PHILLIPS

76-160-X
#118

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

76-160-X
#118

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Daniel Phillips and Sarah Jane Phillips 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: For a service garage.

ID
NW15 J

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 a service garage.

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.

Daniel Phillips
Sarah Jane Phillips
Legal Owner

Contract purchaser

Address Rear 328 Main Street
Reisterstown, Maryland 21136

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of January, 1976, 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 19th day of February, 1976, at 11:00 clock A.M.

Zoning Commissioner of Baltimore County.

(over)

11:00 A
2/19/76

ORDER RECEIVED FOR FILING
DATE January 26, 1976
By

JAN 6 - '76 PM

RE: PETITION FOR SPECIAL EXCEPTION
Southwest corner of Reisterstown Road and Reisters Street, 4th District

DANIEL PHILLIPS, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 76-160-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.
Deputy People's Counsel

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

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Mr. Daniel Phillips, Rear 328 Main Street, Reisterstown, Maryland 21136, Petitioner.

FEB 17 '76 PM

February 25, 1976

Mr. & Mrs. Daniel Phillips
Rear 328 Main Street
Reisterstown, Maryland 21136

RE: Petition for Special Exception
SW/corner of Reisterstown Road and Reisters Road - 4th Election District
Daniel Phillips, et ux - Petitioners
NO. 76-160-X (Item No. 118)

Dear Mr. & Mrs. Phillips:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

N
W. T. SADLER, INC.
surveyors
S

458 main street reisterstown, maryland 21136 301-833-3310 william t. sadler david a. gerlach

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE INCLUSIVE OF NON-CONFORMING USED CAR SALES AREA.

LOCATION: 328 Main Street
4th Election District
Baltimore County, Md.

DATE: November 20, 1975

DESCRIPTION:

Beginning for the same at a point on the West side of the Reisterstown Road where said side is intersected by the South side of Reisters Street, said point being at the end of the first line of the land described in the deed from Anna M. Dyer, widow, to Daniel Phillips and wife, dated January 1, 1943, and recorded in the Land Records of Baltimore County in Liber J.W.B. No. 1642, Folio 43 etc., thence running and binding on the South side of Reisters Street South 88 degrees 00 minutes West 95.0 feet; thence running for a line of division and parallel to the West side of the Reisterstown Road South 04 degrees 20 minutes East 119.0 feet; thence running on a line parallel to the first line of the lot now being described North 88 degrees 00 minutes East 95.0 feet to the West side of the Reisterstown Road; thence running and binding on the West side of the Reisterstown Road North 04 degrees 20 minutes West 119.0 feet to the point of beginning.

Containing 0.41 of an acre more or less.

By: William T. Sadler Date: November 20, 1975
William T. Sadler P.L.S. 7730

Note: The above description compiled from deeds and surveys.

STATE OF MARYLAND
WILLIAM THOMAS SADLER
No. 7730
PROFESSIONAL LAND SURVEYOR

76-160-X

baltimore county
department of public works
TOWSON, MARYLAND 21204

February 11, 1976

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

Re: Item #118 (1975-1976)
Property Owner: Daniel and Sarah Jane Phillips
S/W cor. of Reisterstown Rd. and Reisters St.
Existing Zoning: BL
Proposed Zoning: Special Exception for a service garage.
No. of Acres: 0.41 District: 4th

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:

Reisterstown Road (U.S. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Baltimore County utilities and highway improvements are not involved. "Reisters Street" as indicated on the submitted plan apparently is a private road for which public improvements are not proposed.

Additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #118 (1975-1976).

Very truly yours,

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

END:EAM:FWR:ss

cc: W. Munchel

Y-NE & T-NW Key Sheets
60 NW 40 & 41 Pos. Sheets
NW 15 J & K Topo
48 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date February 9, 1976

FROM William D. Fromm, Director of Planning

SUBJECT Petition #76-160-X, Petition for Special Exception for Garage Service. S/W corner of Reisterstown Road and Reisters Street. Petitioner - Daniel and Sarah Jane Phillips.

4th District

Hearing: Thursday, February 19, 1976 at 11:00 A.M.

The proposed use would be appropriate here.

William D. Fromm
Director of Planning

WDF:JGH:mjs

FEB 10 '76 PM
OFFICE OF PLANNING & ZONING

Ben

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

BALTIMORE COUNTY MARYLAND

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 118

Mr. Daniel Phillips
Rear 328 Main Street
Reisterstown, Md. 21136

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 6th day of January 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner Daniel & Sarah Jane Phillips

Petitioner's Attorney _____ Reviewed by

Franklin T. Hoddens, Jr.
Chairman,
Zoning Advisory Committee

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Md. 21136

MAY 10 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 a Special Exception for a Service Garage should be granted.

ORDER RECEIVED FOR FILING
DATE February 5, 1976
BY Deputy

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25TH day of February, 1976, that a Special Exception for a Service Garage should be and the same is GRANTED, from and after the date of this Order, subject to the hours of operation being from 8:00 a.m. to 7:00 p.m. and the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Deputy 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 described 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

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

Franklin T. Hogans, Jr.
Chairman

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

January 23, 1976

Mr. Daniel Phillips
Rear 328 Main Street
Reisterstown, Maryland 21136

RE: Special Exception Petition
Item 118
Daniel & Sarah Jane Phillips - Petitioners

Dear Mr. Phillips:

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 southwest corner of Reisterstown Road and Reisters Street, and is currently improved with two parcels; one, the site of a former gasoline service station, and the other a smaller area once used for used car sales and display. The petitioner is requesting a Special Exception to permit a service garage operation within the service station building, and said service garage is to be residential to an apparent non-conforming used car sales operation on the contiguous subject parcel.

Adjacent properties along Reisterstown consist of commercial or quasi-commercial uses. Immediately to the rear of the subject site lies a one-story frame dwelling which is the residence of the petitioner.

Mr. Daniel Phillips
Re: Item 118
January 23, 1976
Page 2

The site plan must be revised to indicate whether any outside storage of damaged or disabled vehicles is proposed on the site; if so, such storage must be contained within an 8 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 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.,
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: W. T. Sadler, Inc.
450 Main Street
Reisterstown, Maryland 21136

---

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494 3550

STEPHEN E. COLLINS
DIRECTOR

January 8, 1976

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

Re: Item 118 - ZAC - December 30, 1975
Property Owner: Daniel & Sarah Jane Phillips
Location: SW/C of Reisterstown Rd. & Reisters St.
Existing Zoning: BL
Proposed Zoning: Special exception for a service garage
No. of Acres: 0.41
District: 4th

Dear Mr. DiNenna:

The requested Special Exception for a service garage is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 8, 1976

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

Attention: Mr. Franklin Hogans

Re: Z.A.C. Meeting, December 30, 1975
ITEM: 118.
Property Owner: Daniel & Sarah Jane Phillips
Location: SW/C of Reisterstown Rd. & Reisters St. (Route 140)
Exisiting Zoning: BL
Proposed Zoning: Special Exception for a service garage.
No. of Acres: 0.41
District: 4th

Dear Mr. DiNenna:

The existing entrances are acceptable to the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

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baltimore county
department of health
TOWSON, MARYLAND 21204

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

January 7, 1976

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

Dear Mr. DiNenna:

Comments on Item #118, Zoning Advisory Committee Meeting, December 30, 1975, are as follows:

Property Owner: Daniel & Sarah Jane Phillips
Location: SW/C of Reisterstown Rd. & Reisters St.
Existing Zoning: BL
Proposed Zoning: Special Exception for a service garage
No. of Acres: 0.41
District: 4th

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

RJW:dlm

---

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

January 26, 1976

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 118, Zoning Advisory Committee Meeting, December 30, 1975, are as follows:

Property Owner: Daniel and Sarah Jane Phillips
Location: SW.C of Reisterstown Road and Reisters Street
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
No. of Acres: 0.41
District: 4th

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 site plan must be revised to indicate compliance with Section 405A of the Zoning Regulations and other required screening of parking areas adjacent to residential premises (Section 409).

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 7, 1976

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

Z.A.C. Meeting of: December 30, 1975

Re: Item 118
Property Owner: Daniel & Sarah Jane Phillips
Location: SW/C of Reisterstown Rd. & Reisters St.
Present Zoning: B.L.
Proposed Zoning: Special Exception for a service garage

District: 4th
No. Acres: 0.41

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. McGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD S. ROBERTS

MAY 10 1976

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

December 11, 1975

Mr. George Osenburg
Room 125, Department of Motor Vehicles
Dealer Licensing Division
6601 Richie Highway
Glen Burnie, Maryland 21062

RE: 328 Main Street
4th Election District

Dear Mr. Osenburg:

This office has been requested to reinvestigate the above referenced property and comment as to whether or not said property enjoys a non-conforming use.

Zoning violation case records on file in this office, specifically Case No. 65-347-V, indicate that Mr. Phillips, owner of the property at 328 Main Street, Reisterstown, Maryland, requested that a hearing be held. A review of the file indicated that Mr. Sam Culotta of 629 Main Street originated the complaint by way of a telephone call. The file also has a notation indicating that apparently no such person exists. Mr. Phillips's request to follow through with a violation hearing was no doubt brought about by this original complaint and represented an attempt on his part to settle the issue as to whether or not he was in violation.

After having heard the testimony and evidence, the Zoning Commissioner wrote an Order finding that no violation existed. Since the property had been used continuously for the selling of used cars for many years, it must be surmised that the Zoning Commissioner established a nonconforming use for the sale of used cars on the subject property; therefore, such a use is not in violation of the Baltimore County Zoning Regulations.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED/mc

Mr. George Osenburg
Page 2
December 11, 1975

cc: Mr. Robert S. Knatz, Jr.
227 Main Street
Reisterstown, Maryland 21136

Mr. S. Eric Di Nenna
Zoning Commissioner

Mr. George J. Martinak
Deputy Zoning Commissioner

PETITION FOR SPECIAL EXCEPTION
[illegible]
LOCATION: Southwest corner of Reisterstown Road and Reisters Street
DATE & TIME: THURSDAY, FEBRUARY 19, 1976 at 11:00 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 Garage, Service.
All that parcel of land in the Fourth District of Baltimore County
Beginning for the same at a point on the West side of the Reisterstown Road, said point being at the end of the first line of the land described in the deed from Anna M. Dyer, widow, to Daniel Phillips and wife, dated January 1, 1956, and recorded in the Land Records of Baltimore County in Liber J.W.S. No. 1942, Folio 43 etc., thence running and binding on the South side of Reisters Street South 88 degrees 00 minutes West 90.0 feet, thence running for a line of division and parallel to the West side of the Reisterstown Road South 02 degrees 00 minutes East 110.0 feet, thence running on a line parallel to the first line of the lot now being described North 88 degrees 00 minutes East 90.0 feet to the West side of the Reisterstown Road, thence running and binding on the West side of the Reisterstown Road North 02 degrees 00 minutes West 110.0 feet to the point of beginning.
Containing 0.41 of an acre more or less.
Being the property of Daniel Phillips and Sarah Jane Phillips, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, February 19, 1976 at 11:00 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
Jan. 29 1440

OFFICE OF THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133

76-160

Jan. 28, 1976

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Special Exception- Phillips

was inserted in the following

☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times
☐ Towson Times
☐ Arbutus Times
☒ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for ~~one~~ ~~successive~~ weeks before the ~~29th~~ day of ~~February~~ 19~~76~~, that it to say, the same was inserted in the issues of Jan. 28, 1976.

STROMBERG PUBLICATIONS, INC.

BY Patti Smith

PETITION FOR SPECIAL EXCEPTION
[illegible]
LOCATION: Southwest corner of Reisterstown Road and Reisters Street
DATE & TIME: Thursday, February 19, 1976 at 11:00 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 Garage, Service.
All that parcel of land in the Fourth District of Baltimore County
Beginning for the same at a point on the West side of the Reisterstown Road, said point being at the end of the first line of the land described in the deed from Anna M. Dyer, widow, to Daniel Phillips and wife, dated January 1, 1956, and recorded in the Land Records of Baltimore County in Liber J.W.S. No. 1942, Folio 43 etc., thence running and binding on the South side of Reisters Street South 88 degrees 00 minutes West 90.0 feet, thence running for a line of division and parallel to the West side of the Reisterstown Road South 02 degrees 00 minutes East 110.0 feet, thence running on a line parallel to the first line of the lot now being described North 88 degrees 00 minutes East 90.0 feet to the West side of the Reisterstown Road, thence running and binding on the West side of the Reisterstown Road North 02 degrees 00 minutes West 110.0 feet to the point of beginning.
Containing 0.41 of an acre more or less.
Being the property of Daniel Phillips and Sarah Jane Phillips, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, February 19, 1976 at 11:00 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
Jan. 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 29, 1976

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~~ ~~of~~ one time ~~successive weeks~~ before the 19th day of February, 1976, the ~~first~~ publication appearing on the 29th day of January 1976.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $

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

No. 31611

DATE Feb. 13, 1976 ACCOUNT 01-662

AMOUNT $47.50

RECEIVED Daniel Phillips, 328 Main St., Reisterstown, Md. 21136
FROM
FOR Advertising and posting of property #76-160-X

B 040 02PMB 17 47.50 MSC

VALIDATION OR SIGNATURE OF CASHIER

1-SIGN 76-160-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting Feb 1, 1976
Posted for PETITION FOR SPECIAL EXCEPTION
Petitioner DANIEL PHILLIPS
Location of property SW/COR. OF REISTERSTOWN RD. AND REISTERS ST.
Location of Signs FRONT 328 MAIN ST.
Remarks
Posted by Thomas K. Roland Signature Date of return FEB. 6, 1976

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet 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.
Previous case:
Revised Plans:
Change in outline or description ___Yes ___No
Map # ___

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 11 day of Dec 1975. Filing Fee $ 50. Received ___Check ___Cash ___Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner PHILLIPS Submitted by R. KNATZ
Petitioner's Attorney ___ Reviewed by NBC

* 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. 28269

DATE Jan. 26, 1976 ACCOUNT 01-662

AMOUNT $50.00

RECEIVED Daniel Phillips, 328 Main St., Reisterstown Md. 21136
FROM
FOR Petition for Special Exception #76-160-X

B 020 02PM 27 50.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

NOTE: THERE WILL BE NO OUTSIDE STORAGE OF DAMAGED OR DISABLED VEHICLES ON THIS SITE.

SCREENING:
FOUR FOOT HIGH COMPACT SCREENING (WOOD STOCKADE OR EVERGREEN SHRUBS) SHALL BE INSTALLED ALONG THE SOUTH AND WEST LINES OF THE SUBJECT SITE.

REVISED PLANS #118

FEB 19 '76 AM
OFFICE OF PLANNING & ZONING

VICINITY MAP
1" = 1000'

FRANKLIN SCHOOL
COOKS MILL ROAD
BOND AVENUE
SITE
ALTHOLD AVENUE
US 40

"OWNER"
DANIEL PHILLIPS & SARA JANE, HIS WIFE
328 MAIN STREET
REISTERSTOWN, MD. - 21136

REISTERS STREET
(AUG. RTE. #140) (66' WIDE)
REISTERSTOWN ROAD

ZONING - BL
200'
ANTIQUES
GARDEN SHOP
OFFICES & SHOPS
OFFICES
DRIVE
BIT. OWLG.
ANTIQUES
ZONING - BL
ZONING - BL
RESIDENTIAL DWELLINGS
ANTIQUE SHOP
OWLG.
DRIVE
ZONING - BL

S 88° 07' W 95.0'
N 88° 00' E 95.0'
N 04° 20' W 119.0'
S 04° 20' W 119.0'
BEGIN
WASHING USE EXISTING COLUMNS
1 STORY FRAME DWELLING
10' R/W ON PLAT RW 56-151-9
EX. CONC. BLOCK EXXON SERVICE STATION
EQUIP MAINTENANCE BLDG.
TOTAL AREA = 0.41 ACRE ±
APPROX. LOCATION OF (2000 GALLON) UNDERGROUND GASOLINE TANK FOR DESIGNS + BIL.
OR 2.5 BL

EXISTING ZONING - BL
PROPOSED ZONING - NO CHANGE

EX. 1 STORY BLDG.
NET. SQFT. = 1600'
TOTAL SPACES REQUIRED - 5
TOTAL SPACES PROVIDED - 5
TYPICAL PARKING SPACE - 9'x16'

INFORMATION SHOWN HEREON TAKEN FROM DEEDS, RECORDS & FIELD SURVEYS.

NOTE: GAS PUMPS AND ISLAND HAVE BEEN REMOVED FROM SITE.

PLOT PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE INCLUSIVE OF NONCONFORMING USES ON SUBJ. SITE

DANIEL PHILLIPS & SARA JANE PHILLIPS HIS/HER
328 MAIN STREET - REISTERSTOWN
4TH ELECTION DISTRICT - BALTIMORE CO. MARYLAND
SCALE: 1" = 50' NOVEMBER 10, 1975

STATE OF MARYLAND
WILLIAM THOMAS SAULER
No. 7780
PROFESSIONAL LAND SURVEYOR

W. T. SAULER, INC.
- SURVEYORS -
428 MAIN STREET
REISTERSTOWN, MARYLAND - 21136

11/10/75
DATE
DSG NO. 7780
REVISED 2-16-1976

10A

VICINITY MAP
1" = 1000'

FRANKLIN SCHOOL
COOKS MILL ROAD
BOND AVENUE
SITE
ALTHOLD AVENUE
US 40

"OWNER"
DANIEL PHILLIPS & SARA JANE, HIS WIFE
328 MAIN STREET
REISTERSTOWN, MD. - 21136

REISTERS STREET
(AUG. RTE. #140) (66' WIDE)
REISTERSTOWN ROAD

ZONING - BL
200'
ANTIQUES
GARDEN SHOP
OFFICES & SHOPS
OFFICES
DRIVE
BIT. OWLG.
ANTIQUES
ZONING - BL
ZONING - BL
RESIDENTIAL DWELLINGS
ANTIQUE SHOP
OWLG.
DRIVE
ZONING - BL

S 88° 07' W 95.0'
N 88° 00' E 95.0'
N 04° 20' W 119.0'
S 04° 20' W 119.0'
BEGIN
WASHING USE EXISTING COLUMNS
1 STORY FRAME DWELLING
10' R/W ON PLAT RW 56-151-9
EX. CONC. BLOCK EXXON SERVICE STATION
EQUIP MAINTENANCE BLDG.
TOTAL AREA = 0.41 ACRE ±
OR 2.5 BL

EXISTING ZONING - BL
PROPOSED ZONING - NO CHANGE

EX. 1 STORY BLDG.
NET. SQFT. = 1600'
TOTAL SPACES REQUIRED - 5
TOTAL SPACES PROVIDED - 5
TYPICAL PARKING SPACE - 9'x16'

INFORMATION SHOWN HEREON TAKEN FROM DEEDS, RECORDS & FIELD SURVEYS.

PLOT PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE INCLUSIVE OF NONCONFORMING USES ON SUBJ. SITE

DANIEL PHILLIPS & SARA JANE PHILLIPS HIS/HER
328 MAIN STREET - REISTERSTOWN
4TH ELECTION DISTRICT - BALTIMORE CO. MARYLAND
SCALE: 1" = 50' NOVEMBER 10, 1975

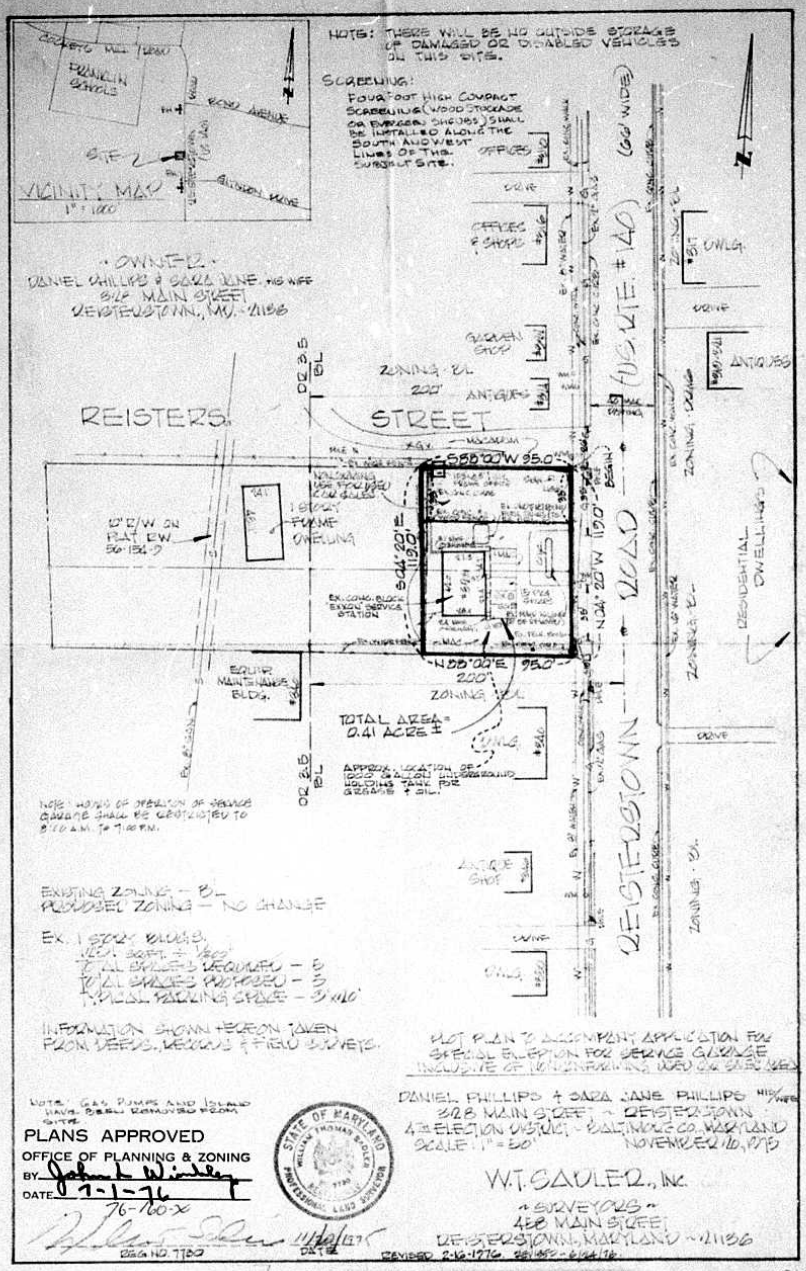
STATE OF MARYLAND
WILLIAM THOMAS SAULER
No. 7780
PROFESSIONAL LAND SURVEYOR

W. T. SAULER, INC.
- SURVEYORS -
428 MAIN STREET
REISTERSTOWN, MARYLAND - 21136

11/10/75
DATE
DSG NO. 7780

10A

TO NWISJ
12-12-75
old Plat


NOTE: THERE WILL BE NO OUTSIDE STORAGE OF DAMAGED OR DISABLED VEHICLES ON THIS SITE.
SCREENING:
FOUR FOOT HIGH COMPACT SCREENING (WOOD STOCKADE OR EQUAL) SHALL BE INSTALLED ALONG THE SOUTH AND WEST LINES OF THE CONCRETE SITE.
VICINITY MAP
1" = 100'
SITE 2
FRANKLIN SCHOOL
ROSS AVENUE
OFFICES
OFFICES & SHOP
GROCERY STORE
ANTIQUES
ZONING - B.L.
200'
REISTERS
STREET
DR. 3.5
B.L.
12" R/W ON PLAT EW 50-151-2
1 STORY FRAME DWELLING
EX. CONC. BLOCK EXXON SERVICE STATION
N 55°00'E 95.0'
200'
ZONING B.L.
TOTAL AREA = 0.41 ACRE ±
APPROX. LOCATION OF 1000 GALLON UNDERGROUND HEATING TANK FOR GARAGE + SHOP.
EQUIP. MAINTENANCE BLDG.
ANTIQUE SHOP
DRIVE
DWELLING
RESIDENTIAL DWELLINGS
ZONING - B.L.
DESTERDSTOWN ROAD (66' WIDE)
(RT. 140)
S 55°00'W 95.0'
N 34°20'W 190.0'
S 34°20'E 190.0'
NOTE: HOURS OF OPERATION OF SERVICE GARAGE SHALL BE RESTRICTED TO 8:00 A.M. TO 7:00 P.M.
EXISTING ZONING - B-
PROPOSED ZONING - NO CHANGE
EX. 1 STORY BLDG.
AREA: 3287 ± SQ.FT.
TOTAL SPACES REQUIRED - 5
TOTAL SPACES PROVIDED - 5
INCLUDE PARKING SPACE - 9'x16'
INFORMATION SHOWN HEREON TAKEN FROM DEEDS, RECORDS & FIELD SURVEYS.
PLOT PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE INCLUSIVE OF NON CONFORMING USED CAR SALES USE
DANIEL PHILLIPS & SARA JANE PHILLIPS HIS/WIFE
328 MAIN STREET - DESTERDSTOWN
4TH ELECTION DISTRICT - BALTIMORE CO., MARYLAND
SCALE: 1" = 20'
NOVEMBER 10, 1975
W.T. SAULER, INC.
"SURVEYORS"
428 MAIN STREET
DESTERDSTOWN, MARYLAND - 21136
REVISED 2-16-1976 2-18-1976 - 6-14-76
NOTE: GAS PUMPS AND ISLAND HAVE BEEN REMOVED FROM SITE.
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Wimbley
DATE 7-1-76
76-160-X
STATE OF MARYLAND
WILLIAM THOMAS SAULER
PROFESSIONAL LAND SURVEYOR
11/10/1975
DATE
DWG NO. 7780
1040