

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Brooks Muffler Center, Inc., 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:

1. Properties to the east & west side of the proposed Used Car Lot are both being used as Used Car Lots.

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 Used Car Lot

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 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 Brooks Muffler Center, Inc. Legal Owner  
Address 310 Eastern Avenue  
Baltimore, Maryland 21221  
Petitioner's Attorney \_\_\_\_\_ Protestor's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May 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 2nd day of June 1975, at 10:30 o'clock A. M.

James E. Dyer  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 28, 1975  
FROM: William D. From, Director of Planning

SUBJECT: Petition #75-274-XA, Petition for Special Exception for a Used Car Lot  
North side of Eastern Avenue 75 feet Southwest of Mace Avenue  
Petitioner - Brooks Muffler Center, Inc.

15th District

HEARING: Monday, June 2, 1975 (10:30 A.M.)

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

The proposed use would be consistent with the character of the adjacent uses on Eastern Avenue.

William D. From  
Director of Planning

WDF:REG:iv

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Brooks Muffler Center, Inc., 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 for a Variance from Section 238.2 to permit a rear yard setback of 9 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Petitioner needs to add 6 work bays to existing building. Configuration shown is only possible practical solution.
2. Buildings to each side of Proposed site do not conform to minimum sideyard requirements.

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 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 Brooks Muffler Center, Inc. Legal Owner  
Address 310 Eastern Avenue  
Baltimore, Md. 21221  
Petitioner's Attorney \_\_\_\_\_ Protestor's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May 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 2nd day of June 1975, at 10:30 o'clock A. M.

James E. Dyer  
Zoning Commissioner of Baltimore County.

(over)

## PROPERTY KNOWN AS 310 EASTERN AVENUE

Beginning at a point (an "x" cut in Concrete Sidewalk) 75' Southwest of Mace Avenue on the north side of Eastern Avenue hence running South 54°00'25" West a distance of 47.41' to a "L" Cut Set in concrete curb, hence running on a curve, to the right with a radius of 3843.47' and a length of 103.30' to a point, hence running North 35°59'46" West a distance of 120.43' to a P.K. Nail Set hence running North 54°00'14" East a distance of 77.16' to a P.K. Nail Set, hence running on curve to the right with a Radius of 625.00' and length of 40.39' to a Nail Set, hence running North 76°17'14" East a distance of 73.01' to a Pipe Set, hence running South 35°56'46" East a distance of 137.25' to the point of the beginning. Containing 0.4698 Acres.

June 10, 1975

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

RE: Petition for Special Exception and Variance  
N/S of Eastern Avenue, 75' SW of Mace Avenue - 15th Election District  
Brooks Muffler Center, Inc. - Petitioner  
NO. 75-274-XA (Item No. 187)

Dear Mr. Romadka:

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/mic

Attachments

cc: John W. Hession, III  
People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE  
N/S of Eastern Avenue, 75' SW of Mace Avenue - 15th Election District  
Brooks Muffler Center, Inc. - Petitioner  
NO. 75-274-XA (Item No. 187)  
BEFORE THE  
DEPUTY ZONING  
COMMISSIONER  
OF  
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a used car lot and a Variance to the rear yard setback requirements. The property in question is situated on the north side of Eastern Avenue, 75 feet southwest of Mace Avenue, and is in the Fifteenth Election District of Baltimore County.

Testimony and evidence established that the subject property is zoned B.R. and C.S.A. and is presently improved with a one story brick building which is utilized as a service garage. A six bay addition is proposed to be added to the service garage, which necessitates the Variance request. The rear property line, as outlined on the Petitioner's plat, was described as being very irregular, with the ownership of the property between said outline and existing ten foot alley also being questionable. The distance between the foundation wall, as proposed, and the side of the alley, as projected from the westernmost end of the building, was described as being nineteen feet, more or less. The distance between the rear foundation wall of the proposed building and the rear property line, as projected from the easternmost end of the building, was described as being forty feet, more or less.

Testimony also established that used cars have been sold from the subject property for many years, and that properties on either side are presently utilized as used car lots. The Petitioner plans to have approximately six spaces, adjacent to the westernmost property line, set aside for the purpose of the used car sale with the remainder of the property being utilized for a service garage business.

Without reviewing the testimony and evidence in detail but based on all such testimony and evidence presented, it is the opinion of the Deputy Zoning

Commissioner that the Petitioner demonstrated practical difficulty with regard to the requested Variance and provided the proofs necessary to grant the Special Exception for the used car lot. Therefore, the Variance and Special Exception will, with certain restrictions, be granted.

IT IS ORDERED, this 10<sup>th</sup> day of June, 1975, that the Special Exception for a used car lot and a Variance to permit a rear yard setback of nine feet instead of the required thirty feet should be and the same are hereby GRANTED, subject to the following restrictions:

1. If an office trailer is used for used car operation, it must utilize one of the spaces noted on the plan for sale of used cars.
2. The three bays in the existing garage may be counted as required parking spaces.
3. Driveway entrances, etc., must be kept open and free for vehicular circulation at all times.
4. Approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

James E. Dyer  
Deputy Zoning Commissioner of Baltimore County.

ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221

May 19, 1975

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

Re: No. 75-274-XA  
Brooks Muffler Center, Inc.

Dear Mr. DiNenna:

Please enter my appearance as attorney for the Petitioner, Brooks Muffler Center, Inc., in the above noted matter.

I understand that this matter is scheduled for hearing on Monday, June 2, 1975 at 10:30 a.m.

Very truly yours,

Robert J. Romadka  
Robert J. Romadka

dsl



JUL 15 1975

RE: PETITION FOR SPECIAL EXCEPTION FOR A USED CAR LOT. PETITION FOR VARIANCE TO PERMIT A REAR YARD SETBACK OF 9 FEET INSTEAD OF THE REQUIRED 30 FEET. North side of Eastern Avenue 75 feet Southwest of Mace Avenue. 15th District.

BROOKS MUFFLER CENTER, INC. CASE No. 75-274-XA, Item 187

#### 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*  
John W. Hession, III  
People's Counsel

*Charles E. Kountz, Jr.*  
Charles E. Kountz, Jr.  
Deputy People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 28 day of May, 1975 to Brooks Ramsey, c/o Brooks Muffler Center, Inc., 310 Eastern Avenue, Baltimore, Maryland 21221, Legal Owner.

*John W. Hession, III*  
John W. Hession, III

I will not attend. JWH.



#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1975

Brooks Muffler Center, Inc.  
310 Eastern Avenue  
Baltimore, Maryland 21221

RE: Variance Petition and Special Exception  
Re: Item 187  
Brooks Muffler Center, Inc. -  
Petitioner

Gentlemen:

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 north side of Eastern Avenue, 75 feet southwest of Mace Avenue, and is currently used as a service garage operation. The petitioner is requesting a Special Exception in a B.R. (Business, Roadside) zone to permit a used car lot in conjunction with the existing muffler shop.

Adjacent properties on Eastern Avenue are improved with existing used car lots. Across an alley to the rear of the site lie existing group houses.

The request also concerns a Variance for a

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

Bureau of Engineering  
ELLSWORTH M. DIVER, P. E. CHIEF

May 29, 1975

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

Re: Item #187 (1974-1975)  
Property Owner: Brooks Muffler Center, Inc.  
W/S of Eastern Ave., 75' S/W of Mace Avenue  
Existing Zoning: B.R. and C.S.A.  
Proposed Zoning: Variance from Sec. 238.2 to permit a rear yard setback of 9' in lieu of the required 30' and Special Exception for used car lot.  
No. of Acres: 0.4698 District: 15th

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:

Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

It is the responsibility of the Petitioner to ascertain and clarify his and others rights in and to the indicated 15-foot rights-of-way and alley along and through the rear of this property, and to initiate such action as may be necessary to widen, relocate, realign or otherwise modify the rights-of-way.

The existing alley is in a deteriorated condition and inadequate to serve as a commercial type alley. It is proposed that the alley ultimately be realigned in part and widened to 20 feet if access is utilized to the alley. Right-of-way widening will be required in connection with any grading, building or other permit for this property. Further information may be obtained from the Bureau of Engineering.

#### Sediment Control:

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

Item #187 (1974-1975)  
Property Owner: Brooks Muffler Center, Inc.  
Page 2  
May 29, 1975

#### Storm Drains:

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 nuisance 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 are serving this site. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

*Ellsworth M. Diver*  
ELLSWORTH M. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:FW:ms

cc: J. Somers  
Mr. Munchel

I-OW Key Sheet  
L NE 26 Pos. Sheet  
NE 1 G Topo  
97 Tax Map



April 23, 1975

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Attn: Mr. Franklin Hogans

Re: I.A.C. Meeting April 15, 1975

Property Owner: Brooks Muffler Center, Inc.  
Location: W/S of Eastern Ave. (Rte 150) 75' SW of Mace Ave. Existing Zoning: B.R. and C.S.A.  
Proposed Zoning: Variance from Sec. 238.2 to permit a rear yard setback of 9' in lieu of the required 30' & Special Exception for used car lot.  
No. of Acres: 0.4698  
Dist. 15th

Dear Mr. DiNenna,

The subject plan indicates proposed parking lot barrier curb that would extend across the sidewalk. This would not be practicable as it would create a hazard to pedestrians. The curb must terminate and be moved down at the back edge of the walk. Any subsequent plans must note this revision.

The 1973 average daily traffic count on this section of Eastern Avenue is 47,000 vehicles.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering Access Permits

By: John E. Meyers

CL-JEM/es

Brooks Muffler Center, Inc.  
Re: Item 187  
May 27, 1975  
Page 2

rear yard setback of 9 feet in lieu of the required 30 feet, in order that an addition to the existing building may be constructed for use as a six bay service area.

It should be noted that outside storage of damaged or disabled vehicles is permitted only within an eight foot high screened fence enclosure.

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. Hogans, Jr.*  
FRANKLIN T. HOGANS, JR.  
Chairman,  
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Kennedy-Bode Engineering, Inc.  
2319 Maryland Avenue  
Baltimore, Md. 21218

Brooks Muffler Center, Inc.  
310 Eastern Avenue  
Baltimore, Md. 21221

Item 187

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 1st day of May 1975

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner Brooks Muffler Center, Inc.

Petitioner's Attorney  
cc: Kennedy-Bode Engineering, Inc.  
2319 Maryland Avenue  
Baltimore, Md. 21218

Reviewed by *Franklin T. Hogans, Jr.*  
Franklin T. Hogans, Jr.  
Chairman,  
Zoning Advisory  
Committee

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204



#### DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.  
DIRECTOR

WM. T. WELZER  
DEPUTY TRAFFIC ENGINEER

May 14, 1975

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

Re: Item 187- EAC - April 15, 1975  
Property Owner: Brooks Muffler Center, Inc.  
Location: W/S of Eastern Ave. 75' SW of Mace Ave.  
Existing Zoning: B. R. & C. S. A.  
Proposed Zoning: Variance from Sec. 238.2 to permit a rear yard setback of 9' in lieu of the required 30' & Special Exception for used car lot.  
No. of Acres: 0.4698  
District: 15th

Dear Mr. DiNenna:

The requested variance to the rear yard and special exception is not expected to cause any major traffic problems.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineering Assoc.

MSF:BZA

JUL 15 1975



April 15, 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 #187, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Brooks Muffler Center, Inc.  
Location: N/S of Eastern Avenue 75' SW of Mace Avenue  
Existing Zoning: B.R. and C.S.A.  
Proposed Zoning: Variance from Sec. 238.2 to permit a rear yard setback of 9' in lieu of the required 30' and Special Exception for used car lot.  
No. of Acres: 0.4698  
District: 15th

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 comment.

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 894-3211 ZONING 894-3051

| PETITION MAPPING PROGRESS SHEET                    |          |    |          |    |           |    |         |    |           |    |
|----------------------------------------------------|----------|----|----------|----|-----------|----|---------|----|-----------|----|
| FUNCTION                                           | Wall Map |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|                                                    | date     | by | date     | by | date      | by | date    | by | date      | by |
| Description checked and outline plotted on map     |          |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                   |          |    |          |    |           |    |         |    |           |    |
| Deeded                                             |          |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                       |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>FPH</i>                            |          |    |          |    |           |    |         |    |           |    |
| Previous cases:                                    |          |    |          |    |           |    |         |    |           |    |
| Revised Plans:<br>Change in outline or description |          |    |          |    |           |    |         |    |           |    |
| Map #                                              |          |    |          |    |           |    |         |    |           |    |

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

DONALD A. POLY, M.D., M.P.H.  
HEALTH STATE AND COUNTY HEALTH OFFICER

April 9, 1975

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

Dear Mr. DiNenna:

Comments on Item #187, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Brooks Muffler Center, Inc.  
Location: N/S of Eastern Ave. 75' SW of Mace Ave.  
Existing Zoning: B.R. & C.S.A.  
Proposed Zoning: Variance from Sec. 238.2 to permit a rear yard setback of 9' in lieu of the required 30' & Special Exception for used car lot.

No. of Acres: 0.4698  
District: 15th

Municipal water and sewer are available.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

ENVB:ac

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *15th* Date of Posting: *5-15-75*  
Posted for: *Meeting Monday June 2, 1975, 9:15 A.M.*  
Petitioner: *Brooks Muffler Center*  
Location of property: *N/S of Eastern Ave. 75' SW of Mace Ave.*  
Location of Signs: *2 sign posted on window of Brooks Muffler Bldg*  
Remarks: *Paul H. Huns*  
Printed by: *Paul H. Huns* Date of return: *5/15/75*

PETITION FOR SPECIAL  
EXEMPTION AND  
VARIANCE  
THIS DISTRICT

ZONING: Petition for Special  
Exemption for a Used Car Lot.  
Petition for Variance for a  
Rear Yard.  
LOCATION: North side of  
Eastern Avenue 75 feet South-  
west of Mace Avenue.  
DATE & TIME: MONDAY,  
JUNE 2, 1975 at 10:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue,  
Towson, Maryland.

The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regulations  
of Baltimore County, will  
hold a public hearing.

Petition for Special Exem-  
ption for a Used Car Lot. Peti-  
tion for Variance from the Zon-  
ing Regulations of Baltimore  
County to permit a rear yard  
setback of 9 feet instead of the  
required 30 feet.

The Zoning Regulations in ef-  
fect are as follows:  
Section 238.2 - Rear Yard - 30  
feet.

All that parcel of land in the  
Fifteenth District of Baltimore  
County.

Beginning at a point (a) "a" on  
the north side of Eastern Ave-  
nue, hence running South 89° 20'  
East 47.81 feet to a "b" - Call set on cor-  
ner, to the right with a radius of  
194.47' and a length of 194.47' to a  
point (c) - Hence running North 89° 20'  
East 47.81 feet to a point (d) - Hence  
running North 89° 20' East 47.81 feet  
to a point (e) - Hence running North  
89° 20' East 47.81 feet to a point (f) -  
Hence running North 89° 20' East 47.81  
feet to a point (g) - Hence running  
North 89° 20' East 47.81 feet to a point  
(h) - Hence running North 89° 20' East  
47.81 feet to a point (i) - Hence run-  
ning South 89° 20' West 47.81 feet to the  
beginning. Containing 0.4698 Acres.

Being the property of Brooks  
Muffler Center, Inc., as shown on  
plan filed with the Zoning  
Department.

Hearing Date: Monday, June 2,  
1975 at 10:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.

By Order of  
S. ERIC DINENNA  
Zoning Commissioner of  
Baltimore County  
May 15, 1975

OFFICE OF  
THE  
ESSEX TIMES

ESSEX, MD. 21221 May 15, 1975

THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION - NORTH SIDE OF EASTERN AVENUE

was inserted in THE ESSEX TIMES, a weekly newspaper published in  
Baltimore County, Maryland, once a week for one XXXXXXXXXXXX

times before the 2nd day of June 1975 that is to say, the same  
was inserted in the issues of May 15, 1975

By: *C. Curran*

STROMBERG PUBLICATIONS, Inc.

PETITION FOR SPECIAL  
EXEMPTION AND VARIANCE  
15TH DISTRICT

ZONING: Petition for Special Ex-  
emption for a Used Car Lot. Peti-  
tion for Variance for a Rear Yard.  
LOCATION: North side of Eastern  
Avenue 75 feet Southwest of Mace  
Avenue.  
DATE & TIME: Monday, June 2,  
1975 at 10:30 A.M.  
PUBLIC HEARING: Room 106, Coun-  
ty Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
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hearing.

Petition for Special Exem-  
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Section 238.2 - Rear Yard - 30  
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All that parcel of land in the Fif-  
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point (c) - Hence running North 89° 20'  
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running North 89° 20' East 47.81 feet  
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89° 20' East 47.81 feet to a point (f) -  
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North 89° 20' East 47.81 feet to a point  
(h) - Hence running North 89° 20' East  
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beginning. Containing 0.4698 Acres.

Being the property of Brooks  
Muffler Center, Inc., as shown on  
plan filed with the Zoning Depart-  
ment.

Hearing Date: Monday, June 2,  
1975 at 10:30 A.M.  
Public Hearing: Room 106, Coun-  
ty Office Building, 111 W. Ches-  
apeake Avenue, Towson, Md.

By Order of  
S. ERIC DINENNA  
Zoning Commissioner of  
Baltimore County  
May 15, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 15, 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., once in each

week, before the 2nd day of June 1975, the first publication  
day of June 1975.

appearing on the 15th day of May 1975.

By: *Richard A. Stricker*  
Richard A. Stricker  
Manager

THE JEFFERSONIAN

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND No. 21610  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE June 4, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENT YELLOW - CUSTOMER

Brooks Muffler Centers, Inc.  
310 Eastern Blvd.  
Baltimore, Md. 21221

Advertising and posting of property - 675-274-XA

BALTIMORE COUNTY, MARYLAND No. 20270  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE May 9, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENT YELLOW - CUSTOMER

Brooks Muffler Centers, Inc.  
310 Eastern Blvd.  
Baltimore, Md. 21221

Petition for Special Exemption and Variance  
#75-274-XA



JUL 15 1975



BERKSHIRE ROAD

Existing Houses

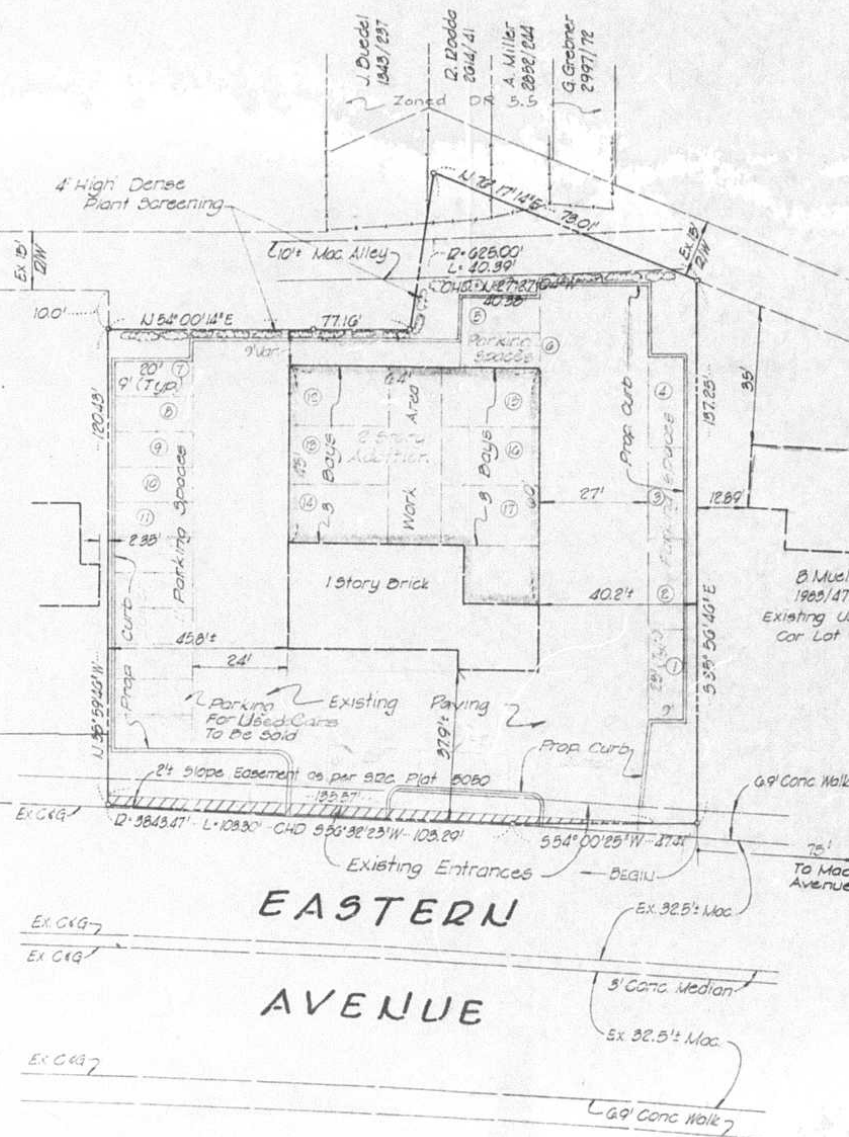


VICINITY MAP  
NOT TO SCALE

Pet Ex. #1

GENERAL NOTES

1. Gross Area of Tract 0.47 AC±
2. Net Area Tract 0.46 AC±
3. Existing Zoning BR-1 CBA District
4. Existing Usage Muffler Shop
5. Proposed Usage Auto Repair Shop & Used Car Lot
6. Proposed Sq. Ft. Area of Building 3165 Sq. Ft.
7. Existing Sq. Ft. Area of Building 1549 Sq. Ft.
8. Off Street Parking  
 Reg'd. Parking First Floor (175,000) 16 PS  
 Second Floor (175,000) 16 PS  
 Total 32 PS  
 Parking Spaces 17 PS  
 Total 49 PS
9. Second Story to be Used for Storage Only
10. Building will be used to store Damaged or Discarded Vehicles



PLAN  
Scale 1"=20'

Pet EX #1

Pet EX #1

PLAT TO ACCOMPANY PETITION  
FOR  
VARIANCE  
SF. IAL EXCEPTION FOR USED CAR LOT

KENNEDY-BODE ENGINEERING INC.  
CONSULTING ENGINEERS  
BALTIMORE, MARYLAND

SITE PLAN  
BUILDING ADDITION  
310 EASTERN AVENUE  
BROOKS-RAMSEY

Election District 13 Baltimore County, Md.  
Scale: As Shown

Date:  
March 1975  
Drawing  
1 of 1

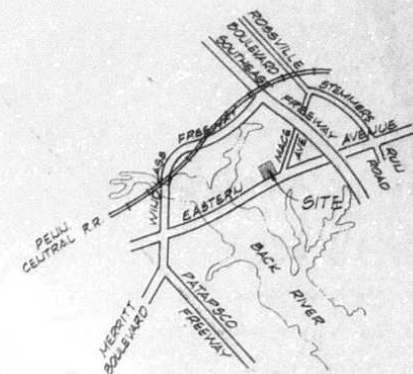
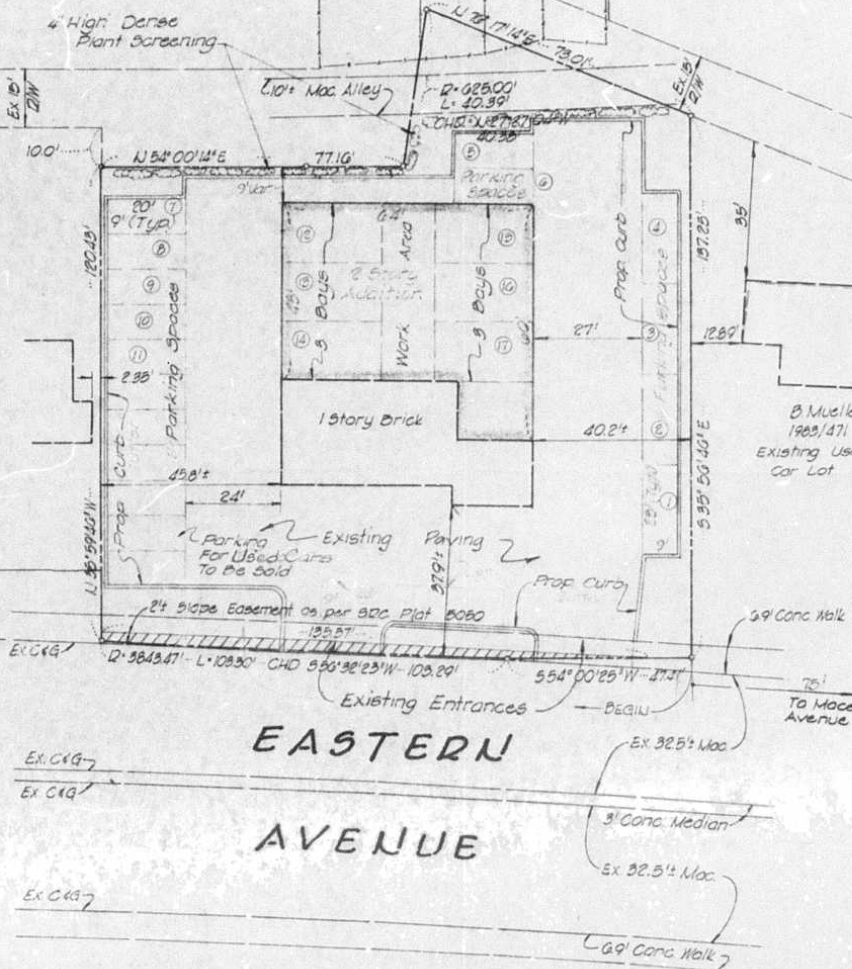
BERKSHIRE ROAD

# GENERAL NOTES

1. Gross Area of Tract 0.47 Ac.
2. Net Area Tract 0.46 Ac.
3. Existing Zoning 30' CNA District
4. Existing Usage Muffler Shop
5. Proposed Usage Auto Repair Shop & Used Car Lot
6. Proposed Sq. Ft. Area of Building 3165 Sq. Ft.
7. Existing Sq. Ft. Area of Building 1545 Sq. Ft.
8. Off Street Parking  
 Req'd. Parking First Floor (1 Pa. 2002) 16 Pa.  
 Second Floor (1 Pa. 2002) 1 Pa.  
 Total Req'd. 17 Pa.  
 Parking Shown 17 Pa.
9. Second Story to be Used For Storage Only
10. Building Will Not be Used to Store Damaged or Disabled Vehicles.

## PLAN

Scale 1"=20'



VICINITY MAP  
NOT TO SCALE

Brooks Muffler  
#187

REVISED PLANS

JUN 3 '75 PM



PLAT TO ACCOMPANY PETITION  
FOR  
VARIANCE

SPECIAL EXCEPTION FOR USED CAR LOT

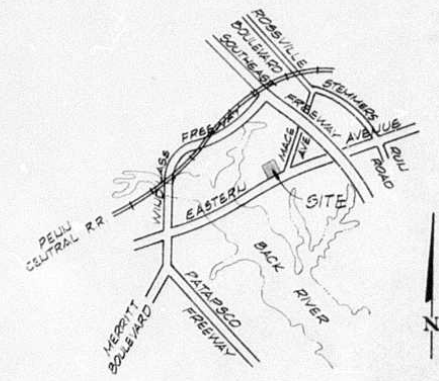
KENNEDY-BODE ENGINEERING INC.  
CONSULTING ENGINEERS  
BALTIMORE, MARYLAND

**SITE PLAN**  
BUILDING ADDITION  
310 EASTERN AVENUE  
BROOKS-RAMSEY

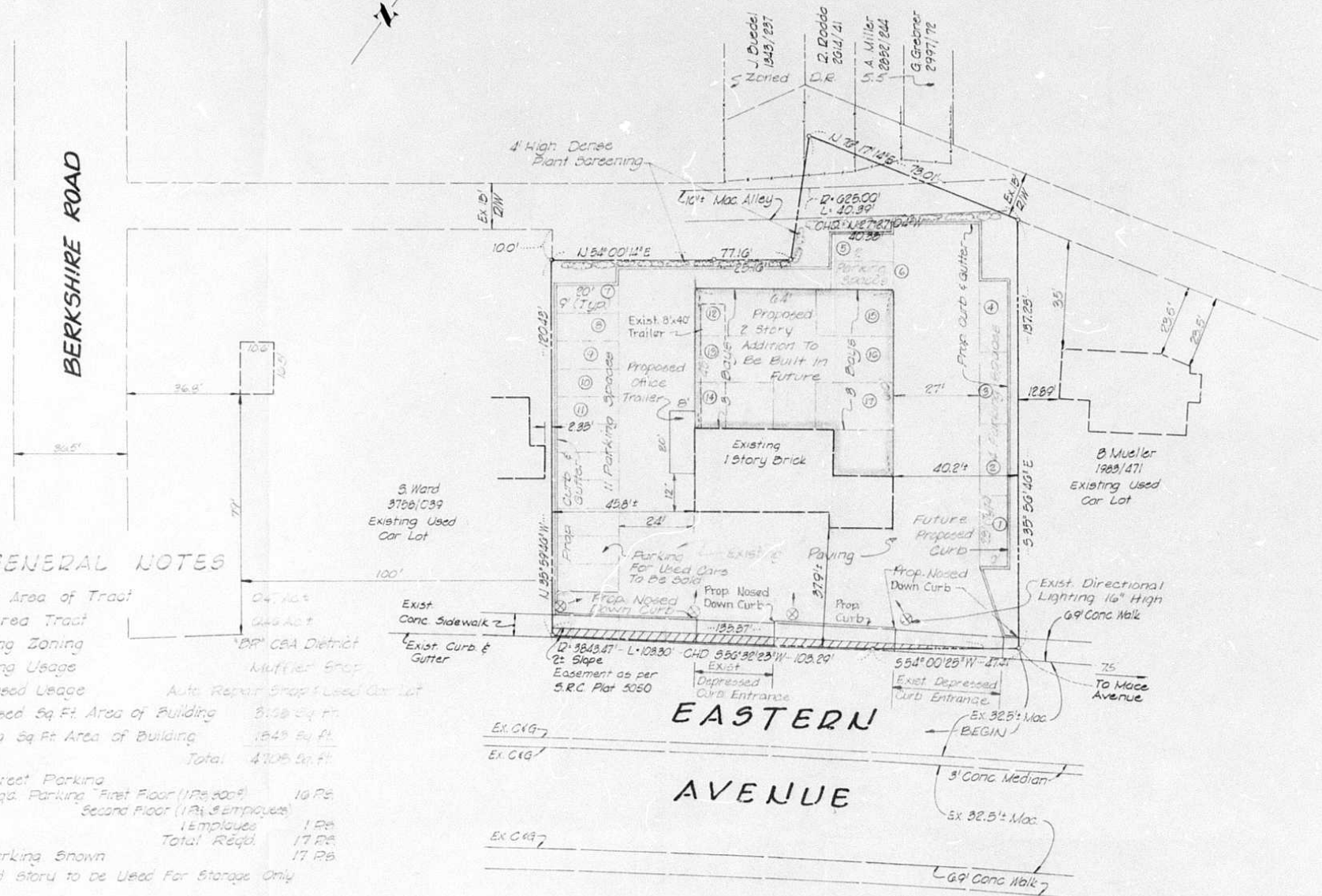
Election District 15 Baltimore County, Md.  
Scale: As Shown

Date:  
March 1975  
Drawing:  
1 of 1





VICINITY MAP  
NOT TO SCALE



### GENERAL NOTES

1. Gross Area of Tract 0.4 AC ±
2. Net Area Tract 0.45 AC ±
3. Existing Zoning BR CAA District
4. Existing Usage Muffler Shop
5. Proposed Usage Auto Repair Shop & Used Car Lot
6. Proposed Sq Ft Area of Building 3,500 Sq Ft
7. Existing Sq Ft Area of Building 1,543 Sq Ft  
Total 4,700 Sq Ft
8. Off Street Parking  
Reqd. Parking First Floor (175 @ 200) 10 RA  
Second Floor (175 @ 200) 1 RA  
Total Reqd. 17 RA  
Parking Shown 17 RA
9. Second Story to be Used For Storage Only

### PLAN

Scale 1"=20'

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 12-10-75

KENNEDY-BODE ENGINEERING INC.  
CONSULTING ENGINEERS  
BALTIMORE, MARYLAND

PLAT TO ACCOMPANY PETITION  
FOR  
VARIANCE  
SPECIAL EXCEPTION FOR USED CAR LOT

**SITE PLAN**  
BUILDING ADDITION  
310 EASTERN AVENUE  
BROOKS-RAMSEY

Election District 15 Baltimore County, Md.  
Scale: As Shown

Date: 12/10/75  
Drawing: 1 of 1