Development Processin County Office Building 111 West Cheepoules Avenue Towson, Maryland 21204

January 26, 1998

Mr. John C. Mellema, Jr. John C. Hellens, Sr. Inc. 5409 East Drive Baltimore, ND 21227

RE: Zoning Verification

3015 Hammonds Perry Road

Hooe's Towing

Zoning Case 77-47-8PH 13th Election District

Dear Mr. Mellema:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your client's request is to build a free-standing 20 foot x 36 foot (1-story) building 25 feet from the existing building. Zoning hearing case number 75-163-X was granted for a service garage. Zoning hearing case number 77-47-SPH was granted to amend the prior case by adding a proposed attached 20 foot x 36 foot (1-story) addition. Since the proposed building will not be attached, but 25 feet from the existing building, it cannot be approved as being within the spirit and intent of the prior hearings and as such, will require another hearing. Enclosed is the petition form plus a self-explanatory sample procedural booklet.

trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Halle Fr. John J. Sullivan, Jr.

Planner II

Zoning Review

JJS:rye

c: zoning cases 75-163-X & 77-47-898

Enclosure

· dis

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert A ADD Nove ... 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 parties properly idearing 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 the amendment of the previously granted

appealal exception for service serace (Case Se. 25-162-x 1 to permit the construction of additional bay facilities.

- net tioner's Attorney

See attached description

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

or we, agree to pay expenses of above Special Hearing advertising, or we, upon filing of this petition, and further agree to and are etc., upon filing of this petitions and further agree to and are suming to the zoning law of relations of the county durant of the Zoning Law of relations county.

Brat aux Work Contract Purchaser Concu. Ast. Legal Owner

Address 3015 Hacourts Feety Rd. Golto Md. 21827

Protestant's Attorney

CAMBERED By the Zoning Commissioner of Baltimore County, this__13th__

OMBERED By the Ioning Commissioner of Baltimore County, this...lith...day ofday ofday ofday ofday ofday of

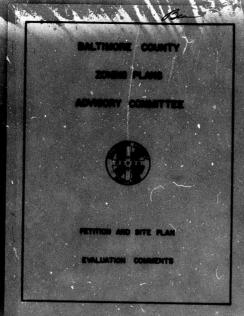
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OF FLANING & JOHNS

Seni Oli Hensa

lover

10 21.176



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and acc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG XXXXXXXXX

Mr. Robert Hooe 3015 Hammonds Ferry Road Baltimore, Maryland 21227 XXXXXXX MEMBERS

BUREAU OF

DEPARTMENT OF STATE ROADS COMM BUREAU OF

HEALTH DEPARTMEN PROJECT PLANNS BUILDING DEPARTME SOARD OF EDUCATIO ZONING ADMINISTRAT INDUSTRIAL DE VELODATOR

RE: Special Hearing Petition Item 10 Robert & Ann Hooe - Petitioners

Dear Mr. Hooe:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field into the property. The following comments are a result of this review and inspection.

are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assume the same are not activated to the development plans that may have a bearing to the development plans that may have a bearing to the development plans that may have a bearing to the development plans that may have a bearing to the district of Planning may file a writtenmendations with the zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, currently zoned B.L., and the subject of a previous Special Exception for the company of the control of the control of the control of the on the works of the control of the contro

This site is presently improved with a one-story masonry garage building and crushed stone parking area. Properties abutting that the are similarly zoned B.L. and are improved with a service station to the north and south respectively, while vacant property zoned M.L. exists to the west, while vacant property zoned M.L. exists to the west.

At the time of field inspection damaged and inoperable vehicles were stored hapharardly in the front and rear of the existing building. It should

Mr. Robert Hooe Re: Item 10 August 20, 1976 Page 2

be noted that a permit to construct the 8 foot high screen fence, shown on the submitted plan for the storage of these vehicles, has been issued and can be expected to correct this situation.

Although not anticipated at the time of the original hearing, the petitioner now proposes to double the size of the existing garage and also shows a future addition. As a result, a Special Hearing is being requested to a

Because formal comments from the Health Department were not available at this time, it is suggested that the petitioner contact Nr. Howard Ross at 494-2762.

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 30 days after the date on the filing certificate, will be forwarded to 70m in the mar future.

Very truly yours,

Nulo & S. Commoden; NICHOLAS B. COMMODARI, Planning & Zoning Associate III

NBC:JD Enclosure

cc: Harrison Associates, Inc. 40 Dutton Avenue Baltimore, Maryland 21228

DONALD J. ROOP, M.D., M.P.H.

October 5, 1976

Care 19. 47. 500

Ferry Road, 240' NW Hollins Ferry Ro

homas H. Devlin, Director



August 2, 1976

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

Comments on Item #10, Zoning Advisory Committee Meeting, July 20, 1976, are as follows

Property Chines: Robert and Ann Hose Lacation: NE/5 Hammond Ferry Road 240' NW Hollins Ferry Road Esting Zoning: 8.1.-c.N.5.
Proposed Zoning: Special Hearing to amend special exception (cose 75–163X) Acres: 0.51 District: 13th

This effice has reviewed the subject pertition and offers the following corments. These come not intended to indicate the appropriateness of the zoning in question, but are to assure old parties are made owner of plans or problems with regard to davelapment plans that may, be bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment

Very truly yours,

John Zevemblezo John L. Wimbley

August 11, 1976

County Office Building Towson, Maryland 21204

Re: Item #10 (1976-1977) Item #10 (1976-1977)
Property Owner: Robert and Ann Hooe
NVES Harmonds Perry Rd., 240' N/# Hollins Ferry Rd.
Existing Zonling: RL - CES
Proposed Zonling: Special Hearing to amend special
exception (Case No. 75-163X) to permit expansion.
Acress: 0.51 District; 13th

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

Baltimore County highway and utility improvements exist or are as se Public Works Agreement #136511 executed in connection with the development Service Station and Counservial Store*.

Also, comments supplied in connection with the Zoning Advisory Committee review of this site for Item #115 (1974-1975) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning sory Committee review in connection with this Item #10 (1976-1977).

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

END: EAN: FWR: 88

cc: R. Morton (BLD. \$498-65) J. Wimbley

C-NE Key Sheet 22 SW 9 & 10 Pos. Sheets SW 6 C Topo 109 Tax Map



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

Attention: Mr. Frank Hogans, Chairman Zoning Advisory Committee

Re: Property Owner: Robert & Ann Hooe

Location: NE/S Hammonds Ferry Rd. 240' NW Hollins Ferry Rd.

Item No. 10

Zoning Agenda July 20, 1976

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.

- (III) 1. Pire hydrants for the referenced property are require t and shall be located at intervals or 300 feet along an approved read in accordance with faltimore County Standards as published by the Repartment of Public Vector.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCERNS the maximum allowed by the Fire Department.
- () i. The cite shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (XA) 5. The baildings and structures existing or proposed to the attendard comply with all applicable requirements of the Matiental Pire Protection Association Guadant So. 101 "Life Safety Code", 1970 Dailties prior to company,
- () 6. Site plans are approved as drawn.

REVIEWER Plenning Group
Special Inspection Division

ROYID-ER A July Reported Birtaire Special Importing Birtaire Special Import





AUE. 11. 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Hearing -- Hope was inserted in the following:

- ☐ Catonsville Times ☐ Dundalk Times ☐ Essex Times
- ☐ Towson Times
 Arbutus Times
 □ Community Times
- ☐ Suburban Times West

STROMBERG PUBLICATIONS, INC.

By Jako mink



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oncoccine seach day of September 19.76 the SNEE publication appearing on the _____12th _day of _____ August 19.76...

Cost of Advertisement \$







DATINORS COUNTY, MARYLAND OFFICE OF DEC. RETRIES DAYSON MIS-FELLANGUES CASH RECEPT Aug. 6, 37/6	BALTIMORE COUNTY, MARTLAND I ornet or reward oversion MISCLIANCIDO CHAR RECEIPT DAYL_BERGE. 1s. 1976 AMOUNT		
ACCUTATE HOOS'S TOWING CO., 8599 Pioneer Br., Severn, Mi.	ROOM Bobert Hoos - (Cosh)		
Petition for Spenial Bearing 77-12-179	#77-47-SPH 8829 4850 1 5125 MBC		
847084B 9 25.0 CHSC	VALIDATION OR SIGNATURE OF CASHIER		
NATIONAL OF SIGNATURE OF CASHIER			

BALTIMOR	E COUNTY OFFICE OF PLANNING AND ZONING
	County Office Building 111 W. Chesapeake Avenue
	Towson, Maryland 21204
	V
Your	Petition has been received * this day or
July	1972. Item •
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	11.11.11
	16 per / Burn
	S.Eric DiNenna,
.1	Zoning Commissioner
Han	Submitted by MR. Noo6
Petitioner [100]	Submitted by 1/2
Petitioner's Attorne	Reviewed by M32
	interpreted as acceptance of the Petition for

				0	
	CERT	TIFICATE O	-	10	
	OMMO DEP	ARTMENT OF Towns, Ma	BALTIMORS	COUNTY	
			aryment.		
District 13.4			D	ste of Posti	AUG 14 1876
Posted for Petition				6	
Petitioner: Bedess.					
Location of property: NE/S	IN'S F	tamenos erry Rd	FERRY	RJ.	640' NW CF
Location of Signa: NE/S				Rd. 1	Witne- Nice
of H	exhibit.	F.EREY. E	d		
Remarks:					
Posted by Theresal	E. Prate	wed	Date of	return: A	615T 20 1976
100					

Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 10 - ZAC - July 20, 1976
Property Owner: Robert & Ann Hooe
Location: VES Hammonds Ferry Rd, 240' NM Hollins Ferry Rd.
Existing Zoning: BL - CNS Location: NE/S newsorks

Existing Zoning: BL - CNS

Proposed Zoning: Special Hearing to amend special exception

(Case No. 75-163 X) to parmit expansion

Acres: 0.51 District: 13th

No major traffic problems are anticipated by the major of the existing special exception (75-163 X).

Name trails some Thickarf S. Harrison Michael S. Planigan Traffic Engineer Associate

MSF/bza

1. An eight foot high screen fence must be installed around the disabled vehicle parking area-

Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: July 23, 1976

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

Z.A.C. Meeting of: July 20, 1976

Property Owner: Robert & Ann Hooe Location: NE/S Hammonds Ferry Rd. 240' N.W. Hollins Ferry Rd. Present Zoning: B.L. - C.N.S.

Door We DiNenna

No bearing on student population.

Very truly yours W. Trighter and W Wick Patrovich Field Representative

WNP/m1

DESCRIPTION FOR SPECIAL EXCEPTION TO SONING 3015 HAMMOND'S FERRY ROAD , 12TH DISTRICT, BALTIMORE COUNTY, MARYLAND

for the same at a point on the Northeast side of He

thence leaving the Northeast side of Hammond's Ferry Road and running North

67 Degrees 57 Hinntes 00 Seconds East 157.17 feet and North 71 Degrees 55

Minutes 15 Seconds East 79 feet, more or less, to the soning line dividing that land somed BL-CNS and that land somed DR5.5 and running thence and

binding on said soning line Northeasterly 104 feet, more or less, and

running South 75 Degrees 42 Minutes 00 Seconds West 135.5 feet, wore or less, and South 85 Degrees 43 Minutes 47 Seconds West 172,30 feet to the

Southerly 87 feet, more or less, thece leaving said moning line and

Containing 0.51 acres of land, more or less. 11-22-74

at the distance of 240 feet, more or less, measured Northwesterly Road and running thence and binding on the Northeast side of Perry Road North 47 Degrees 04 Minutes 45 Seconds Nest 35,90 feet

September 24, 1976

Arnoid Silberger, Esquire 13°6 Sulphur Spring Road Baltimore, Maryland 2122/

RE: Potition for Special Hearing
N/E side of Hammonds Ferry Road,
240' N/W of Hollins Ferry Road. 13th Election District
Robert E. Hoos, et ux - Petitioners
NO. 77-47-SPH (Item No. 10)

Dear Mr. Silbergers

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

Very truly yours,

15/ GEORGE J. MARTINAK Deputy Zoniay Com

GJM/me

cc: Mrs. Lila Disney 302 Mardo Avenue Baltimore, Maryland 21227

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPON

TO 5. Eric DiHenna, Zoning Commissioner Date August 30, 1926

FROM Norman E. Garber, Asting Director of Planning

SUBJECT Petition 44-47-SPH. NE/S Hammonds Ferry Rd. 240' NW Holling Ferry Rd. Special Hearing to amend Special Exception (75-163X) to allow expansion Petitioner - Robert & Ann Hope 13th District

HEARING: Wednesday, September 1, 1976 (10:00 A.H.)

There are no comprehensive planning factors requiring comment on this

RE: PETITION FOR SPECIAL HEARING NE/S of Hammond's Ferry Road 240 feet NW of Hollin's Ferry Road, 13th District

RE: PETITION FOR SPECIAL HEARING

20' by 36' one story building.

special Hearing should be granted.

to the following restrictions:

N/E side of Hammonds Ferry Road, 240 N/W of Hollins Ferry Road - 13th

Election District Robert E. Hooe, et ux - Petitioners NO. 77-47-SPH (Item No. 10)

BEFORE THE

DEPUTY ZONING

COMMISSIONER

OF

: BALTIMORE COUNTY ne m m

This matter comes before the Deputy Zoning Commissioner as a result of

a Petition for an amendment to a previously granted Special Exception for a

service garage (Case No. 16-103-X), to permit the construction of additional

Testimony on behalf of the Petitioners indicated that he proposes to con-

An area resident, testifying on behalf of the Petitioners, indicated that

Without reviewing all the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Com-

the present operation is well managed and has shown consistent improvement

missioner, the Petitioners plans meet the requirements settorth in Section

500. 7 of the Baltimore County Zoning Regulations and, as the health, safety,

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Balti-

more County, this 247K day of 55PT . 1976, that the amend-

ment to Special Exception Case No. 75-163-X, to permit the construction of

additional bay facilities and the aforementioned building, should be and the

same are hereby GRANTED, from and after the date of this Order, subject

and general welfare of the locality involved is not adversely affected, the

struct an addition to the existing service garage that would approximately double the size of the facility and, at some later date, construct an adjacent

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

ROBERT E. HOOE, et ux, Petitioners : Cose No 77-47-SPH

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 20th day of August, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Robert E. Hooe, 3015 Hammond's Ferry Road, Baltimore, Maryland 21227, Petitioners,

John W. Hessian, III



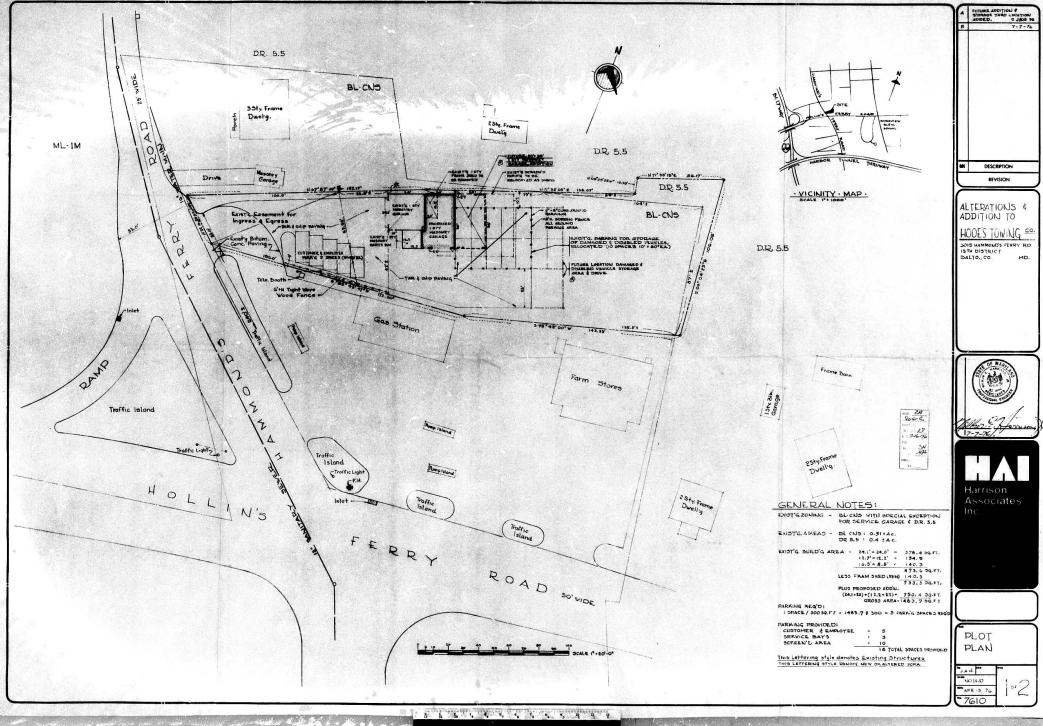
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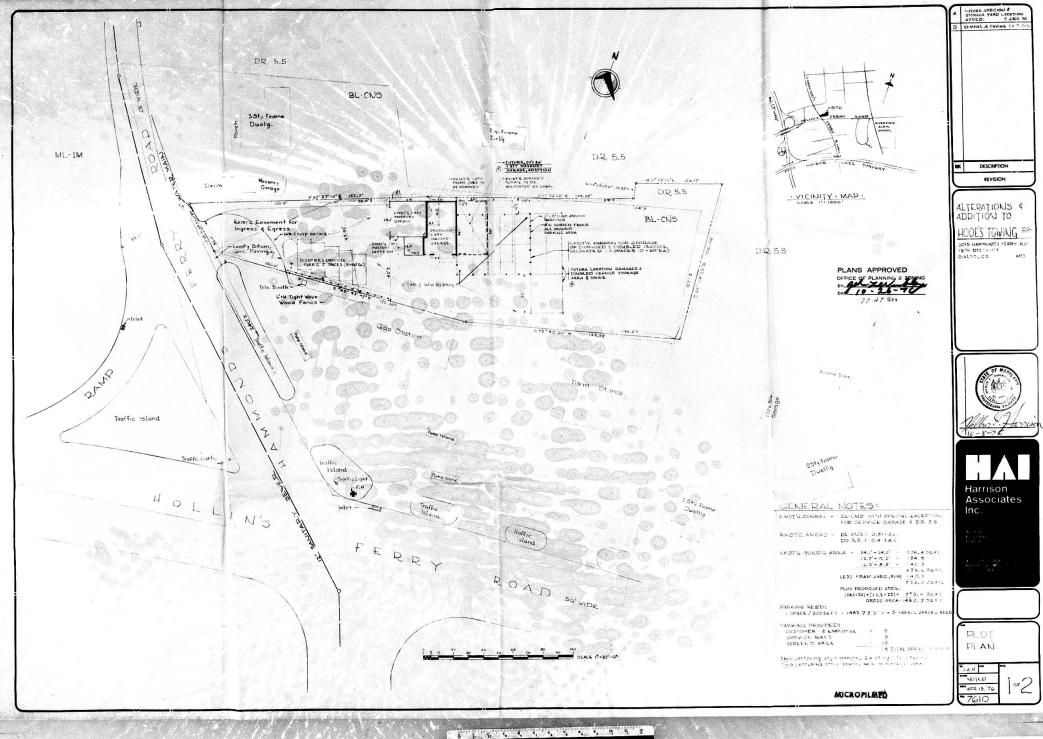
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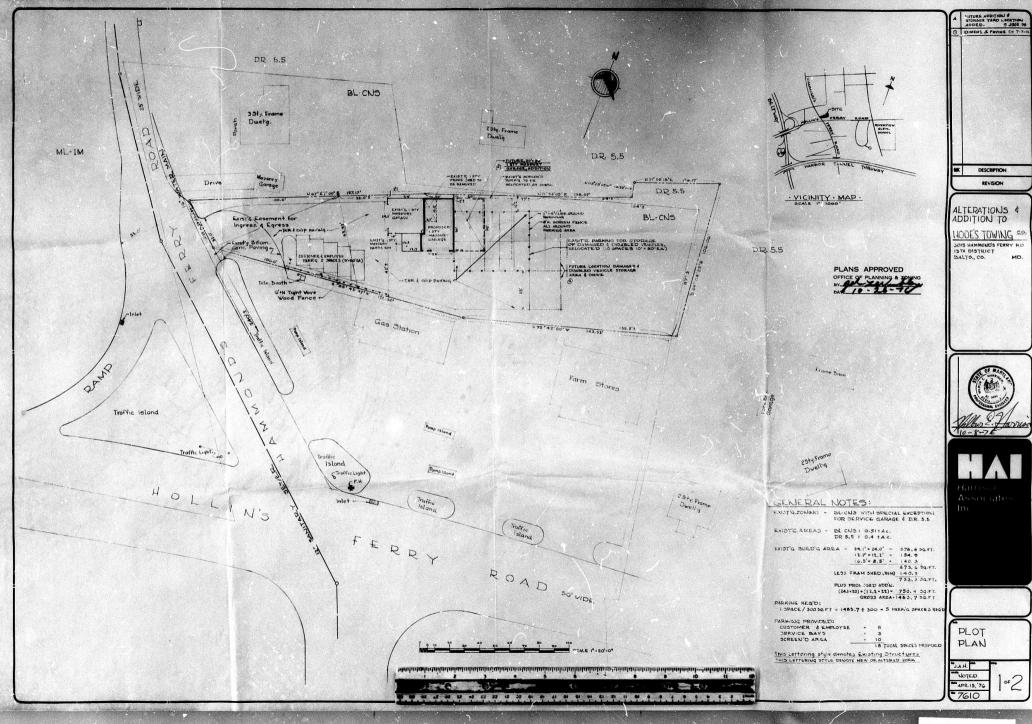
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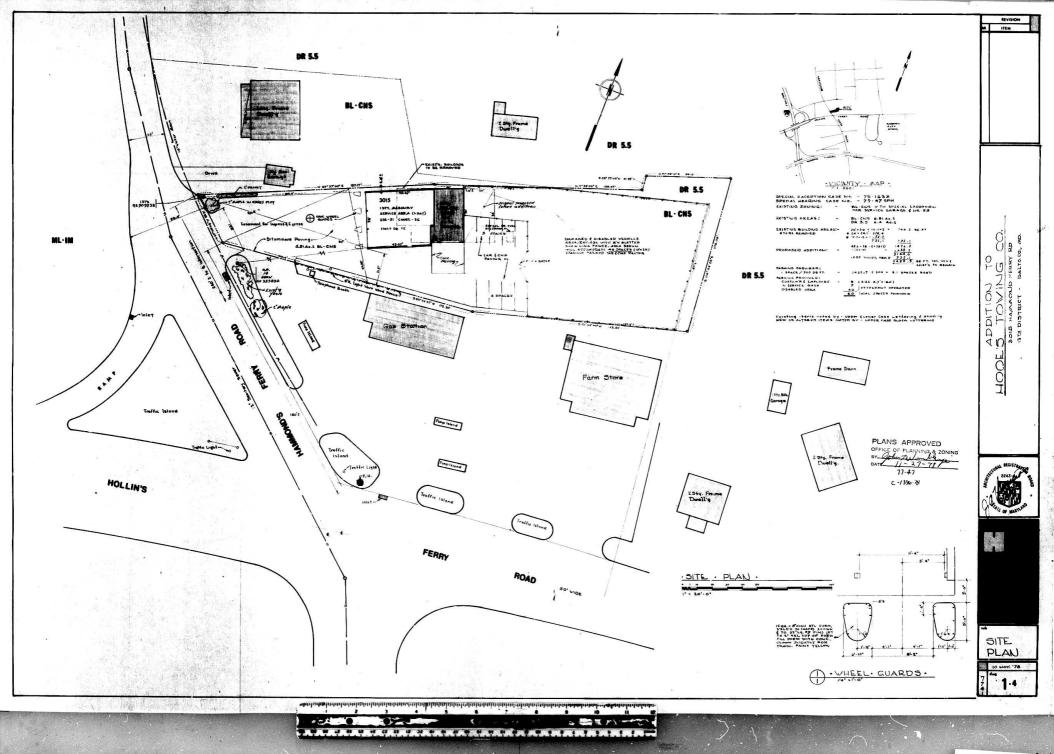
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NOV 3 0 1976









DEC 2 0 1978