

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Dean B. Hodges, legal 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off street parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 _____ Legal Owner _____
Address 850 A Middle River Road
Baltimore, Maryland 21220
Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By the Zoning Commissioner of Baltimore County, this 6th day of August, 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 newspapers 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 24th day of September, 1975, at 10:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

October 23, 1975

Mr. Dean B. Hodges
850A Middle River Road
Baltimore, Maryland 21221

RE: Petitions for Special Exception and Special Hearing
W/S of Middle River Road, 1560' N of Compass Road - 15th Election District
Dean B. Hodges - Petitioner
NO. 76-57-XSPH (Item No. 234)

Dear Mr. Hodges:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dean B. Hodges, legal 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:

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 Living quarters in a commercial building.

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.

Contract purchaser _____ Legal Owner _____
Address 850A Middle River Rd
Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of August, 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 24th day of September, 1975, at 10:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

November 12, 1975

John W. Hessian, III Esquire
People's Counsel
Basement, County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 76-57-XSPH (Item No. 234)
W/S of Middle River Road, 1560' N of Compass Road - 15th Election District
Dean B. Hodges - Petitioner

Dear Mr. Hessian:

I am in receipt of your recent appeal with regards to the above referenced matter. As I have previously determined and so informed you in prior correspondence, you have no standing with reference to proceedings in Special Hearings.

Accordingly, I am returning your appeal and check for \$75.00.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Enclosures

cc: Mr. Dean B. Hodges
850A Middle River Road
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL EXCEPTION and PETITION FOR SPECIAL HEARING
West side of Middle River Road
1560 feet North of Compass Road,
15th District

DEAN B. HODGES, Petitioner

CASE NO. 76-57-XSPH

ORDER TO ENTER APPEARANCE

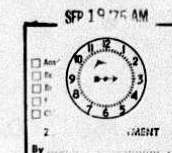
Mr. Commissioner:

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

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

John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 19th day of September, 1975, a copy of the foregoing Order was mailed to Dean B. Hodges, 850 A Middle River Road, Baltimore, Maryland 21220, Petitioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 19, 1975

FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-57-XSPH. Petition for Special Exception for Living Quarters in a Commercial Building.
Petition for Special Hearing for Off-Street Parking in a residential zone.
West side of Middle River Road 1560 feet North of Compass Road.
Petitioner - Dean B. Hodges

15th District

Hearing: Wednesday, September 24, 1975 at 1:00 P.M.

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

The proposed site plan appears to require a permit for parking in a residential zone.

A residence would not be detrimental to existing development.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WUF:NEG:nb

FRANK S. LEE

Registered Land Surveyor
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21217

July 23, 1975

Non. 050 and 050 A Middle River Road
West side of Middle River Road opposite Bird River Road
15th District Baltimore County, Maryland

Beginning for the same on the west side of Middle River Road, 60 feet wide, at the distance of 1560 feet more or less measured along the west side of Middle River Road from the north side of Compass Road, 100 feet wide, and thence running and binding on the west side of Middle River Road by a line curving to the left with a radius of 2370 feet, for a distance of 129.96 feet, thence leaving Middle River Road for lines of division as follows:- South 52 degrees 18 minutes 18 seconds West 450.50 feet, South 37 degrees 41 minutes 42 seconds East 131.56 feet and North 49 degrees 50 minutes 18 seconds East 389.90 feet to the place of beginning.

Containing 1.18 acres of land more or less.

Save and except that portion named B.L. and D.R. 5.5.



Hodges
Description
REVISED



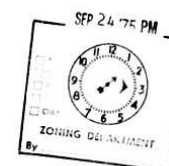
S. Eric DiNenna,
Zoning Commissioner
Towson Md 21204

RE: Case No. 76-57-XSPH
850 Middle River Road.
15th District

Dear Mr. DiNenna:

In order that my building permit application may be processed prior to the expiration of the required thirty (30) day appeal period from the date of your final order in the above referenced case, I hereby accept any and all responsibility in the event of any appeal therein.

Dean B. Hodges



DEC 16 1975

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that the Petitioner's plans meet the requirements set forth in Section 402.4 of the Baltimore County Zoning Regulations, and that the health, safety, and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-Street Parking in a Residential Zone, in accordance with the plat, dated May 12, 1975, revised July 21, 1975, and approved

October 20, 1975, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said that having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23 day of October, 1975, that the herein Petition for Special Hearing for Off-Street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the aforementioned site plan, approved October 20, 1975.

Zoning Commissioner of Baltimore County

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

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of , 196, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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,

Special Exception for living quarters in a commercial building should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 1975, that the Special Exception for living quarters in a commercial building 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 Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

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 , 197, that the above re-classification be and the same is hereby DENIED and that the above describe property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 13, 1975

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item # 234, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Dean B. Hodges
Location: W/S of Middle River Rd. 1560' N of
Compass Rd.
Existing Zoning: B.L. - D.R. 5.5 - D.R. 16
Proposed Zoning: Special Exception for living
quarters in a commercial building
No. of Acres: 1.18
District: 15th

Metropolitan water and sewer are available to the site.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

/HVB:mas#

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1975

Mr. Dean B. Hodges
850 A Middle River Road
Baltimore, Maryland 21220

RE: Petition for Special Exception
Item 234
Dean B. Hodges - Petitioner

Dear Mr. Hodges:

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 west side of Middle River Road, 1560 feet north of Compass Road, and is currently improved with a commercial building housing a hardware store and TV repair shop. The petitioner is requesting a Special Exception for living quarters in a commercial building.

Due to the irregular positioning of the commercial zoning line running through this property, it is the opinion of this Committee that a Special Hearing should also be requested to permit accessory automobile parking within that portion of the property zoned D.R. 16. This suggestion is made even though, and in light of the fact that, the petitioner plans an attempt to rectify this zoning

Mr. Dean B. Hodges
Re: Item 234
July 16, 1975
Page 2

irregularity on the proposed Comprehensive Zoning Maps to be adopted October 1976. Therefore, the site plan should be revised to indicate the aforementioned request for Special Hearing, and written descriptions should be submitted in conjunction therewith.

The adjacent property to the north of the subject site is unimproved with the exception of two unoccupied office trailers, and the property to the south, zoned D.R. 16, is improved with a single family residence. Abutting this property to the rear is another single family residence within a wooded area, and property directly across Middle River Road is undeveloped D.R. 5.5 land.

An outdoor advertising structure exists on the northwest face of the existing building and should be noted on the site plan. This Committee feels that the petitioner should be aware that, if the plan submitted is approved as it exists, conformance to this plan will be required. Said conformance shall include the location of paving and curbing as indicated. Any changes in light of the above requirement should be made prior to the hearing.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

Franklin T. Hogans, Jr.,
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Frank S. Lee, Land Surveyor
1277 Neighbors Avenue
Baltimore, Md. 21237

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

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

July 8, 1975

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

Re: Item #234 (1974-1975)

Property Owner: Dean B. Hodges
W/S of Middle River Rd., 1560' N. of Compass Rd.
Existing Zoning: B.L. - D.R. 5.5 - D.R. 16
Proposed Zoning: Special Exception for living quarters
in a commercial building.
No. of Acres: 1.18 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:

Middle River Road is an existing County road for which no further highway improvements are proposed in this immediate vicinity at this time.

Middle River Road, an existing County Road northeast of this property, is proposed to be extended southwesterly from Middle River Road, in the future, as a 50-foot closed section roadway on a 70-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way, including a fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. The status of the indicated 12-foot right-of-way is unknown and is assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

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

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 #234 (1974-1975)
Property Owner: Dean B. Hodges
Page 2
July 8, 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 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 are serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

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

END:RAM:FW:iss

cc: J. Trenner
W. Munchel

I-NE Key Sheet
19 NE 32 Pos. Sheet
NE 5 H Topo
82 and 90 Tax Maps

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Dean B. Hodges

Location: W/S of Middle River Rd. 1560' N of Compass Road

Item No. 234 Zoning Agenda June 17, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at _____

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

6. Site plans are approved as drawn.

7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]* Noted and Approved:

Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

June 13, 1975

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

Re: Item 234 - ZAC - June 17, 1975
Property Owner: Dean B. Hodges
Location: W/S of Middle River Rd. 1560' N of Compass Rd.
Existing Zoning: B.L. - D.R. 5.5 - D.R. 16
Proposed Zoning: Special Exception for living quarters in a commercial building.
No. of Acres: 1.18
District: 15th

Dear Mr. DiNenna:

The proposed special exception for living quarters in a commercial structure is not expected to cause any traffic problems.

Very truly yours,

[Signature]
Michael S. Planigan
Traffic Engineering Assoc.

MSF/bza

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 18, 1975

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

Z.A.C. Meeting of: June 17, 1975

Re: Item 234

Property Owner: David B. Hodges

Location: W/S of Middle River Road, 1560' N. of Compass Road

Present Zoning: B.L. - D.R. 5.5 - D.R. 16

Proposed Zoning: Special Exception for living quarters in a commercial building.

District: 15th

No. Acres: 1.18

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Fluid Representative.

H. EMBLE PARKS, PRESIDENT
EUGENE E. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
K. B. RICHARD K. MUELLER

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 14, 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 #234, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Dean B. Hodges
Location: W/S of Middle River Rd 1560' N. of Compass Road
Existing Zoning: B.L. D.R. 5.5 D.R. 16
Proposed Zoning: Special Exception for living quarters in a commercial building
No. of Acres: 1.18
District: 15

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner must also request a hearing for parking in a residential zone. The site plan must be revised to reflect the residential parking hearing and have all of the notes for Section 409.4.

Very truly yours,

[Signature]
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 231-2211 ZONING 494-3281

PETITION FOR SPECIAL
EXCEPTION AND
SPECIAL HEARING
NO DISTRICT

ZONING: Petition for Special
Exception for Living Quarters
in a Commercial Building.
Petition for Special Hearing for
Off Street Parking in a residential
zone.

LOCATION: West side of Middle
River Road 1560 feet North
of Compass Road.
DATE & TIME: WEDNESDAY
SEPTEMBER 24, 1975 at
10:00 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 Exception
for Living Quarters in a
Commercial Building. Petition
for Special Hearing for Off
Street Parking in a Residential
Zone.

All that parcel of land in the
15th District of Baltimore
County.

Beginning for the same on the
west side of Middle River
Road, 80 feet wide, at a distance
of 1560 feet more or less
measured along the west side
of Middle River Road from the
corner of Middle River Road and
Compass Road, 100 feet wide, and thence
along and ending on the west
side of Middle River Road by a
line curving to the left with
radius of 200 feet, for a distance
of 1560 feet, more or less
measured along the west side
of Middle River Road.

South 15 degrees 18 minutes 10
seconds East 1560 feet, South
15 degrees 41 minutes 41 seconds
East 1560 feet and North
86 degrees 58 minutes 18 seconds
East 1560 feet to the
place of beginning.

Containing 1.18 acres of land
more or less.
Have and convey that portion
of the property of Dean
B. Hodges, as shown on plan
filed with the Zoning
Department.

OFFICE OF
THE
ESSEX TIMES
ESSEX, MD. 21221 Sept. 4, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception- B. B. Hodges

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

weeks before the 24th day of Sept. 1975 that is to say, the same
was inserted in the issues of September 4, 1975.

STROMBERG PUBLICATIONS, Inc.

By *[Signature]*

PETITION FOR SPECIAL
EXCEPTION AND
SPECIAL HEARING
NO DISTRICT

ZONING: Petition for Special
Exception for Living Quarters
in a Commercial Building.
Petition for Special Hearing for
Off Street Parking in a residential
zone.

LOCATION: West side of Middle
River Road 1560 feet North
of Compass Road.
DATE & TIME: WEDNESDAY
SEPTEMBER 24, 1975 at
10:00 A.M.

PUBLIC HEARING: Room
106 County Office Building, 111 W.
Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
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of Baltimore County, will
hold a public hearing.

Petition for Special Exception
for Living Quarters in a
Commercial Building. Petition
for Special Hearing for Off
Street Parking in a Residential
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All that parcel of land in the
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Beginning for the same on the
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Road, 80 feet wide, at a distance
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measured along the west side
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Compass Road, 100 feet wide, and thence
along and ending on the west
side of Middle River Road by a
line curving to the left with
radius of 200 feet, for a distance
of 1560 feet, more or less
measured along the west side
of Middle River Road.

South 15 degrees 18 minutes 10
seconds East 1560 feet, South
15 degrees 41 minutes 41 seconds
East 1560 feet and North
86 degrees 58 minutes 18 seconds
East 1560 feet to the
place of beginning.

Containing 1.18 acres of land
more or less.
Have and convey that portion
of the property of Dean
B. Hodges, as shown on plan
filed with the Zoning
Department.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 4, 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 a week
for one time successive weeks before the 24th
day of September, 1975, the first publication
appearing on the 4th day of September
1975.

THE JEFFERSONIAN,
[Signature]
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#76-57-15PH

District: 15th Date of Posting: 9-4-75
Posted for: Hearing held Sept. 24, 1975 @ 1:00 P.M.
Petitioner: Dean B. Hodges
Location of property: W/S of Middle River Rd. 1560' N. of
Compass Rd.
Location of Signs: 2 Signs Posted on Middle River Rd. @
880
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 9-11-75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5 day of

June 1975. Item #

Petitioner: Hodges Submitted by: *[Signature]*
Petitioner's Attorney: Reviewed by: *[Signature]*

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

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

No. 23374

DATE: Aug. 8, 1975 ACCOUNT: 01-662
AMOUNT: \$59.00

RECEIVED FROM: Dean B. Hodges, 206 Millard Ave., Balto. Md. 21222
FOR: Petition for Special Exception and Special Hearing
#76-57-15PH

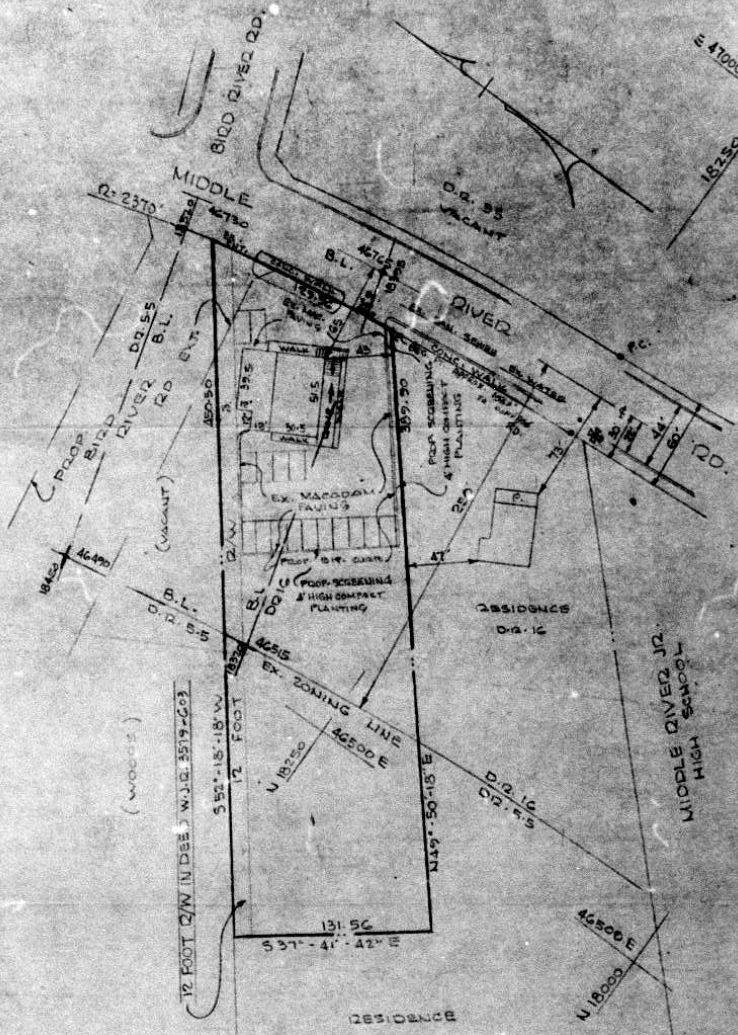
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 23374

DATE: Sept. 22, 1975 ACCOUNT: 01-662
AMOUNT: \$59.25

RECEIVED FROM: Hodges Hardware, 8504 Middle River Rd., Balto. Md. 21220
FOR: Advertising and posting of property
#76-57-15PH

VALIDATION OR SIGNATURE OF CASHIER



PRESENT USE - STORES (HARDWARE & T.V. SHOP)
 PROPOSED USE - SAME
 PRESENT ZONING - B.L. - D.Q. 5-5 - D.Q. 1C
 PROPOSED ZONING - B.L. WITH A SPECIAL EXCEPTION FOR LIVING QUARTERS IN A
 COMMERCIAL STRUCTURE - SPECIAL HEARING FOR PARKING IN RESIDENTIAL ZONE
 AREA OF BUILDING - 2806.75 SQ. FT. (HARDWARE STORE 1570.75 - T.V. SHOP 1236.0)
 AREA OF LOT - 1.8 ACRES ±

PARKING DATA

NO. OF SPACES REQ. (HARDWARE STORE, 1/200 SQ. FT., 1570.75 SQ. FT. = 8 SPACES
 (T.V. SHOP, 1/300 SQ. FT., 1236 SQ. FT. = 4 SPACES
 LIVING QUARTERS = 1 SPACE
 TOTAL = 13 SPACES

NO. OF SPACES PROVIDED = 16 SPACES

ENTIRE PARKING SHALL BE MACADAM PAVING AND PROPERLY DRAINED.

Nos. 850 & 850-A MIDDLE RIVER ROAD
 15TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=50' DATE: 5-12-75
 REVISED: 7-23-75

SECTION 409.4

- THE LAND TO BE USED ADJACENT THE BUSINESS.
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA.
- NO LOADING, SERVICE OR ANY USE OTHER THAN PARKING WILL BE PERMITTED.
- LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE AND INTENSITY AS REQUIRED.
- SCREENING WILL BE PLACED AS SHOWN.
- THE PARKING AREA WILL BE MACADAM PAVING AND PROPERLY DRAINED.
- PARKING SHOWN ABOVE.
- THE PARKING AREA WILL BE MAINTAINED BY THE OWNER, HOURS OF OPERATION WILL BE NORMAL BUSINESS HOURS.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: John F. [Signature]

DATE: 10-20-75

Young Commission's Exhibit 1

FRANK & LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD. 21227



REVISED PLANS

Hodge

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 15
 2075
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 17405
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