

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Irving Katz, 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 reclassified, 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 service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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

John G. Giffey, agent
Address 3004 Edwood Drive
Ellicott City, Md. 21043

Petitioner's Attorney

Protestant's Attorney

BY ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1976, at _____ o'clock P.M.

Franklin T. Hoggans, Jr.
Zoning Commissioner of Baltimore County

(over)

Mr. Irving Katz
Re: Item 263
July 21, 1976
Page 2

The site plan should be revised to reflect a more practical (larger) area for the storage of vehicles damaged or disabled. The petitioner should also note the comments of the Fire Department.

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 in the near future.

Very truly yours,

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

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 110, Jefferson Building
Towson, Md. 21204

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 1, 1976

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

Z.A.C. Meeting of: June 29, 1976

Re: Item 263
Property Owner: Irving Katz
Location: SW/C North Point Blvd. & Rosebank Rd.
Present Zoning: B.L.
Proposed Zoning: Special Exception for service garage

District: 12th
No. Acres: 0.61

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Stuck Petrovich
W. Stuck Petrovich,
Field Representative.

NSP/ml

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Irving Katz
3004 Edwood Drive
Ellicott City, Md. 21043

Item 263

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

this _____ day of _____, 1976. Your Petition has been received and accepted for filing

S. Eric DiNenna
Zoning Commissioner

Petitioner Irving Katz

Petitioner's Attorney
cc: Spellman, Larson & Associates, Inc.
Suite 110, Jefferson Building
Towson, Md. 21204

Reviewed by
Franklin T. Hoggans, Jr.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 21, 1976

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc:

Franklin T. Hoggans, Jr.
Chairman

MEMBERS:

BRUCE W. HOGANS, JR.

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROAD COMMISSION

RESEARCH & DEVELOPMENT

PLANNING DEPARTMENT

URBAN PLANNING

ARCHITECTURAL

PLANNING DEPARTMENT

PLANNING DEPARTMENT

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Mr. Irving Katz
3004 Edwood Drive
Ellicott City, Maryland 21043

RE: Special Exception Petition
Item 263
Irving Katz - Petitioner

Dear Mr. Katz:

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 North Point Blvd. and Rosebank Road, and is currently utilized as a service garage operation. The petitioner is requesting a Special Exception to permit this service garage operation to continue in the existing B.L. zoning of the property.

Field inspection revealed extensive storage of automobiles, some of which were disabled and/or unlicensed.

This property is currently the subject of possible violation proceedings in file No. C-76-529, and said process is presently held in abeyance pending the resolution of the Special Exception request.



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Commissioner

July 9, 1976

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

Re: Z.A.C. Meeting,
June 29, 1976 Item:
263. Property Owner:
Irving Katz Loc:
S.W./C North Pt Blvd
(Rte 151) & Rosebank
Rd. Ex. Zoning: B.L.
Prop. Zoning: Spec.
Ex. for service
garage. Acres: 0.61
Dist.: 12th

Dear Mr. DiNenna,

The existing entrance from North Point Blvd. are acceptable to the State Highway Administration, however inspections at the site revealed that vehicles frequently park on the state right of way, thereby obstructing sight from the entrances and creating a hazard.

It was noted that a large amount of oil and grease was standing on the paved portion of the site. This material obviously washes into the storm drain system. It was also noted that the roadside drainage ditch was littered with automobile parts.

It is our opinion that the aforementioned problems should be corrected before the petition is acted upon.

Very truly yours,

Charles Lee, Chief
Bureau of Eng. Access Permits

John E. Meyers
by: John E. Meyers

CL-JEN/es



Baltimore County

Department of Health

TOWSON, MARYLAND 21204

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

August 26, 1976

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

Dear Mr. DiNenna:

Comments on Item #263, Zoning Advisory Committee Meeting, June 29, 1976, are as follows:

Property Owner: Irving Katz
Location: SW/C North Point Blvd. & Rosebank Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage
Acres: 0.61
District: 12th

Metropolitan water and sewer are available. 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
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HER:hh-



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

Attention: Mr. James Byrne
Zoning Advisory Committee

Re: Property Owner: Irving Katz
Location: SW/C North Point Blvd & Rosebank Road
Item No: 253 - June 29, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Department with comments noted below:

1. General housekeeping be immediately improved in and around building.
2. Comply with Standard 85B National Fire Code, Current Edition, Volume 9 "For Housekeeping Recommendations."
3. Have owner verify if underground tanks were removed after the last occupant used same as a gasoline service station.
4. Smoking shall be prohibited except in designated areas subject to the approval of the authority having jurisdiction.
5. Approved metal receptacles with self-closing covers shall be provided for the storage or disposal of oil soaked waste or cloths.
6. Inspection revealed that more automobiles were on the lot than as permitted, or required on site plans.
7. In new proposed storage area for damaged or disabled vehicles, accessibility shall be maintained for Fire Department apparatus to enter enclosed area in the event of a fire.

This Department request that these recommendations be incorporated in the final plans for the property and an additional copy sent to the owner with other agencies' recommendations.

Very truly yours,
William F. Brady, Lieutenant
PLANS & REVIEW

WFB/ab

June 29, 1976

August 24, 1976

Mr. Irving Katz
3004 Edwood Drive
Ellicott City, Maryland 21043

RE: Petition for Special Exception
SW/corner of North Point Boulevard
and Rosebank Road - 12th
Election District
Irving Katz - Petitioner
NO. 77-31-X (Item No. 253)

Dear Mr. Katz:

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

Very truly yours,

George E. Kautz, Jr.
Deputy Zoning Commissioner

GJK/saw

Attachments

cc: Linda Welsch, Esquire (Counsel for Petitioner)
Suite 207, Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

Mrs. Marjorie Hill (Petitioner)
3104 Raymond Avenue
Baltimore, Maryland 21222

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



SPELLMAN, LARSON
& ASSOCIATES, INC.

NOTE: THE FOLLOWING INFORMATION
IS FOR INFORMATION PURPOSES ONLY.
NO GUARANTEE IS MADE.

ROBERT E. SPELLMAN, P.L.L.
JOSEPH L. LARSON
LOUIS J. PARSON, P.E.

DESCRIPTION FOR A SPECIAL EXCEPTION TO GRIND, OLD NORTH POINT ROAD, TOWSON
DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the Southeast side of North Point Boulevard at the end of the cut-off connecting the Southeast side North Point Road and the Southeast side of Rosebank Road and running thence and hinging on the Southwest side of North Point Boulevard South 49 Degrees 14 Minutes East 15.64 feet and Southerly by a curve to the right with a radius of 394.72 feet the distance of 100.05 feet thence leaving the Southwest side of North Point Boulevard and running South 49 Degrees 46 Minutes East 120.64 feet, North 49 Degrees 14 Minutes West 50.00 feet and South 40 Degrees 46 Minutes West 101.74 feet to the Northeast side of Old North Point Road thence hinging thence North 47 Degrees 48 Minutes 50.80 minutes East 90.32 feet and Northerly 17.64 feet to the cut-off connecting the Northeast side of Old North Point Road and the Southeast side of Rosebank Road herein referred to thence hinging on said cut-off and on said Southeast side of Rosebank Road, Northerly 47.16 feet and North 43 Degrees 06 Minutes East 199.00 feet to the cut-off first herein referred to thence hinging on said cut-off North 87 Degrees 36 Minutes 50 Seconds East 70 feet to the line of beginning.

Containing .61 Acres of land, more or less.



RESIDENTIAL & COMMERCIAL DEVELOPMENT SERVICES - LAND SURVEYING
LAND PLANNING - SUBDIVISION LAYOUT - FEASIBILITY STUDIES - ESTIMATING
GRADING STUDIES - LOCATION SURVEYS - TECHNICAL CONSULTATION

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/C of North Point Blvd. and : OF BALTIMORE COUNTY
Rosebank Road, 15th District :
IRVING KATZ, Petitioner : Case No. 77-31-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.

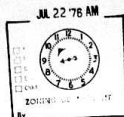
Charles E. Kautz, Jr.
Charles E. Kautz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 21st day of July, 1976, a copy of the foregoing

Order was mailed to Mr. Irving Katz, 3004 Edwood Drive, Ellicott City, Maryland 21043, Petitioner.

Charles E. Kautz, Jr.
Charles E. Kautz, Jr.



RE: PETITION FOR SPECIAL EXCEP-
TION
SW/corner of North Point Boule-
vard and Rosebank Road - 12th
Election District
Irving Katz - Petitioner
NO. 77-31-X (Item No. 253)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition filed by Irving Katz for a Special Exception for a service garage.

The subject property is located on the southwest corner of North Point Boulevard and Rosebank Road, and contains .61 of an acre of land, more or less.

Testimony presented at the hearing indicated that there is significant storage of disabled or unlicensed vehicles, automobile parts, and junk and debris on the subject property, the general housekeeping being substandard. This was attested to by the Zoning Plans Advisory Committee report.

Nearly residents voiced their concern regarding the poor housekeeping practices, inadequate screening, and the deleterious effect on the community which might result from this.

Evidence on behalf of the Petitioner and Mr. Thomas A. Ahmer, the latter being the operator of the service garage, indicated that the business has been operated by Mr. Ahmer for approximately five years, that it is limited to automotive repair, and that no gasoline or oil is sold on the premises.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the Special Exception for a service garage should be granted.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 6, 1976

Mr. Irving Katz
3004 Edwood Drive
Ellicott City, Maryland 21043

RE: Special Exception Petition
Item 253
Irving Katz - Petitioner

Dear Mr. Katz:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you July 26, 1976 under the above referenced subject.

Very truly yours,

Franklin T. Hoggans, Jr.
Franklin T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 110, Jefferson Building
Towson, Md. 21204

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of August, 1976, that the Special Exception for a service garage should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following conditions:

1. No more than 18 disabled vehicles may be stored on the subject property at any one time.
2. The property shall be maintained in a neat and orderly manner at all times.
3. Full compliance with Baltimore County Fire Regulations, as outlined in the letter to the Zoning Plans Advisory Committee, from Lieutenant William F. Brady, Plans & Review, dated June 29, 1976.
4. Approval of a site plan by the State Highway Administration, Department of Public Works, and Office of Planning and Zoning.

George E. Kautz, Jr.
Deputy Zoning Commissioner of
Baltimore County

-2-

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

August 3, 1976

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

Re: Item #263 (1975-1976)
Property Owner: Irving Katz
S/W cor. North Point Blvd. & Rosebank Rd.
Existing Zoning: RL
Proposed Zoning: Special Exception for service garage.
Acreage: 0.61 District: 12th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

North Point Boulevard (Md. 151) and Old North Point Road (Md. 20) are State Roads; 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.

Rosebank Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements including highway right-of-way widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

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

Soil/land Control:

Development of this property through striping, 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 striping of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #263 (1975-1976)
Property Owner: Irving Katz
Page 2
August 3, 1976

Storm Drainage (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total initial cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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. Additional fire hydrant protection may be required in the vicinity.

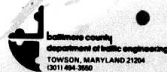
Very truly yours,

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

END:EAH:FWH:ES

CC: J. Trenner
W. Marchel

D-W Key Sheet
6 SE 27 Box. Sheet
SE 2 G 2yo
104 Tax Map



STEPHEN E. COLLINS
DIRECTOR

July 22, 1976

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

Re: Item 263 - SAC - June 29, 1976
Property Owner: Irving Katz
Location: SW/C North Point Blvd. & Rosebank Road
Baltimore County, Md.
Proposed Zoning: Special Exception for service garage
Acres: 0.61
District: 12th

Dear Mr. DiNanno:

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

Should this special exception be granted, the petitioner will be expected to meet all County regulations as to entrance locations and widths on Rosebank Road.

All entrances to North Point Boulevard will be subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MEP:DC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNanno
To: Zoning Commissioner Date: August 9, 1976

FROM: Norman E. Gribbs, Acting Director of Planning
SUBJECT: Petition # 77-31-X Petition for special exception for garage, service. Southwest corner of North Point Boulevard and Rosebank Road

15th District

Hearing: Monday, August 16, 1976 at 10:45 A.M.

This office is not opposed to the requested special exception; however, we share the sentiments of the comments of the State Highway Administration's representative to the Zoning Advisory Committee.

Norman E. Gribbs
Norman E. Gribbs
Acting Director of Planning

NEG/JGH/AS

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/C of North Point Blvd. & Rosebank : OF BALTIMORE COUNTY
Rd., 15th District :
IRVING KATZ, Petitioner : Case No. 77-31-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. Heslon, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that on this 3rd day of August, 1976, a copy of the foregoing Order was mailed to Mr. John G. Gribbs, 3004 Ebbwood Drive, Ellicott City, Maryland 21043, Agent for Petitioner.

John W. Heslon, III
John W. Heslon, III



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1976

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

SUSAN L. HOGANS, JR.
Chairman
Franklin T. Hogans, Jr.
Hogans, Jr.

MEMORANDUM

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PROTECTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS OFFICER

Mr. Irving Katz
3884 Ebbwood Drive
Ellicott City, Maryland 21043

RE: Special Exception Petition
Item 263
Irving Katz - Petitioner

Dear Mr. Katz:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you July 26, 1976, referenced subject.

Very truly yours,

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

FTH:JD

Enclosure

CC: Spellman, Larson & Associates, Inc.
Suite 110, Jefferson Building
Towson, Md. 21204



WILLIAM D. FROMM
DIRECTOR

July 27, 1976

Mr. S. Eric DiNanno, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNanno:

Comments on Item #263, Zoning Advisory Committee Meeting, June 29, 1976, are as follows:

Property Owner: Irving Katz
Location: SW/C North Point Blvd and Rosebank Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage
Acres: 0.61
District: 12th

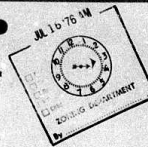
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

The driveway from Rosebank Road should be clearly shown on the site plan. The west side of the parking area should be provided with a minimum of 4 foot high compact screening.
It is recommended by this office that a larger storage area be provided for damaged and disabled vehicles.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Louis J. Weinman
AREA CODE 301
TELEPHONE 498-2840



LYNDA FEDERAL BUREAU
SUITE 207
12 WEST BOWLING GREEN AVENUE
TOWSON, MARYLAND 21204

July 15, 1976

S. Eric DiNanno, Esquire
Zoning Commissioner of
Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exceptions
for Irving Katz
Petition No. 77-31-X
Hearing Date: July 26, 1976-1:00 P.M.

Dear Mr. DiNanno:

Please enter my appearance on behalf of the Petitioner in the above request for Special Exceptions.

I would also like to receive a copy of the Zoning Advisory Committee's comments as soon as they are completed.

I will be on vacation, out of the State of Maryland on July 26th, 1976. I will not return until August 2nd, 1976. Therefore, with the consent of my client I am herewith requesting that the above Special Exceptions hearing be postponed and rescheduled as promptly as possible thereafter. I have also been advised that our engineer, Robert Spellman will also be on vacation at this time.

Thank you for your consideration in this matter.

Very truly yours,
Louis J. Weinman
LOUIS J. WEINMAN

CC: Mr. John G. Gribbs
Robert Spellman

CERTIFICATE OF POSTING
BUREAU OF PLANNING AND ZONING
TOWSON, MARYLAND

#77-31-X

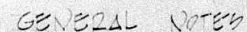
District: 15th
Filed for: Hearing Monday, July 26th, 1976 at 1:00 P.M.
Petitioner: Irving Katz
Location of property: SW/C of North Point Blvd. & Rosebank Rd.
Location of sign: 1 sign on N. Pt. Blvd. 1 on Rosebank Rd.
Remarks:
Filed by: *Michael N. Hines* Date of return: 7/15/76

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

Your Petition has been received * this 14 day of
June 1976. Filing Fee \$ 150. Received ☒ Cash
Other

S. Eric DiNanno
S. Eric DiNanno,
Zoning Commissioner
Petitioner: KATZ Submitted by: *CRIBBS*
Petitioner's Attorney: *CRIBBS* Reviewed by: *MEP*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

LOCATION VBP



PARKING REQUIREMENTS

PLAT FOR SPECIAL EXCEPTION

AUG 16 '76 AM

☐ Area
☐ Race
☐ Sex
☐ Endo
☐ Child

OFFICE OF PLANNING & ZONING

By



OFFICE COPY
Item 263
REVISED PLANS

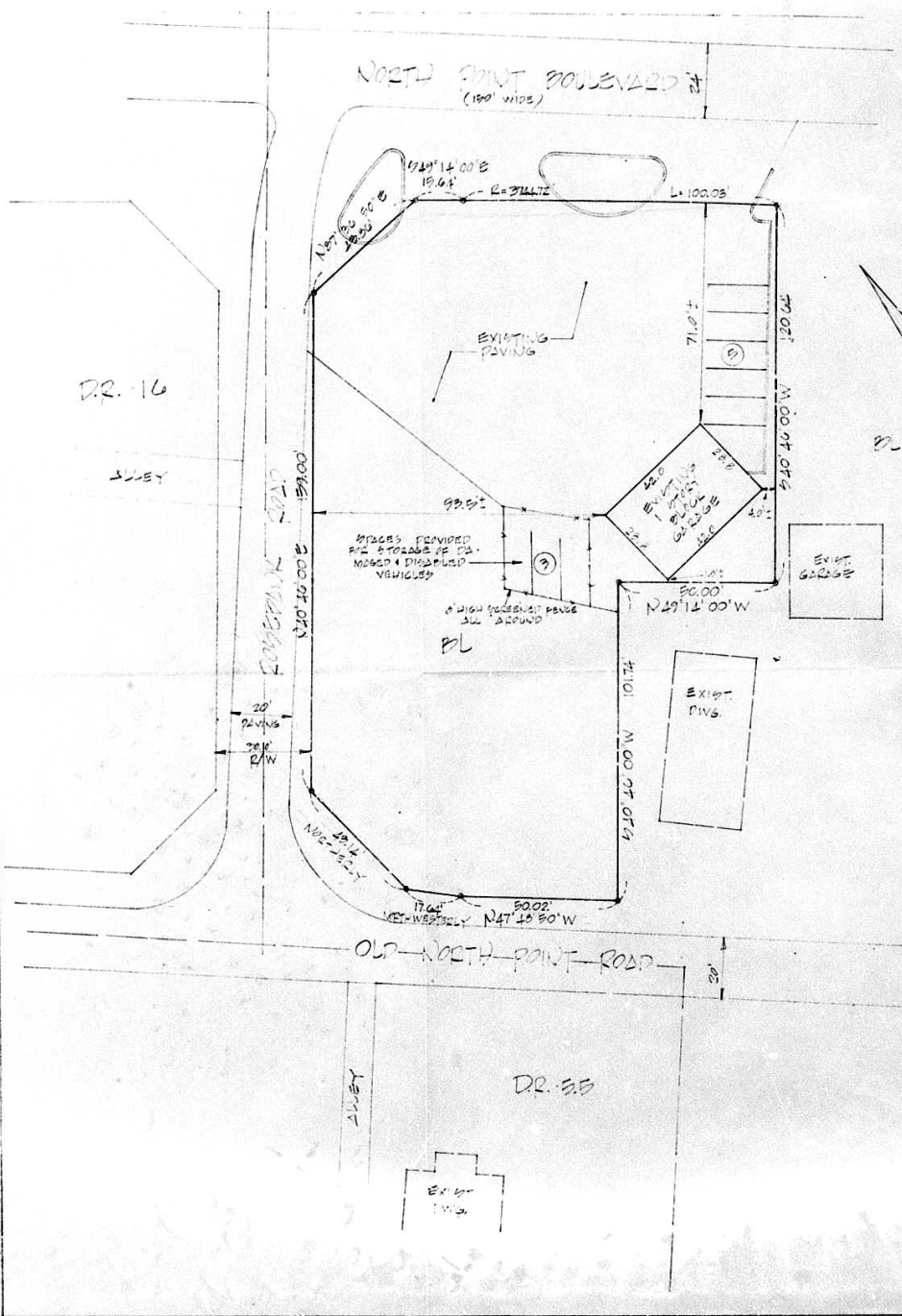
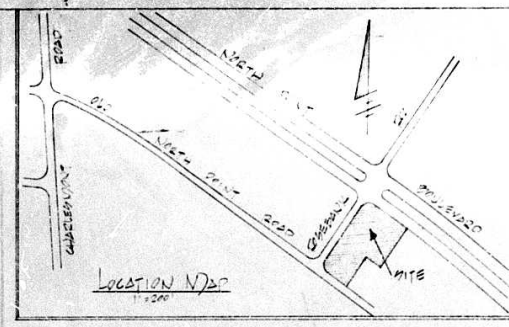
ZCP 560 AUGUST 14, 1976

ONE PERSON PULCH

1. 20' 1.00

*76037

DR. 14



GENERAL NOTES

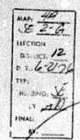
EXISTING ZONING: ~~DR. 14~~ WITH A
 PROPOSED ZONING: ~~DR. 14~~ EXCEPTION

PARKING REQUIREMENTS

1 SPACE FOR EVERY 100 SQ. FT. OF FLOOR AREA
 TOTAL FLOOR AREA: 1210 SQ. FT.
 PARKING REQUIRED = $\frac{1210}{100} = 12.1$ SPACES
 PARKING SHOWN = 8 SPACES
 SPECIAL EXCEPTION TO ALLOW FOR A
 SERVICE GARAGE 25' x 20' x 10'
 AREA = 501 SQ. FT.

PLAT FOR SPECIAL EXCEPTION

WITH POINT BLVD. & ROXBOROUGH RD.
 1.5 MILE SECTION DISTRICT
 BUILDINGS CO., NORTHEAST
 OWNED:
 IRVING KATZ
 207 YORK ROAD
 TOWSON, MD.



SECTION 117 JEFFERSON BUILDING
 1" = 20' DATE: JUNE 11, 1976

*76037