from 40 feet to 60 feet in width between 64th Avenue and Avondale Road, see proposed Construction 60 feet in width between 64th Avenue and Avondale Road, see Drawing #73-0320, File 5. This section of roadway is designated as Road Spur #2 and is not part of the aforesaid Contract.

Highway improvements including any necessary highway right-of-way widening, right distance fillet area, and reversible easements for slopes will be required in connection with any grading or building permit application.

Avondale Road, an existing County road, is proposed to be improved in the vicinity of this property in connection with the Joppa Road project under Contract #73104-R3D, see Drawing #73-0320, File 5.

The submitted plan must be revised to correctly indicate the proposed Joppa Road (Road Spur #2) improvements and right-of-way. Further information may be obtained from the Baltimore County Bureau of Engineering in this regard.

Item #155 (1974-1975)
Property Owner: Antoni & Bozenna Horodowicz
Page 2
February 26, 1975

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Design Standards.

Sediment Controls

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

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist and are serving this property.

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

Very truly yours,

Ellenworth N. Diver, P.E.
CHIEF, Bureau of Engineering

END/EN:PD/RS

cc: J. Trimmer
J. Sowers
W. Munchel

N-08 Key Sheet
36 NE 18 Pos. Sheet
N 2 S 2 Type
73 Tax Map

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. WOOD, M.D., M.P.H.
JOHN ALLEN, JR. AND GUYTON JONES, M.D.

February 5, 1975

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

Dear Mr. DiNenna:

Comments on Item 155, Zoning Advisory Committee Meeting, February 11, 1975, are as follows:

Property Owner: Antoni & Bozenna Horodowicz
Location: SW/Cor. of Joppa Rd. & Avondale Rd.
Existing Zoning: RL-CND
Proposed Zoning: Special Exception for a service garage.
No. of Acres: 0.362 Acres
District: 11th

Metropolitan water and sewer are available.

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 B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

LBVN/aw

WILLIAM B. FROHM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 5, 1975

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 #155, Zoning Advisory Committee Meeting, February 11, 1975, are as follows:

Property Owner: Antoni & Bozenna Horodowicz
Location: SW/Cor. of Joppa Road and Avondale Road
Existing Zoning: B.L. - C.N.S.
Proposed Zoning: Special Exception for a service garage
No. of Acres: 0.362 acres
District: 11th

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.

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

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 7, 1975

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

Z.A.C. Meeting of: February 11, 1975

Re: Item 155
Property Owner: Antoni & Bozena Horodowicz
Location: SW/Cor. of Joppa Road & Avondale Road
Present Zoning: BL - C-1
Proposed Zoning: Special Exception for a service garage

District: 11th
No. Acres: 0.582 acres

Dear Mr. DiNunna:

No bearing on student population.

Very truly yours,

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

H. EMILIE PARKS, President
ROBERTA M. ALLEN, Vice President
MRS. ROBERTA C. JONES, Secretary

MARCUS M. BOSTWICK
JENNIFER M. ALLEN
ALVIN LORICK
JENNIFER M. WHEELER

T. WAYNE WILLIAMS, JR.
RICHARD W. FRANKS, V.P.
IMRS. ROBERTA C. JONES
IMRS. ROBERTA C. JONES

Gerald E. Topper, Esq.
1610-1611 Munsey Building
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for
filing this 7th day of April 1975

S. Eric DiNunna
S. Eric DiNunna,
Zoning Commissioner

Petitioner Antoni & Bozena Horodowicz

Petitioner's Attorney Gerald E. Topper Reviewed by Franklin T. Horowitz
Charles A. Logan, Chairman,
612 East 34th Street
Baltimore, Maryland 21218
Zoning Advisory Committee

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

DATE April 18, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE CASHIER
Gerald E. Topper, Esq.
1610-1611 Munsey Building
Baltimore, Md. 21202
Petitioner for Special Exception for Antoni Horodowicz
775-263-X

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

DATE May 11, 1975 ACCOUNT 01-662

AMOUNT \$21.50

WHITE CASHIER
Gerald E. Topper, Esq.
1610-1611 Munsey Bldg.
Baltimore, Md. 21202
Advertising and posting of property for Antoni Horodowicz



CERTIFICATE OF PUBLICATION

TOWSON, MD. April 18, 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 the 11th day of April, 1975, the 1975 publication appearing on the 11th day of April, 1975.

THE JEFFERSONIAN,

Manager

Cost of Advertisement \$.....

CERTIFICATE OF PUBLICATION 75-262-X

ROSEDALE, MD. May 3, 1975

THIS IS TO CERTIFY that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md. on the 11th day of May, 1975, the publication appearing on the 11th day of April, 1975.

THE OBSERVER

Robert A. Lendall
Advertising Agr.

Cost of Advertisement \$16.00

PETITION MAPPING PROGRESS SHEET

FUNCTION	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: J.P.H.					
Previous case:					
Revised Plans: Change in outline or description					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

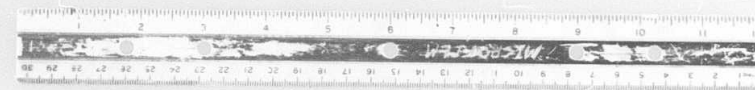
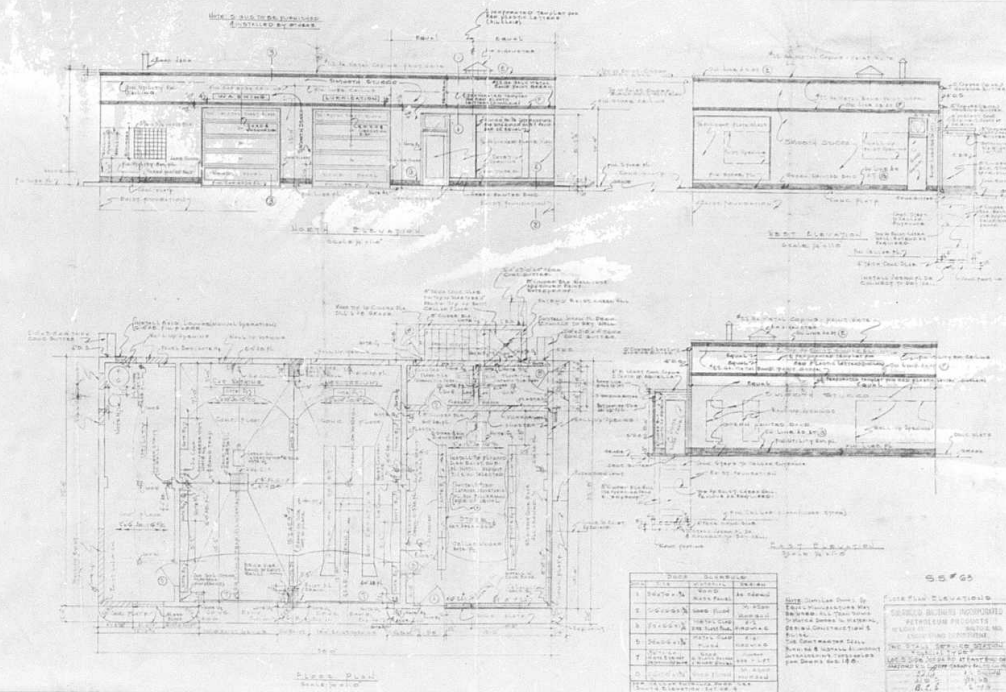
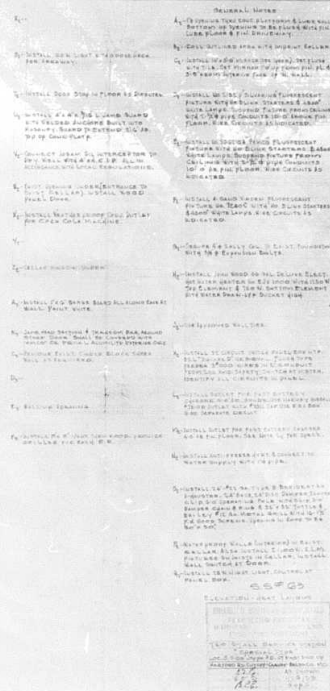
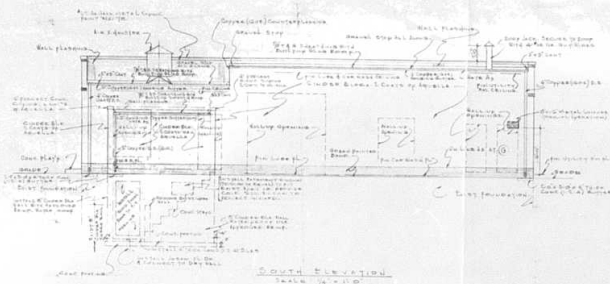
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

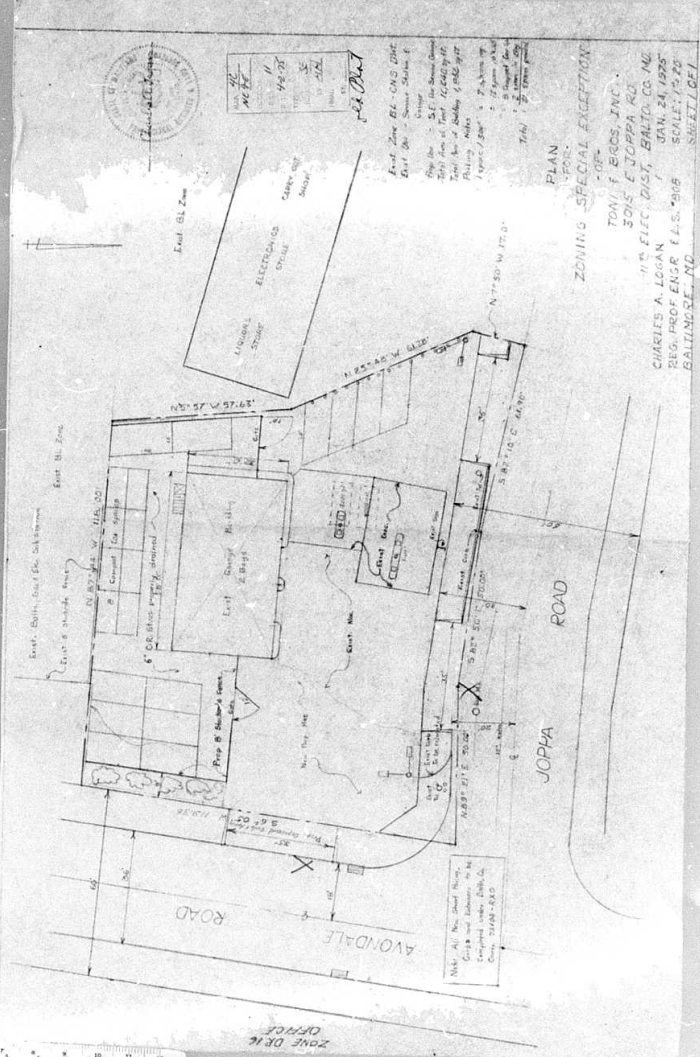
Your Petition has been received * this 30th day of January 1975. Item #.....

S. Eric DiNunna
S. Eric DiNunna,
Zoning Commissioner

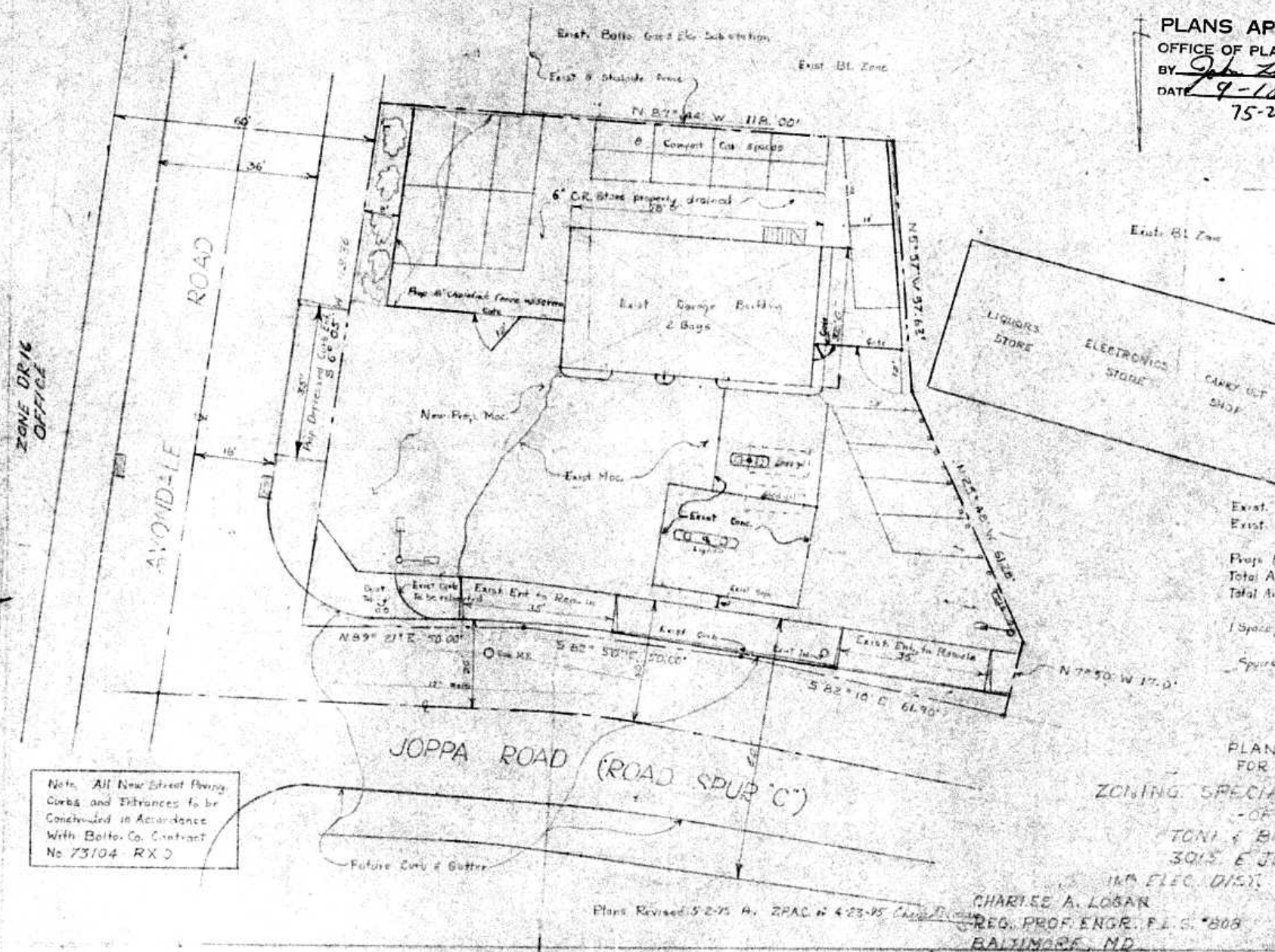
Petitioner Horodowicz Submitted by Topper
Petitioner's Attorney Topper Reviewed by Franks

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





PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John Z. Williams
DATE 9-18-75
75-262-X



Exist. Zone - BL - CNS
Exist. Use - Se. use Station
Prop. Use - Same
Total Area of Tract - 10,640 sq. ft.
Total Area of Build - 1,856 sq. ft.
PARKING NOTES
1 Space / 300 sq. ft. = 7 Spaces Req.
for 12-18' x 20'
Spaces Provided = 8 - Compact
2 - in Bays
Total = 10 Spaces

PLAN FOR
ZONING SPECIAL EXCEPTION
-OF-
TONI & BROS. INC.
3015 E JOPPA RD
JMD FLEC. DIST. BALTO. CO. MD
CHARLES A. LOSAN
REG. PROF. ENGR. P.L.S. #808
BALTIMORE, MD
JAN. 24, 1975
SCALE: 1" = 20'
SHEET 1 OF 1

Note: All New Street Paving
Curbs and Entrances to be
Constructed in Accordance
With Balto. Co. Contract
No 73104 RX 0

Plans Revised 5-2-75 A. ZPAC # 423-75

