

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
ROBERTA P. WHITE

I, or we, FLOYD G. WHITE and/ legal owner.s 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 N.A. zone to an N.A. 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 service garage use in a B.L. zone pursuant to Sections 230.13 and 502.1 and other applicable sections.

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.

George Stamation
George Stamation
Theodore Stamation Contract purchaser
Address 344 Joplin Street
Baltimore, Md. 21224

Floyd G. White
Floyd G. White
Roberta P. White Legal Owner
Address c/o Benjamin G. Parks, Esq.
865 Fifth Avenue South
Naples, Florida 33940

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 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 14th day of July, 1975, at 10:45 o'clock A.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date July 11, 1975
FROM William D. Fromm, Director of Planning
SUBJECT Petition #76-18-X. Petition for Special Exception for Service Garage Southwest corner of North Point Boulevard and Carroll Avenue Petitioner - Floyd G. White and Roberta P. White

15th District

HEARING: Monday, July 14, 1975 (10:45 A.M.)

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

The intended use, if properly screened and maintained appears to be an appropriate use of the abandoned service station.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



RE: PETITION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE USE IN A B.L. ZONE BY CONVERSION OF AN EXISTING GASOLINE SERVICE STATION TO SERVICE GARAGE. Southwest corner of North Point Boulevard and Carroll Avenue 15th District.
FLOYD G. WHITE
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 76-18-X, Item #219

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, we hereby enter our appearance in the above proceeding. You are requested to notify us 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
494-2188

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 10th day of July, 1975, to James D. Nolan, Esquire, Nolan, Plunhoff and Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner and George Stamation and Theodore Stamation, 344 Joplin Street, Baltimore, Maryland 21224, Contract Purchasers.

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

I will not attend. JWH.

LAW OFFICES OF
NOLAN, PLUNHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. ERIC DI NENNA
NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
KENNETH H. MASTERS
THOMAS J. KENNER

AREA CODE 301
TELEPHONE
823-7800

June 2, 1975

The Honorable S. Eric DiNenna
Zoning Commissioner
Baltimore County Zoning Commission
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception for Service Garage Use in a B.L. Zone Involving Conversion of an Existing Gasoline Station.
Mr. & Mrs. Floyd G. White - Legal Owners.
Mr. George Stamation and Mr. Theodore Stamation - Contract Purchasers.

Dear Commissioner DiNenna:

On May 22 of this year a Petition requesting a special exception for a service garage in a B.L. zone was filed on behalf of the above persons, covering a property located on the southeast corner of Northpoint Boulevard and Carroll Avenue, in the Fifteenth Election District of Baltimore County. As our site plan and other materials filed with this case clearly show, this Petition involves the conversion of an existing service station to service garage use, which service station was operated as a Sunoco Station for many years.

In reading the Regulations, particularly Section 405.7 concerning conversion of existing service stations and requiring approval of the overall plan of the entire site by the Director of Planning and the Zoning Commissioner, we felt that these requirements would be met as a part of the special exception case, but we want to be entirely certain that the Regulations are met. Accordingly, it will be appreciated if you will accept this letter as amending our Petition to read "for service garage use in a B.L. zone by conversion of an existing gasoline service station to service garage use, pursuant to Sections 230.13, 405.7 and 502.1 and other applicable Sections".

As we have said earlier in this letter, we believe that the existing Petition and materials are quite satisfactory in this regard but we wish to be entirely on the safe side on this

The Hon. S. Eric DiNenna
June 2, 1975
Page two

point and accordingly wish to make the point completely clear.

Thanking you and your staff for your attention in this regard, I am

Sincerely,

James D. Nolan

JDN/hl

cc: Mr. Franklin T. Hogans, Jr., Chairman
Zoning Plans Advisory Committee

Mrs. Beatrice Anderson
Zoning Commissioner's Office

Mrs. Colletta Smith
Mr. John Magee
C. F. Sauers Company
4707 Belair Road 21206

Mr. William Wood
Piper and Company

Mr. Alexander P. Ratych
APR Associates

Mr. George Stamation
Mr. Theodore Stamation

apf
associates land surveyors
3420 ROSALIE AVE.
BALTIMORE, MD. 21234
PHONE 444-4323

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
FOR SERVICE GARAGE
NORTH POINT BOULEVARD AND CARROLL AVENUE
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point in the Southwesterly right of way line of North Point Boulevard and at the end of a gusset line connecting said right of way line with the Southeasterly side of Carroll Avenue, 40 feet wide, as shown on the State Roads Commission of Maryland Plat No. 4982; thence running from said point of beginning and binding along the Southeasterly right of way line of North Point Boulevard South 57 degrees 57 minutes 22 seconds East 135.68 feet to a point; thence leaving North Point Boulevard and running South 40 degrees 32 minutes 28 seconds West 84.66 feet; thence running North 49 degrees 27 minutes 22 seconds West 150.00 feet to intersect the Southeasterly side of Carroll Avenue; thence binding along Carroll Avenue North 40 degrees 32 minutes 38 seconds East 37.08 feet to a point at the beginning of the beforementioned gusset line; thence binding along said line North 70 degrees 25 minutes 04 seconds East 31.75 feet to the point of beginning; containing 10,818 square feet.

BEING part of the land conveyed to Floyd G. White and Roberta P. White, his wife, by the two following Deeds recorded among the Land Records of Baltimore County: (1) From Mary E. Duval in Liber G.L.B. 2129, page 409. (2) From Mayor and City Council of Baltimore in Liber G.L.B. 2357, page 162.

5/6/1975



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 30, 1975

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

XXXXXXXXXXXXXXXXX
Chairman
Franklin T. Hogans, Jr.

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROPERTY AND EQUIPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDING ENGINEER

James D. Nolan, Esq.
Nolan, Plunhoff and Williams
204 W. Pennsylvania Avenue
Towson, Md. 21204

RE: Special Exception Petition
Item 219
Floyd G. & Roberta P. White -
Petitioners

Dear Mr. Nolan:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you June 18, 1975 under the above referenced subject.

Very truly yours,

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

PTH:JD

Enclosure

cc: apf associates, land surveyors
3420 Rosalie Avenue
Baltimore, Md. 21234
Attention: Alexander Peter Ratych

SEP 17 1975

Pursuant to the advertisement, posting of property, and public hearing on the ~~above~~ Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Service Garage Use in a B.L. Zone by conversion of an existing gasoline service station to a service garage use, pursuant to Sections 230.13, 405.7, and 502.1 and other applicable Sections, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of July, 1975, that the Special Exception for a Service Garage Use in a B.L. Zone by conversion of an existing gasoline service station to a service garage use, pursuant to Sections 230.13, 405.7, and 502.1 and other applicable Sections, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

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

June 25, 1975

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

Re: Item #219 (1974-1975)
Property Owner: Floyd G. & Roberta P. White
S/W cor. of North Point Blvd. & Carroll Ave.
Existing Zoning: BL
Proposed Zoning: Special Exception for a service garage.
No. of Acres: 10,818 sq. ft. 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:

North Point Boulevard (Md. 151) 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.

Carroll Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way (minimum). No further highway improvements are required at this time.

The entrance locations are subject to approval by the Department of Traffic 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.

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.

Item #219 (1974-1975)
Property Owner: Floyd G. & Roberta P. White
Page 2
June 25, 1975

Water and Sanitary Sewer:

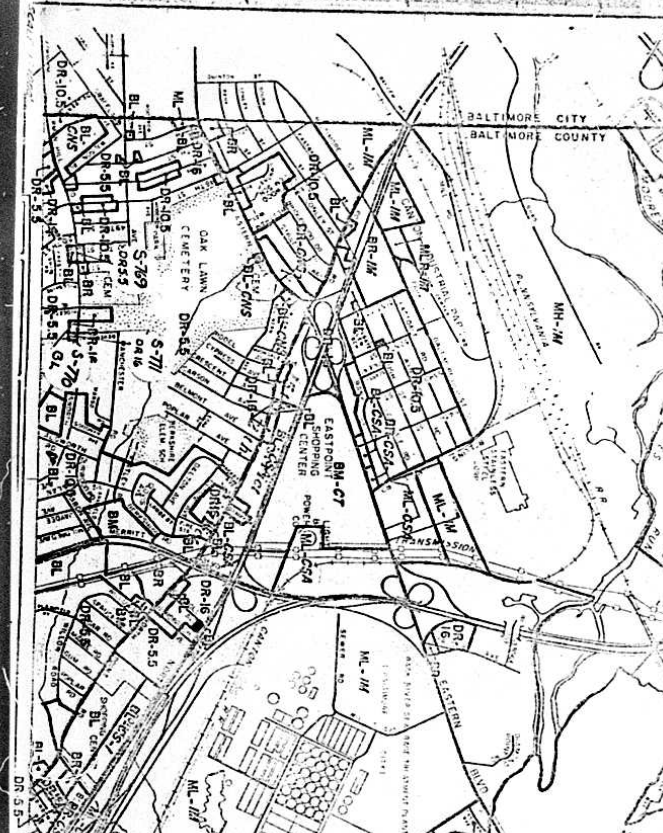
Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Elsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:KAM:PMR:es

E-W Key Sheet
4 SS 22 Pos. Sheet
SS 1 F Topo
96 Tax Map



BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 2, 1975

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

Z.A.C. Meeting of: June 3, 1975

Re: Item 219
Property Owner: Floyd G. & Roberta P. White
Location: SW/C of North Point Blvd. & Carroll Avenue
Present Zoning: B.L.
Proposed Zoning: Special Exception for a service garage

District: 15th
No. Acres: 10,818 sq. ft.

Dear Mr. DiNenna:

No hearing on student population

Very truly yours,

W. Nick Potemichin
Field Representative

WSP/ml

EMILIE PARKS, PRESIDENT
CUSTACE C. WEBB, VICE-PRESIDENT
MRS. ROBERT L. MURPHY

HAROLD M. HODGINS
JUDITH L. MEDMAN
ALVIN LORICK

T. HARVEY WILLIAMS, JR.
RICHARD W. TRALEY, JR.
MRS. HARRIET H. WILLIAMS

SEP 17 1975



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

June 4, 1975

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

Attn: Mr. Franklin Hogans

Re: Z.A.C. Meeting, June 3, 1974 Item: 219.
Property Owner: Floyd G. and Roberta P. White
Location: SW/C of North Pt. Blvd. (Rte 151) & Carroll Ave.
Existing Zoning: BL
Proposed Zoning: Special Exception for a service garage.
No. of acres: 10,818sq. ft.
District: 15th

Dear Mr. DiNenna:

The entrance channelization at the subject site is acceptable to the State Highway Administration, however a portion of the paving of the easterly entrance from North Point Blvd. is breaking up and should be replaced.

The 1974 average daily traffic count on this section of North Point Blvd. is 16,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

CL-JEM/es

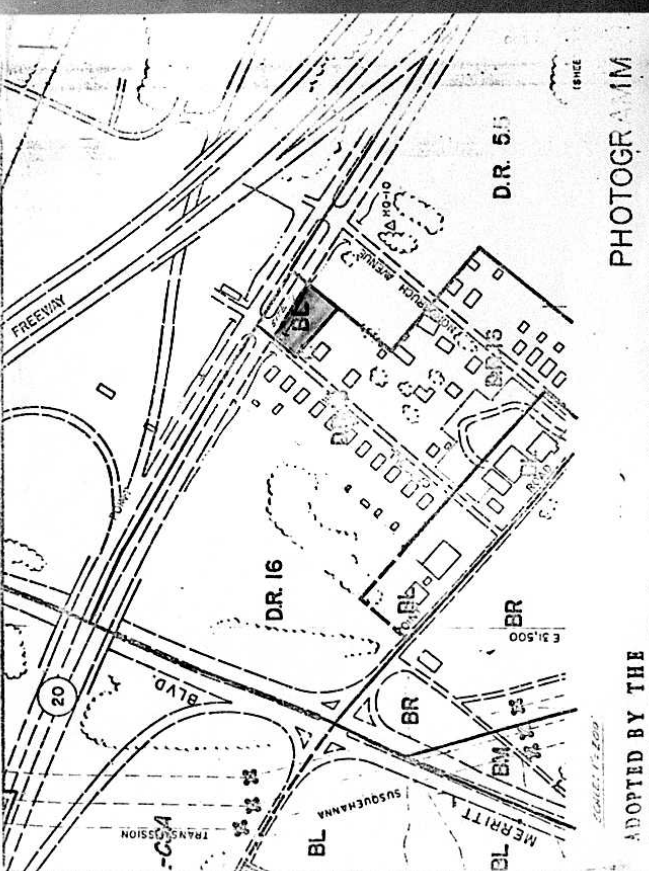
By: John E. Meyers

John E. Meyers

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS



ADOPTED BY THE
BALTIMORE COUNTY COMMISSIONERS
JUNE 11, 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of

MAY 1975; Item # _____.

S. Eric DiNenna,
Zoning Commissioner

Petitioner WHITE Submitted by KEITON WILLIAMS

Petitioner's Attorney Kenneth P. Williams Reviewed by MBL

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

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: <u>T.B.C.</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: _____	Map # _____									

James D. Nolan, Esq.
Nolan, Plumbhoff & Williams
300 W. Pennsylvania Avenue
Towson, Md. 21204

Form 219

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 22nd day of June 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Floyd G. & Barbara P. White

Petitioner's Attorney James D. Nolan Reviewed by Franklin T. Hogan, Jr.
cc: att associates, land surveyors
3330 Roselle Avenue
Baltimore, Md. 21234
Attn: Alexander
Peter Ralych
Chairman,
Zoning Advisory
Committee

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

No. 21684

DATE July 11, 1975 ACCOUNT 01-662

AMOUNT \$68.25

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

James D. Nolan, Esq.
201 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for
Floyd G. White - #76-18-X 6825 REC

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

No. 21639

DATE June 20, 1975 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

James D. Nolan, Plumbhoff & Williams
201 W. Penna. Ave.
Towson, Md. 21204
Petition for Special Reception for Floyd G. White
#76-18-X

SEP 17 1975

