

March 11, 1977

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Extension of Original Petition for
Special Exception
Beginning 230' NE of Middletown
Road and 1495' NW of Beckleys-
ville Road - 6th Election District
Meadowcroft Brothers, Inc. -
Petitioner
NO. 76-135-X (Item No. 22)

Dear Mr. Williams:

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

Very truly yours,

/s/
S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Handwritten:
Held
Paper only

JAMES D. NOLAN
J. EARLE PLUMHOFF
NOLAN, PLUMHOFF & WILLIAMS
WILLIAM H. HESSON, JR.
KENNETH H. MASTERS
THOMAS J. KENNER

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

March 2, 1977



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

Re: Request for Extension of Special Exception
for Service Garage Granted to Meadowcroft
Brothers, Inc., in Case No. 76-135-X.

Dear Commissioner DiNenna:

During the latter part of 1975 and the early part
of 1976, it was the privilege of this office to represent
Mr. Robert Meadowcroft and Meadowcroft Brothers, Inc., his
corporation, with regard to a special exception request for
a service garage on B.L.-zoned property lying on the north-
east side of Middletown Road.

By your Order of January 8, 1976, this special
exception for service garage was granted.

Subsequent to that time and throughout most of
1976 our office was active with regard to this property on
the zoning maps, and we are happy to say that no portion of
this property was downshifted by the new zoning maps, and
the property continues to enjoy the B.L. zoning which it
enjoyed by reason of the 1971 maps.

The greater part of 1976 was devoted to preserv-
ing the existing B.L. zoning, and Mr. Meadowcroft is still
working toward his goal of opening a service garage in accor-
dance with the special exception granted. However, we are
concerned that he may not accomplish this by January 8 of
1978, and hence on his behalf we are respectfully requesting
that the special exception granted in this matter be extended
from January 8, 1978 through January 8 of 1981, pursuant to
the provisions of Section 502.3 of the Regulations.

Page two

The attention of you and your staff to this request
will be greatly appreciated. Ready to answer any questions
that you may have and awaiting your further advice in this
matter, I am

Respectfully,

Newton A. Williams
Newton A. Williams

RAM/hl

cc: Mr. Robert Meadowcroft
Meadowcroft Brothers, Inc.
Box 294 Middletown Road
Freeland, Maryland 21053

RE: EXTENSION OF ORIGINAL : BEFORE THE
PETITION FOR SPECIAL :
EXCEPTION : ZONING COMMISSIONER
Beginning 230' NE of Middle- :
town Road and 1495' NW of :
Beckleysville Road - 6th :
Election District : OF
Meadowcroft Brothers, Inc. :
Petitioner :
NO. 76-135-X (Item No. 22) : BALTIMORE COUNTY

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County,
this 11th day of March, 1977, that the Special Exception for a Ser-
vice Garage be and the same is hereby extended, in accordance with Section
502.3 of the Baltimore County Zoning Regulations, for a period of three
years, beginning January 8, 1978, and ending January 8, 1981.

Handwritten signature
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE March 11, 1977

BY [Signature]

ADMINISTRATIVE ASSISTANT

MAY 16 1977

PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
INC.

I, or we, MEADOWCROFT BROTHERS, INC., 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... N.A. ... zone to an... N.A. ... zone; for the following reasons:

N.A.

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, if any. 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.

MEADOWCROFT BROTHERS, INC.

By: Robert Meadowcroft, Legal Owner

Address: Box 294, Middletown Road

Freeland, Md. 21053

Protestant's Attorney

James D. Nolan, Esquire
Nolan, Plumhoff and Williams
Address: 204 W. Pennsylvania Avenue
Towson, Md. 21204, 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of November 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 7th day of January 1976 at 10:00

Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning 230 feet Northeast of
Middletown Road and 1495 feet
Northwest of Beckleysville Road,
6th District : OF BALTIMORE COUNTY
MEADOWCROFT BROTHERS, INC.,
Petitioners : Case No. 76-135-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

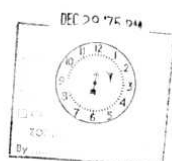
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

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

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

I hereby certify that on this 23rd day of December, 1975, a copy of the foregoing

Order was mailed to James D. Nolan, Esquire, Nolan, Plumhoff & Williams, 234 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.



January 8, 1976

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Beginning 230' NE of Middletown
Road and 1495' NW of Beckleys-
ville Road - 6th Election District
Meadowcroft Brothers, Inc. -
Petitioner
NO. 76-135-X (Item No. 22)

Dear Mr. Nolan:

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

cc: Mr. Dennis G. Smith
5 West Chesapeake Avenue
Towson, Maryland 21204

John W. Hession, III, Esquire
People's Counsel

DOLLENBERG, GERHOLD, CROSS & ETZEL
Registered Professional Engineers & Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

June 24, 1975

Zoning Description

All that piece or parcels of land situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant 230 feet measured northeasterly at a right angle from a point in the center of Middle-town Road, the point in the center of said road being located 1495 feet northeasterly measured along the center of Middletown Road from the center of Beckleysville Road and running thence from said place of beginning and binding on the Baltimore County Zoning Map, the two following courses and distances viz: North 25 degrees 15 minutes East 470 feet and North 64 degrees 45 minutes East 190 feet to intersect the eastern-most outline of the property of the petitioners herein, thence binding on said outline, South 30 degrees 17 minutes East 180 feet to the zoning division line between Zone PL and Zone RDP, thence binding on the southernmost outline of the property of the petitioners herein, thence the division line between Zone RDP and Zone PL and thence binding on said division line North 25 degrees 15 minutes East 60 feet to the place of beginning.

Containing 2.4 Acres of land more or less.

Being a part of the land of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioner.



Item #22 (1975-1976)
Property Owner: Meadowcroft Brothers, Inc.
Page 2
September 18, 1975

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.

Water and Sanitary Sewer:

Public water and sanitary sewerage are not available to serve this property which apparently is utilizing private onsite facilities, which should be indicated on the revised plan. This property is beyond the Baltimore County Metropolitan District and the Urban Rural Deceleration Line and is tributary to the San-over Falls drainage area. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours,

Ellsworth H. Dyer, P.E.
Chief, Bureau of Engineering

END:RAM:WMS

cc: John J. Tremmer

JW-HE Key Sheet, LHO & LHI NW 22 Pos. Sheets
NW 35 & 36 F Topo
6 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 15, 1975

RE: Special Petition
Item 22
Meadowcroft Brothers, Inc., -
Petitioners

Dear Mr. Nolan:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you under the above reference August 22, 1975

Very truly yours,

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

FTH:JD

Enclosure

cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

December 11, 1975

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

Dear Mr. DiNenna:

Additional comments on Item #22, Zoning Advisory Committee Meeting, August 12, 1975, are as follows:

Property Owner: Meadowcroft Brothers, Inc.
Location: Beg. 230' NE of Middletown Rd. 1495' N of Beckleysville Rd.

Existing Zoning: BL
Proposed Zoning: Special Exception for service garage pursuant to Sections 230.13 & 502.1 and other applicable Sections, if any.

No. of Acres: 2.4
District: 6th

A complete soil evaluation test must be conducted.

An approved water well must be provided prior to issuance of a building permit.

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJD:dis

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

Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

September 18, 1975

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

Re: Item #22 (1975-1976)
Property Owner: Meadowcroft Brothers, Inc.
Beg. 230' N/E of Middletown Rd., 1495' N. of Beckleysville Rd.
Existing Zoning: BL
Proposed Zoning: Special Exception for service garage pursuant to Sections 230.13 and 502.1 and other applicable Sections, if any.
No. of Acres: 2.4 District: 6th

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.

General:

The submitted plan should be revised to include a location plan and to indicate all properties owned by the Petitioner and the ownership of his neighboring properties and the improvements thereon.

Highways:

Middletown Road, an existing County road, is proposed to be improved 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 widening, including any necessary reversible easements for slopes will be required along the entire frontage of the Petitioner's property in connection with any grading, building or other permit application. Further information may be obtained from the Baltimore County Bureau of Engineering; the submitted plan must be revised accordingly.

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.

APR 07 1976

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.

the above reclassification should be made and it further 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 should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of January, 1976, that the aforementioned Special Exception should be granted.

the same is GRANTED, from and after the date of this Order, subject to approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of January, 1976, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a zone; and/or the Special Exception for

be and the same is hereby DENIED.

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 22, 1975

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

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

RE: Special Exception Petition
Item 22
Meadowcroft Brothers, Inc., -
Petitioners

Dear Mr. Nolan:

The enclosed comments are to be included with the August 22, 1975 Advisory Committee comments sent you referenced subject.

Very truly yours,

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

PTH:JD

Enclosure
cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 22, 1975

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

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

RE: Special Exception Petition
Item 22
Meadowcroft Brothers, Inc.,
Petitioners

Dear Mr. Nolan:

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 230 feet northeast of Middletown Road, 1495 feet north of Beckleysville Road. The petitioner is requesting a Special Exception for a service garage on this 2.4 acre parcel.

The site plan must be revised to indicate the following:

1. The ownership of adjacent properties.
2. Existing trailer partially on the subject property.
3. Existing means of access to Middletown Road for the auto parts store.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

August 6, 1975

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

Dear Mr. DiNenna:

Comments on Item #22, Zoning Advisory Committee Meeting, August 12, 1975, are as follows:

Property Owner: Meadowcroft Brothers, Inc.
Location: Beg. 230' NE of Middletown Road 1495' N of Beckleysville Road
Existing Zoning: BL
Proposed Zoning: Special Exception for service garage pursuant to Sections 230.13 & 502.1 & other applicable Sections, if any.

No. of Acres: 2.4
District: 6th

Revised plot plan required showing water supply and septic system.

Very truly yours,

Thomas H. Devlin, R.S., Director
Bureau of Environmental Services

EVB/sk

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

August 15, 1975

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

Re: Item 22 - ZAC - August 12, 1975
Property Owner: Meadowcroft Brothers, Inc.
Location: Beg. 230' NE of Middletown Rd. 1495' N of Beckleysville Rd.
Existing Zoning: BL
Proposed Zoning: Special Exception for service garage pursuant to Sections 230.13 & 502.1 & other applicable Sections, if any

No. of Acres: 2.4
District: 6th

Dear Mr. DiNenna:

This department has reviewed the submitted plan and has the following comments:

- 1) The driveway must be a minimum of 20 feet wide with an entrance of at least 24 feet wide.
- 2) The plan should be revised to show all the property owned by the developer.
- 3) If the site is developed according to the drawing no additional traffic problems are anticipated.

Very truly yours,

Michael S. Plonigan
Michael S. Plonigan
Traffic Engineering Associate

MSF/bza

James D. Nolan, Esq.
Re: Item 22
August 22, 1975
Page 2

4. The location of all principal buildings within 200 feet of the subject property.

5. As per

APR 07 1976

REC'D 12-75 PM

By _____

ZONED ROP
FARM

ZONED B.L

[illegible]

ZONED E.DP
FARM USE

PARKING: AUTOPARTS STORE $3,000 + 200 = 15$ SPACES REQUIRED
17 SPACES PROVIDED
SERVICE GARAGE $1107 + 200 = 6$ SPACES REQUIRED
6 SPACES PROVIDED

EXISTING ZONING BL
PROPOSED ZONING SPECIAL EXCEPTION
FOR SERVICE GARAGE (230.13)
2.4 ACRES.



REVISION NO 12, 1975
 REVISION SEPT 9, 1975
 SCALE: 1" = 50'
 JUNE 23, 1975
 DOLLENBERG, GERHOLD, CROSS & ETZEL
 SURVEYORS & CIVIL ENGINEERS
 412 DELAWARE AVENUE
 TOWSON, MD

NOV 17 75 PM

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A hand-drawn sketch of a geological feature, possibly a fault or a fold. It shows a line with a small 'N' at the top and a label 'L. BEDGAZ' next to it. The line is slightly curved and has a small 'N' at the top.

Zoned RDP
FORM

ZONED B.L

[illegible]

ZONED E.D.P.
FARM USE

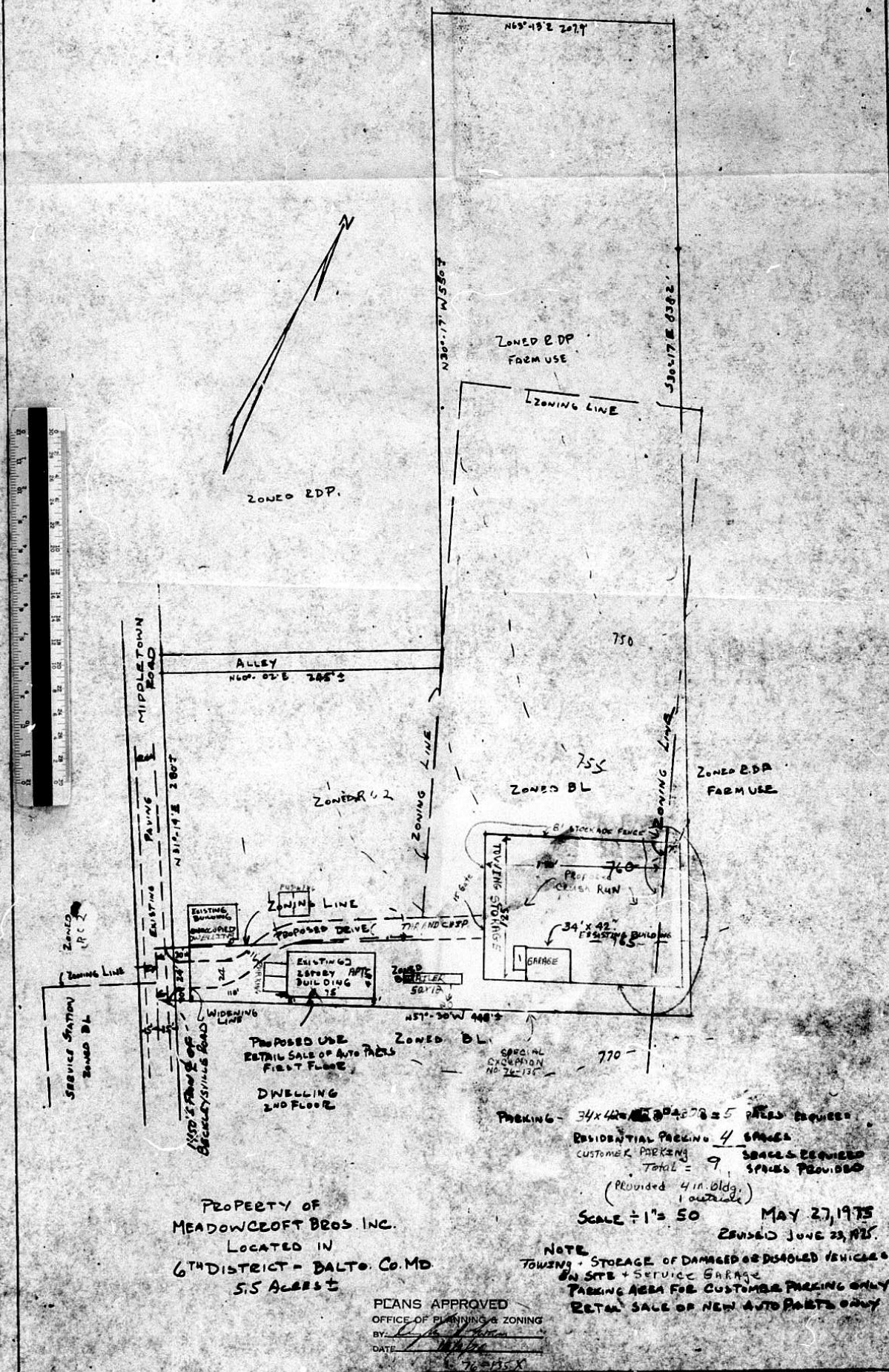
PARKING: AUTOPARTS STORE $3000 + 200 = 15$ SPACES REQUIRED
17 SPACES PROVIDED
SERVICE GARAGE $1107 + 200 = 6$ SPACES REQUIRED
6 SPACES PROVIDED

EXISTING ZONING BL
PROPOSED ZONING SPECIAL EXCEPTION
FOR SERVICE GARAGE (230.13)
2.4 ACRES.

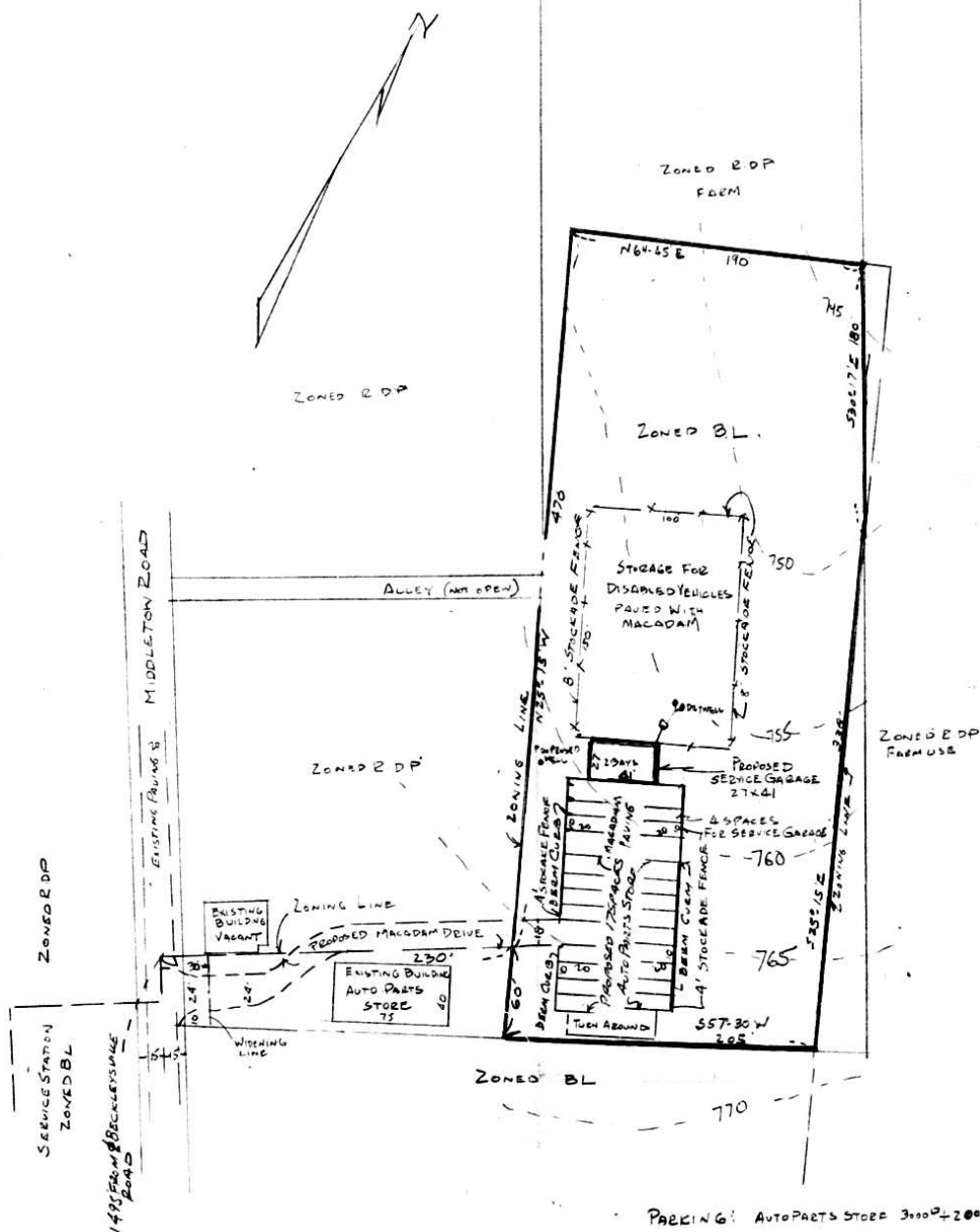


REVISD NO 4 12, 1975
 REVISD SEPT 9, 1975
 SCALE $\div 1" = 50$
 JUNE 23, 1975
 DOLLENBERG, GERHOLD, CROSBY & ETZEL
 SURVEYORS & CIVIL ENGINEERS
 412 DELAWARE AVENUE
 TOWSON, MD

APR 07 1976



ZONING PLAT
PROPERTY LOCATED
IN
6TH DISTRICT BALTO CO MD.



PARKING: AUTO PARTS STORE 3000 ÷ 200 = 15 SPACES REQUIRED
17 SPACES PROVIDED
SERVICE GARAGE 1107 ÷ 200 = 5.5 SPACES REQUIRED
6 SPACES PROVIDED

EXISTING ZONING BL
PROPOSED ZONING SPECIAL EXCEPTION
FOR SERVICE GARAGE (230.13)
2.4 ACRES.



SCALE 1" = 50' JUNE 23, 1975
DOLLENBERG, GEEHOLD, CROSS & ETZEL
SURVEYORS & CIVIL ENGINEERS
412 DELAWARE AVENUE
TOWSON, MD

