(Don B. 819) TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
ROBERTA P. WHITE

1, or we_FLOYD G. WHITE and/___legal owner.s of the property situate is County and which is described in the description and plat attached hereto and made a part hereof, petition (1) that the zoning status of the herein described property be re-classified, pursuas

to the Zoning Law of Baltimore County, from an N.A.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltin 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 app? 1 cable 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 pooling, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ons and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Floyd G. White Floyd G. White Roberta P. White Legal Own

ge Stamation

Stamation Contract purchaser . 144 Joplin Street

Baltimore, Md. 21224

pumps D. Nolan, Petitioner's Attorney
Tolan, Plumboff and Williams
Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204 (823-7800)

ORDERED By The Zoning Commissioner of Baltimore County, this 10th

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 5 at 10.45 clock 14th day of July

A. M

Seni de Renses

Address C/o Benjamin G. Parks, Esq. 865 Fifth Avenue South Naples, Florida 33940

BALTIMORE COUNTY, MARYLA

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date July 11, 1975 FROM William D. Fromm, Director of Planning

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.

Willem Shown William D. Fromm Director of Planning

WDF :NEG : rw



RE: PETITION FOR SPECIAL EXCEPTION
FOR SERVICE GARAGE USE IN A
B. L., ZONE BY CONVESION OF AN
EXISTING GASOLINE SERVICE STATION
TO SERVICE GARAGE.
Southwest corner of North Point Boulevord
and Corroll Avenue
15th District.

FLOYD G. WHITE

BALTIMORE COUNTY Case No. 76-18-X, Item #219

SECONE THE

OF

ORDER TO ENTER APPEARANCE

5.67

IT. YAL

ont to the authority contained in Section 524.1 of the Baltimore County keby enter our appearance in the above proceeding. You are requested nd of the passage of any preliminary or final Order in connection



I HEREBY CERTIFY That a copy of the foregoing Order was mailed this of July, 1975, to James D. Nolan, Esquire, Nolan, Plumhoff and Williams, 204 W. nia Avenue, Towson, Maryland 21204, Attorney for Petitioner and George St re, Maryland 21224, Contract Purchasers.

I will not attend. JWH.

LAW OFFICES O NOLAN, PLUMHOFF & WILLIAMS TOWSON, MARYLAND 21204

June 2, 1975

TELEPHONE BE3-7800

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. 4 Mrs. Ployd 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 benalf 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 As we have said earrier in this letter, we believe that the existing Potition and materials are quite satisfactory in this regard but we wish to be entirely on the safe side on this July 18, 1975

James D. Nelen, Esquire 204 West Pennsylvania Av Towesa, Maryland 21204

nor of North Point Bo

S. ERIC DE NENNA

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE 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 Bouleward 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; ning 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 Sou 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

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. Duvall in Liber G.L.B. 2129, page 409. (2) From Mayor and City Council of Baltimore in Liber G.L.B.2357, page

5/6/1975

Franklin T.

BUREAU OF ENGINEERING

PROJECT AND

OFFICE OF THE



The Hon. S. Eric DiNenna June 2, 1975

point and accordingly wish to make the point completely clear. Thanking you and your staff for your attention in this regard, I am

James D. Nolan

JDN/h1

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMUTTEE

June 30, 1975

James D. Nolan, Esq. Nolan, Plumboff and William 204 W. Fennsylvania Avenue Towsen, Md. 21204 XXXXXXXXXXXXX

MEMBERS RE: Special Exception Potition Special shoupt. Item 219 Ployd G. & Roberta P. White -Petitioners HEALTH DEPARTMENT BUREAU OF FIRE PREVENTION STATE SIGNAY ADMINISTRATION

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

Very truly yours,

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

FTH:JD

Enclosure

oc: apr associates, land surveyors 3329 Rosalie Avanue Baltimore, Hd. 21234 Attention: Alexander Peter Raty

int to the advertisement, posting of property, and public hearing on the minute 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. 17 S ORDERED by the Zoning Commissioner of Baltimore County, this 15 day as 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, 465. 7, and 502. 1 and other app sable Sections, should be and the same is GRANTED, from and after the dath of this Order, subject to the approval of a site plan by the State Highway Administration, the Depart-Ening Commissioner of Baltimore County hway Administration, the Depart-ent of Public Works, and the Office Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of..... IT IS ORDERED by the Zoning Commissioner of Baltimore County, this. 197 that the above re-classification be and the same is hereby DENIED and that the above described property or area by and the same is hereby continued as and

RECEIVED FOR

GRBER

Department Of Public Borks COUNTY OFFICE BUILDING

June 25, 1975

Hr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 2120k

Re: Itam #219 (1971-1975)

Property Owner: Floyd G. & Roberts P. White
5N cor. of North Point Elvd. & Carroll Ave.
Existing Zoning: BL
Proposed Zoning: Special Exception for a service garage.
No. of Acres: 10,018 sq. ft. District: 15th

Dear Mr. DiMennar

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.

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 stendards, specifications and approval of the State in addition to those of Baltiener County

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

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

Development of this property through stripping, grading and stabilisation could result in a mediant pollution problem, demaging private and public holdings down-stream of the property. A grading permit is, therefore, measury for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muleances or demages 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 (1976-1975)
Property Owner: Floyd 0. Roberta P. White
Page 25, 1975

Water and Sanitary Sever:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

ELISHORTH N. DIVER, P.E. Chief, Bureau of Engineering

END LEAM: FWR: 88

E-NW Key Sheet 4 SE 22 Pos. Sheet 5% 1 F Topo 96 Tax Map

The state of the s

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: Present Zoning: B.L.

Re: Item 219
SN/C of North Point Blvd. & Carroll Avenue
Re: Item 219
SN/C of North Point Blvd. & Carroll Avenue Proposed Zoning: Special Exception for a service garage

15th 10,818 sq. ft.

Dear Mr. DiNenna:

No bearing on student population

Very truly yours. 10 lick tetrout

MARCUS M ROTSANIS JOSEPH . M. EDWAN

RICHARD W TRACE - MID MEE - Trace

Ben

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

June 4.1975

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

Att: 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) 6 Carroli Ave. Existing Zoning: BL Proposed Zoning: Special Exception for a nervice parage. service garage. No. of acres: 10,818sq ft. District: 15th

Harry R. Hughes Secretary

Bernard M. Evans

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 Parlyen

Zoning Commissioner of Baltimore County

PHOTOGR

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E 31,500

23

ADOPTED

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James D. Nolan, Esq. Nolan, Plumhoff and Williams 204 W. Pennsylvania Avenue Towson, Maryland 21204

Dear Mr. Nolan:

Franklih'T: Hogar XXXXXXXXXXXX

> MEMBERS SONING ADMINISTRATION PEALTH OUTARTMENT

BUREAU OF FIRE PREVENTION

STATE HIGHWAY BUSTAN OF

PROJECT AND DEVELOPMENT PLANNISH

BOARD OF EDUCATION SETICE OF THE June 18, 1975

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

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 the 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 North Point Blvd. and Carroll Avenue and is currently improved with an abandoned gasoline service station. The petitioner is requesting a Special Exception in order that this building may be converted for a service garage coperation.

Existing properties to the south and west are improved with single family residences zoned D.R. 16. The property to the east is currently unimproved, and property across North Point Blvd.

Petitioners

James D. Nolan, Esq. Re: Item 219 June 18, 1975

opposite this site is unimproved lands apparently part of the State Highway Administration's right-of-way of the Patapsco Freeway.

As per the comments of the Project and Development Planning Division, screening must be provided along residential property lines. The parking space proposed in front of the existing building and at the northeasternmost corner of this site is not acceptable, and should be relocated elsewhere on the site. The plan should be revised accordingly.

The petitioner should note with particular interest the comments of the Project and Development Division and Department of Health.

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 ir. the near future.

FTH:JD

Franklin T. Hogans, JR. Chairman, Boning Plans Advisory Committee

Piclosure

cc: apr associates, land surveyors 3320 Rosalie Avenue Baltimore, Md. 21234 Attention: Alexander Peter Ratych



Mr. S. Eric Di Nenna, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item #219, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Floyd ^G. and Roberto P. White Location: SW/c of North Point Blvd, and Carroll Avenue Existing Zoning: B.L. Proposed Zoning: Special Exception for a service garage No. of Acres: 10,818 square feet 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 one to assure that all parties are made aware of plans or problems with regard to development plans that may have a

The existing pump island should be removed from the property to allow a better and safer flow of on site traffic.

Four foot high compact screening must be provided along the adjacent residential property lines.

Very truly yours, John Leventhy John L. Wimblew

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

Re: Item 219 - ZAC - June 3, 1975 item 219 - ZAC - Jume 3, 1975
Property Owner: Floyd 6, & Roberta P. White
Location: SM/C of North Point Blvd. & Carroll Ave.
Existing Coning: BL
Proposed Zoning: Special Exception for a service garage.
No. of Acres: 10,818 sq. ft,

MSF/bz

No major traffic problems are anticipated by the requested special

Very truly yours, Michael S. Flanigan Michael S. Flanigan Traffic Engineering Associate

All that parcel of land in the Pifteenth District of Baltimore Princenth District of Salintore County BEGINNING FOR THE SAME at a point in the South-uesterly right of way line of North Point Busilevard and at the end of a guard line connect-tie end of a guard line connect-

Care in the State Bands Commit theory creamed two hadmade the statement and their
mell of beginning and
mell of beginning
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DUNDALK, MD. 21222

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - SOUTHWEST CORNER OF NORTH POINT BOULEVARD

was inserted in THE DUNDALK TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one

weeks before the 14th, day of July 1975, that is to say, the same

was inserted in the issues of June 26,1975

STROMBERG PUBLICATIONS, Inc.

a Curran



sublished in THE JEFFERSONIAN, a weekly newspaper printed day of ____July _____, 19.75, the first publication 19.75...

appearing on the 26th day of June THE JEFFERSONIAN. Cost of Advertisement, \$_..

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26

THIS IS TO CERTIFY, that the annexed advertisement was

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



May 29, 1975

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120-

Comments on Item *219, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Floyd G. & Roberta P. White Location: SM/C 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

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the cilkination of waste oil in accordance with Nater Resources Administration requirements.

Metro water and sewer available.

Very truly yours,

Som A. Donn Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

#HVB/pj6

CERTIFICATE OF POSTING RTMENT OF BALTIMORE COUNTY Towns, Maryland

#76-18-X

Date of Posting 6-26.75 District. District District District District Section of Personal Section District D Location of property: IN/Car of Host St. Rd Bled & Council on Location of Signa 2 Sign I Boated on Carroll on I Site on North Faint Black Posted by Meril H. Hera Date of return: 7-2-21

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

MAY	Your Petition	has been received * this 22 day of
		Him Mi Mann
		S. Eric DiNenna, Coning Commissioner
Petitioner_	WHITE	Submitted by NEWTON WILLIAMS

Petitioner's Attorney K.M. Flammer Reviewed by MBC

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

PUNCTION	Wol	Map	Orig	inal	Dupl	icate		cing	200	Shee
FUNCTION	date	by	date	ьу	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: N.B.C				Cheng	ed Pla ge in ou	tline		cript	ion	

BALTIMORE COUNT OFFICE OF FINANCE - RI MISCELLANEOUS C	EVENUE DIVISION	No. 21684
DATE July 14	, 1975 ACCOUNT 01-	662
	AMOUNT \$6	8.25
WHITE - CASHIER	DISTRIBUTION PINK - AGENCY	YELLOW - CUSTOMEN
20h V. Tovson,	Nolan, Esq. Penna. Ave. Md. 21204 sing and posting of	preparty for
Floyd G	White-16-18-	X 68.25 MK

BALTIMORE COUN OFFICE OF FINAL . R MISCELLANEOUS	REVENUE DIVISION	21639
DATE June 20, 1	975 ACCOUNT 01	-662
	AMOUNT	\$ 50_00
WHITE - CASHIER	DISTRIBUTION PINK - AGENCY	\$50,00 YELLOW - CUSTOMES

NO W. STANDS OF THE PARTY OF TH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

ing this 1800 Your Petition has been received and accepted for

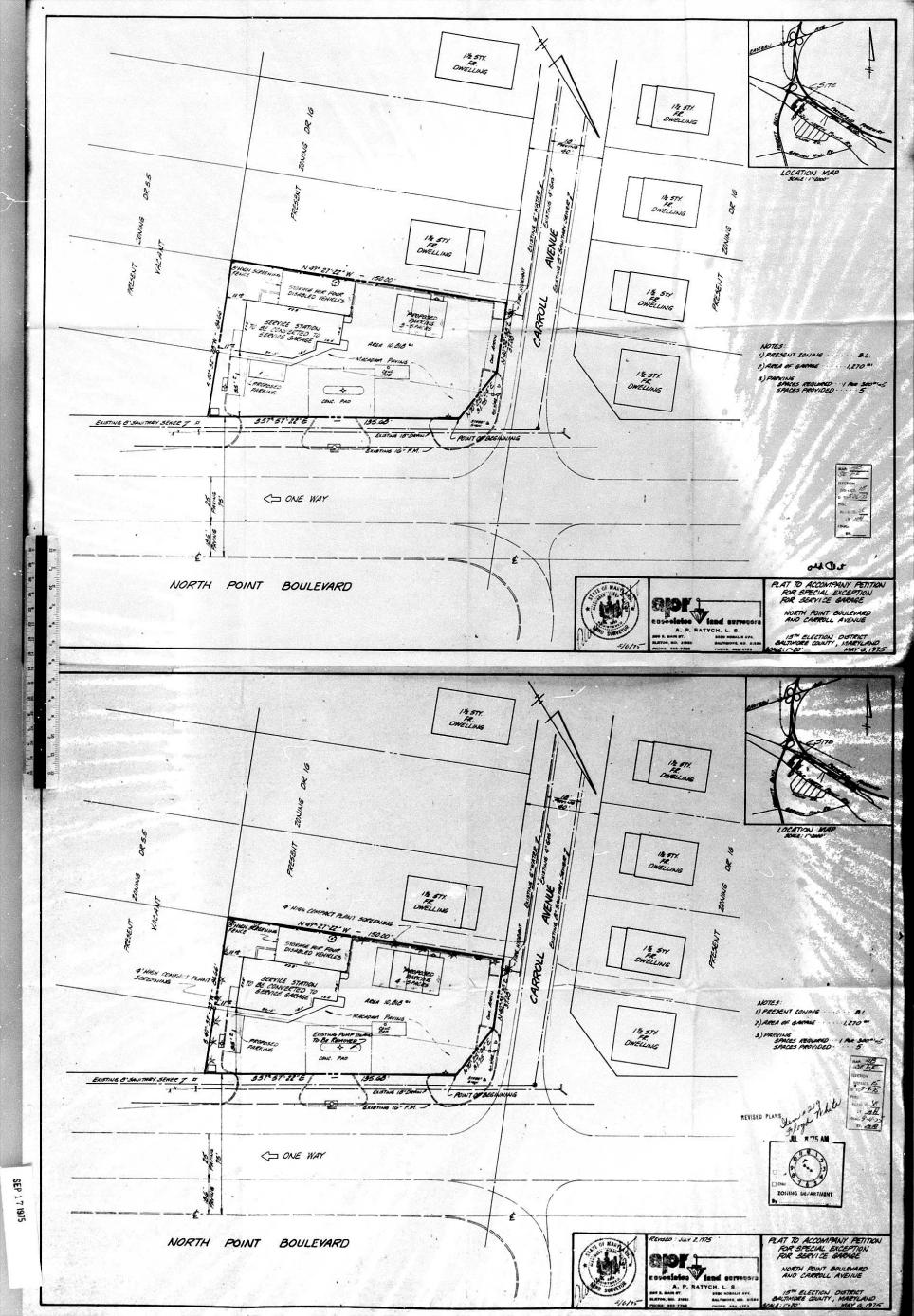
S. Eric DiNenna, Zoning Commissioner

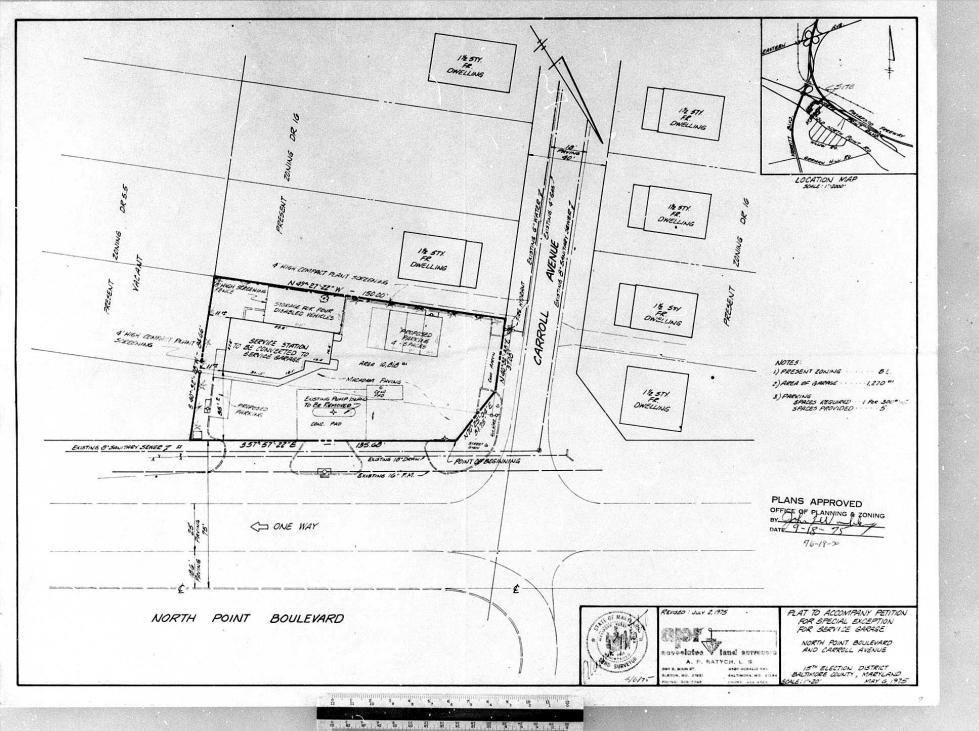
Petitioner Flord C. & Beborns P. Walter

Petitioner's Attorney James B. Hale

Reviewed by Frankli

Chairman, Soning Advisory Committee





SEP 2 4 1975