



**Baltimore County
Department of Permits and
Development Management**

**Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204**

January 26, 1998

Mr. John C. Nellema, Jr.
John C. Nellema, Sr. Inc.
5409 East Drive
Baltimore, MD 21227

RE: Zoning Verification
3015 Hammonds Ferry Road
Hose's Towing
Zoning Case 77-47-SPH
13th Election District

Dear Mr. Nellema:

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.

I 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,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

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

Enclosure



July 26, 1976

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

Re: Item 10 - ZAC - July 20, 1976
Property Owner: Robert & Ann Hoos
Location: 3025 Hammond's Ferry Rd. 240' NW Hollins Ferry Rd.
Existing Zoning: BL - C-1
Proposed Zoning: Special Hearing to amend special exception
(Case No. 75-163 X) to permit expansion

Acres: 0.51
District: 13th

Dear Mr. DiMenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/daa

1. An eight foot high screen fence must be installed entirely around the disabled vehicle parking area.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Eric DiMenna
Deputy Zoning Commissioner of
Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 23, 1976

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

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

Re: Item 10
Property Owner: Robert & Ann Hoos
Location: NE/S Hammond's Ferry Rd. 240' N.W. Hollins Ferry Rd.
Present Zoning: B.L. - C.N.S.
Proposed Zoning: Special Hearing to amend special exception
(Case No. 75-163 X) to permit expansion

District: 13th
No. Acres: 0.51

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,
W. Nick Petrowich
W. Nick Petrowich,
Field Representative.

MSF/ml

JOSEPH M. PUGHMAN, PRESIDENT
F. BARBARA HILLIARY, JR., VICE-PRESIDENT
WILL STREET, S. STONEY
MARSHALL W. KESTER
DEANARD W. BRYAN
ALVIN L. BRYAN, JR., CHAIRMAN
RICHARD W. TULLOCH, DEPT.
JUDITH A. BOWELL, SECRETARY

September 24, 1976

Arnold Silberberg, Esquire
1376 Sulphur Spring Road
Baltimore, Maryland 21227

RE: Petition for Special Hearing
N/E side of Hammond's 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. Silberberg:

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

Very truly yours,

18/
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJH/mc

Attachments

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: August 30, 1976

FROM: NORMAN E. SACKETT, Acting Director of Planning

SUBJECT: Petition 44-47-SPH, NE/S Hammond's Ferry Rd. 240' NW Hollins Ferry Rd.
Special Hearing to amend Special Exception (75-163X) to allow expansion
Petitioner - Robert & Ann Hoos

13th District

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

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Sackett
Norman E. Sackett
Acting Director of Planning

NEG:JGH:rw

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
N/E side of Hammond's Ferry Road, : DEPUTY ZONING
240' N/W of Hollins Ferry Road - 13th : COMMISSIONER
Election District :
Robert E. Hoos, et ux - Petitioners :
NO. 77-47-SPH (Item No. 10) :
OF :
BALTIMORE COUNTY

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. 75-163-X), to permit the construction of additional bay facilities.

Testimony on behalf of the Petitioners indicated that he proposes to construct an addition to the existing service garage that would approximately double the size of the facility and, at some later date, construct an adjacent 20' by 36' one-story building.

An area resident, testifying on behalf of the Petitioners, indicated that the present operation is well managed and has shown consistent improvement.

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 Commissioner, the Petitioners' plans meet the requirements set forth in Section 500.7 of the Baltimore County Zoning Regulations and, as the health, safety, and general welfare of the locality involved is not adversely affected, the Special Hearing should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of SEP, 1976, that the amendment 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 to the following restrictions:

ORDER RECEIVED FOR FILING

DATE: September 24, 1976

BY: *John W. Heslin, III*

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/S of Hammond's Ferry Road :
240 feet NW of Hollins Ferry Road, :
13th District :
OF BALTIMORE COUNTY
ROBERT E. HOOS, et ux, Petitioners : Case 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. Kuntz, Jr.
Deputy People's Counsel

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

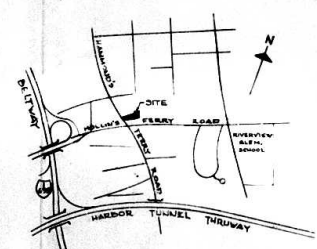
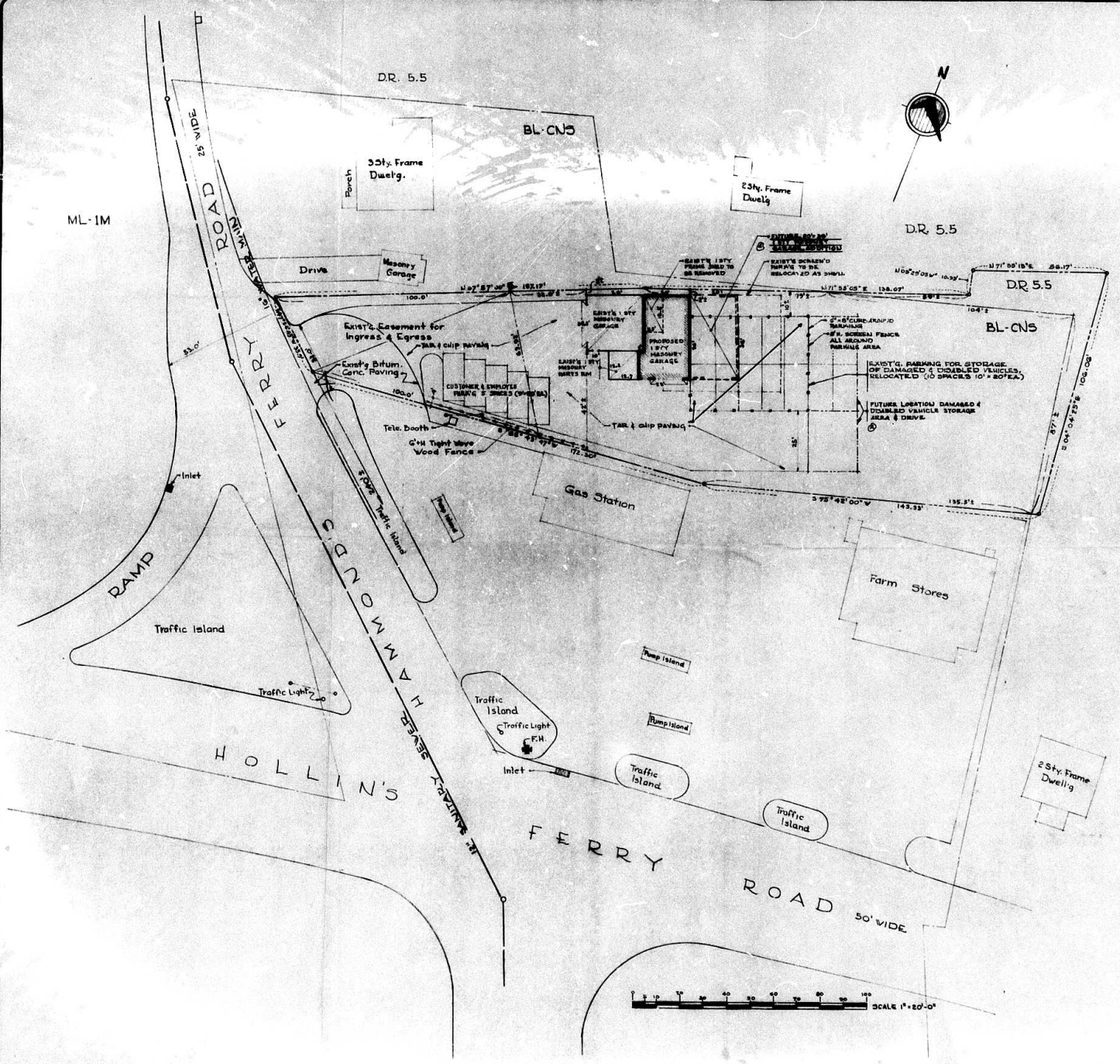
I HEREBY CERTIFY that on this 20th day of August, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Robert E. Hoos, 3015 Hammond's Ferry Road, Baltimore, Maryland 21227, Petitioners.

John W. Heslin, III



NOV 30 1976

ORDER RECEIVED FOR FILING
DATE: September 24, 1976
BY: *John W. Heslin, III*



VICINITY MAP
SCALE 1" = 1000'

DR. 5.5

13th Frame Dwelling

Frame Barn

25th Frame Dwelling

25th Frame Dwelling

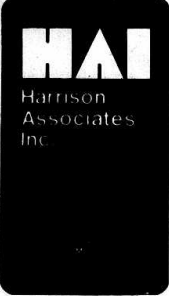
GENERAL NOTES:

- EXIST'G ZONING - BL-CNS WITH SPECIAL EXCEPTION FOR SERVICE GARAGE & DR. 5.5
- EXIST'G AREA - BL-CNS: 0.51 ± AC.
DR. 5.5: 0.4 ± AC.
- EXIST'G BLD'G AREA - 24.1' x 24.0' = 578.4 SQ. FT.
12.7' x 11.1' = 140.9
10.5' x 8.5' = 140.3
873.6 SQ. FT.
LESS FRAM SHED (REM) 140.3
733.3 SQ. FT.
PLUS PROPOSED ADD'L:
(24.1 ± 20) x (12.2 ± 23) = 750.4 SQ. FT.
GROSS AREA = 1483.7 SQ. FT.
- PARKING REQ'D:
1 SPACE / 300 SQ. FT. = 1483.7 ÷ 300 = 5 PARK'G SPACES REQ'D
- PARKING PROVIDED:
CUSTOMER & EMPLOYEE = 5
SERVICE BAYS = 3
SCREEN'G AREA = 10
18 TOTAL SPACES PROVIDED

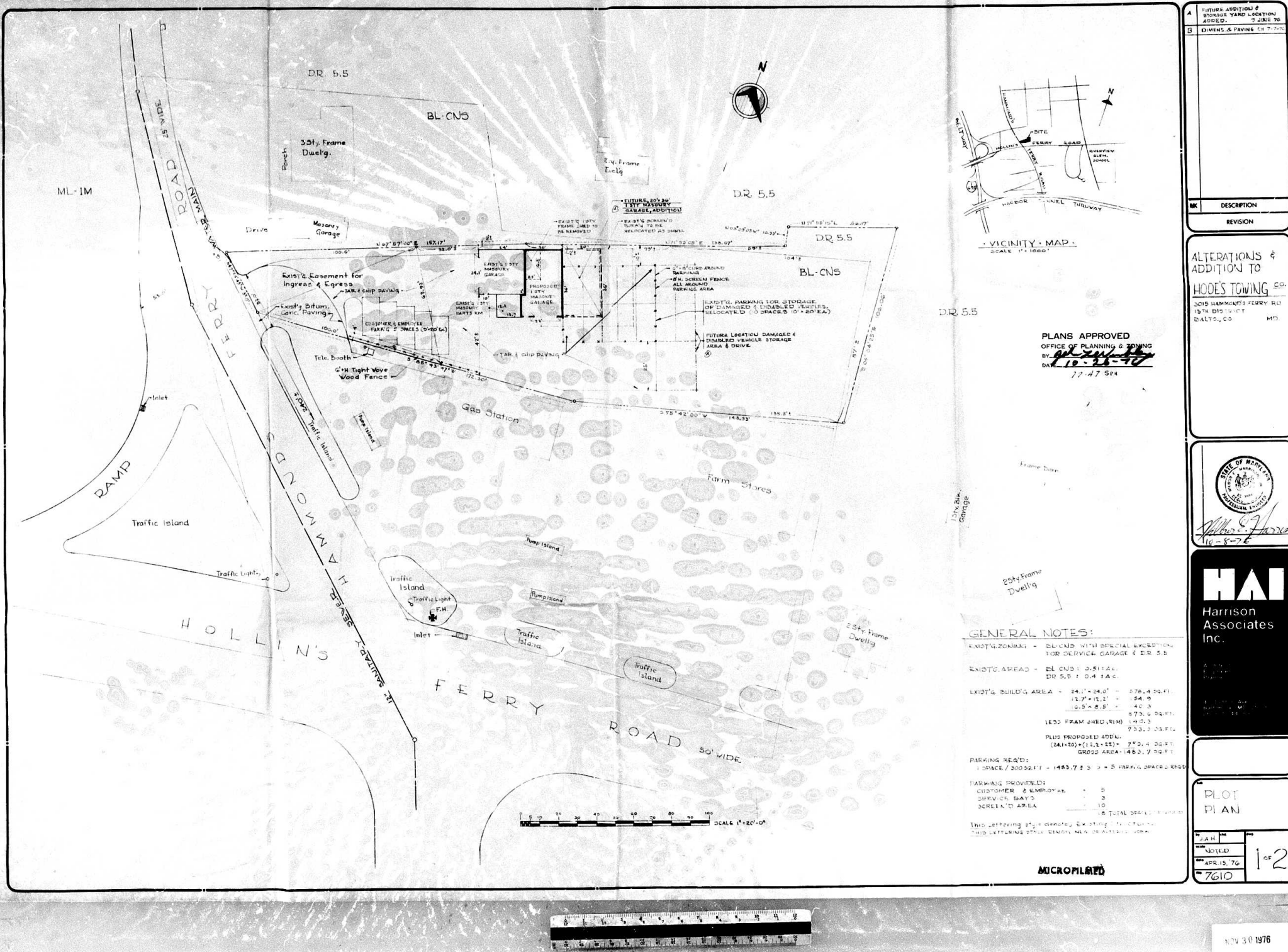
This lettering style denotes existing structures.
THIS LETTERING STYLE DENOTES NEW PROPOSED WORK.

A	FUTURE ADDITION & STORAGE YARD LOCATION ADDED.	
	5 JUNE 76	
B	7-7-76	
DESCRIPTION		
REVISION		

ALTERATIONS & ADDITION TO
HOOES TOWING CO.
3015 HAMMOND'S FERRY RD
15TH DISTRICT
BALTO, CO MD.



PLOT PLAN	
DATE	APR 15, 76
NO. 7610	1 of 2



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE *10-25-76*
 77-47 SP4

GENERAL NOTES:

EXIST'G ZONING - BL-CND, WITH SPECIAL EXCEPTION FOR SERVICE GARAGE & DR 5.5

EXIST'G AREA - BL CND: 0.81 AC.
 DR 5.5: 0.41 AC.

EXIST'G BUILD'G AREA - 24.7' x 24.0' = 592.8 SQ. FT.
 12.7' x 12.2' = 154.9
 12.5' x 8.5' = 106.3
 673.0 SQ. FT.

LESS FRAM. JHD. (RM) 140.3
 733.3 SQ. FT.

PLUS PROPOSED ADD'G
 (24.1 x 10) + (12.2 x 25) = 750.4 SQ. FT.
 GROSS AREA = 1483.7 SQ. FT.

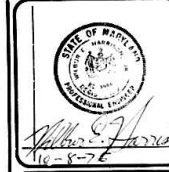
PARKING REQ'D:
 1 SPACE / 200 SQ. FT. = 1483.7 / 200 = 7.4185
 7.4185 x 5 = 37.0925 PARKING SPACES REQ'D

PARKING PROVIDED:
 CUSTOMER & EMPLOYEE 5
 SERVICE BAYS 3
 SCREEN'D AREA 10
 18 TOTAL SPACES PROVIDED

This lettering style denotes existing conditions.
 This lettering style denotes new or alternate work.

A	FUTURE ADDITION & SERVICE YARD LOCATION ADDED.	2 JUNE 76
B	DIMENS. & PAVING CH. 7-7-76	
NO.	DESCRIPTION	REVISION

ALTERATIONS & ADDITION TO
HODE'S TOWING CO.
 3015 HARMON'S FERRY RD
 15TH DISTRICT
 BALTO., CO. MD.

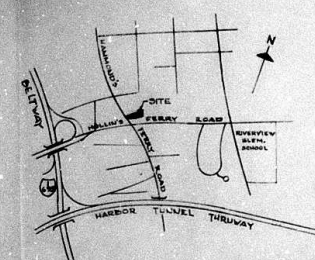
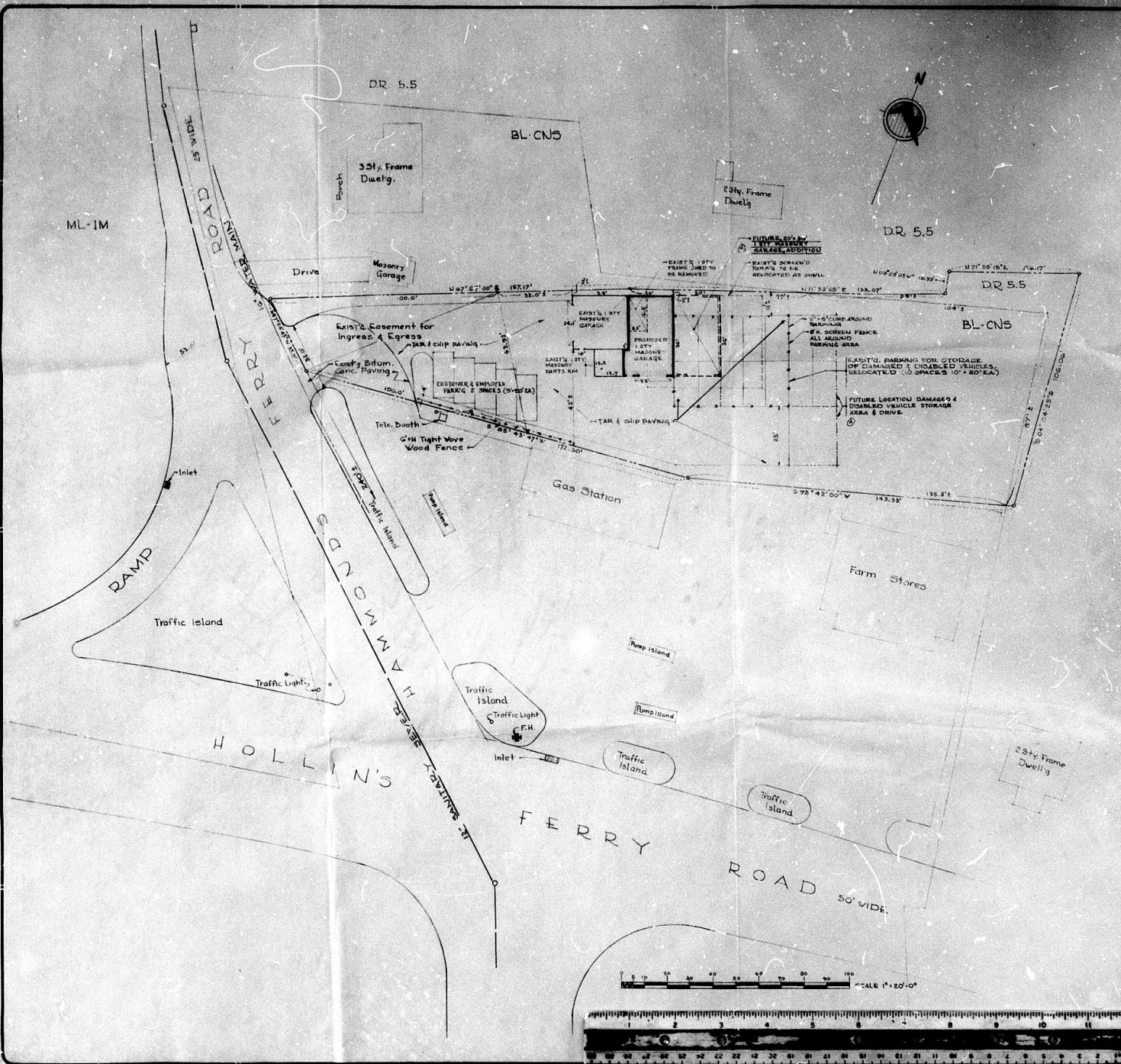


HAI
 Harrison Associates Inc.

1 of 2

PLOT PLAN	
DATE	10-25-76
BY	7610

MICROFILMED



VICINITY MAP
SCALE 1" = 1000'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *10-25-76*

GENERAL NOTES:

EXIST'G ZONING - BL-CNS WITH SPECIAL EXCEPTION FOR SERVICE GARAGE & DR 5.5

EXIST'G AREAS - BL-CNS: 0.51 ± ac.
DR 5.5: 0.4 ± ac.

EXIST'G BUILD'G AREA - 24.1' x 24.0' = 578.4 sq. ft.
12.7' x 12.2' = 154.9
10.5' x 8.5' = 140.3
LESS FRAM SHED (NEW) 140.3
733.3 sq. ft.
PLUS PROPOSED ADDN.
(241' x 20') = 750.4 sq. ft.
GROSS AREA = 1483.7 sq. ft.

PARKING REQ'D:
1 SPACE / 300 sq. ft. = 1483.7 ÷ 300 = 5 PARKING SPACES REQ'D

PARKING PROVIDED:
CUSTOMER & EMPLOYEE = 5
SERVICE BAYS = 3
SCREEN'D AREA = 10
18 TOTAL SPACES PROVIDED

This lettering style denotes Existing Structures
This lettering style denotes New Proposed Work

A FUTURE ADDITION & STORAGE YARD LOCATION ADDED: 5 JUNE 76	
B DIMENS. & PAVING CH 7-7-76	
NO.	DESCRIPTION
REVISION	
ALTERATIONS & ADDITION TO	
HOOES TOWING CO.	
3015 HAMMOND'S FERRY RD	
15TH DISTRICT	
BALTO., CO. MD.	
<i>[Signature]</i> 10-8-76	
HAI HARRIS & ASSOCIATES INC.	
PLOT PLAN	
J.A.H. NOTED APR. 15, '76 7610	1 of 2

