PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

County and which is described in the description and plat attached hereto and made a part hereot. 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 for the following reasons:

See attached description

and '21 for a Special Exception, under the m'd Zoning Law and Zoning Regulations of Baltimore

gasaps, assurice last line aloy!

County, to use the herein described property, for.

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 Specia. Exception advertising. poeting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning gulations and restrictions of Saltimore County adopted pursuant to the Zoning Law for Baltim

Scaller of Jarobs Scanette a Stangeron Army September 1931 Connect Research Stangeron 1971 Land or Land Manageron 1971 Land of Land or Land Manageron 1971 Land or Land Manageron 1971 Land or Land Orders 1971 Land O

Maltimore, Má., 21222 Yerry Hall, Nd., 21128

missioner of Baltimore County, this..... 1976., that the subject matter of this petition be advertised, as realizers — 17 0., tast the support matter of time persons on accretions, as equivalent by the /Zoning Law of Railtimere County, in two suvergapers of general circulation through Railtimere/County, that property the posted, and that the public hearing be had before the Zoning. Commissioner, of Railtimere County in Room 100, County Office Building in Townson, Railtimere

., 1976 ., at .. 10190tork _day of October County, on the 20th Seni Oli Henna

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1976

COUNTY OFFICE BLDG

Challen X

BUREAU OF ENGINEERING DEPARTMENT OF

STATE BOADS BUREAU OF HEALTH DEPARTMEN PROJECT PLANNING BUILDING DEPARTMEN ZONING ADMINISTRATIO PODUSTRIAL

Mr. Kenneth A. Thompson 7801 Deboy Avenue Baltimore, Maryland 21222

RE: Special Exception Petition Item 29 Kenneth A. & Frances S. Thompson -Petitioners

Dear Mr. Thompson:

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 soning action requested, but to assure that all parties are nade avere of plans that may have a bearing on this case. The Director of Flanning may file a written report with the Zoning Commissioner with recommendations at to the appropriateness of the requested Zoning.

The subject property, soned B.L., and located on the southwest corner of North Point Blvf. and St. Geograp Torivo, is coursertly supposed to the southwest to the southwest to some some southwest to the southwest is soned B.R. and improved with a used car lot. To the west scross St. Groguy Drive is a service station and shopping center soned B.L. while to the south is an existing row home development.

This Special Exception is necessitated by the petitioner's proposal to convert this site to a service garage operation (affler shop). The petitioner should make note of the comments of the

Re: Item 29 October 13, 1976 Page 2 Mr. Vonneth & Thomrion

Health Department if they are applicable.

This retition is accepted for filling on the date of the enclosed filling certificate. Moreof of the hot form of the filling certificate, and the filling certificate, will be forwarded to you is the near future.

Neiblo B. Connodor

NBC:JD

Enclosure

cc: Frank S. Lee, Surveyor 1277 Neighbors Ave. Baltimore, Md. 21237

Zoning Commissioner County Office Building County Office Building

Item \$29 (1976-1977)
Property Owner: Kenneth A. & Frances S. Thompson
S/N cor. North Point Side.
Stating Journal
Proposed Desiry:
Special Exception for service garage.
Acres 0.32 Datrict; 15th

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

maltimore county highway and utility improvements are not directly involved. Concrete curbing has been placed .cross the St. Gregory Drive entrance to this mite. It may be preferable to utilize this entrance; however, entrance locations are subject to approval by the Department of Traffic Engineering.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this I. s \$29 (1976-1977).

Very truly you: s,

Colsworth M. Durn & Man ELISWORN N. DIVER, P.E. hief, Bureau of Engineering

FND: EAM: PWR: 88

E-SW Key Sheet 12 SE 28 Pos. Sheet SE 3 G Topo 104 Tax Map



2000

187676

August 20, 1976

tr. Eric S. DiMenna Zoning Commissioner County Office Building Maryland 21204

Plan 39 - ZAC - August 17, 1976
Property Owner: Kanneth A. 6 Frances S. Thompson
Location: SQC North Points Blad. 6 St. Gregory Drive
Existing Zoning: BL-CSI
Proposed Zoning: Special exception for service garage
Acres: 0.51
District: 195th

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

Very truly yours, mikeld. Ho Michael S. Flanigan Traffic Engineer Asse



DONALD J. RCOP, M.D., M.P.H. DEPUTY STATE AND CJUNTY HEALTH OFFICER

August 25, 1976

Mr. S. Eric DiMenna, Zoning Commissioner Office of Plenning and Zoning County Office Building Towson, Maryland 2120

Dear Mr. DiNenna:

Comments on Item #29, Zoning Advisory Committee Meeting, August 17, 1976, are as follows:

Property Owner: Kenneth A. & Frances S. Thompson Location: SW/C North Point Blvd. & St. Gregory Br. Existing Zening: BL-CDI Proposed Zoning: Special exception for service garage Acres: 0.32 District: 15th

Metropolitan water and sewer are swailable.

If lubrication work and oil chrages are parformed at this location, revised plans must be substitud showing methor providing for the climination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Thomas N. cenen Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES



Maryland Department of Transportation

Burnard M Evans

August 20, 1976

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

Attention: Mr. Nicholas Commodari

Re: 2.A.C. Meeting, 8-17-75
Item: 29.
Property Owner: Ronneth A. & I rance S. Thempson
Location: SV/C Morth Point
Description: SV/C Morth Point
Cregory Dr.
Existing Zoning: BL-CS!
Proposed Zoning: Special
Exception for Service Garage
Acres: 0.31
District: 15th

Dear Mr. DiNenna:

The entrances into the site from North Poirt Blvd, are acceptable, however, here is insufficient barrier curb between the parking loc and the the site of the site

Very truly yours, Cnar.es Lee, Chief Bureau of Engineering Access Permits

CL: IEM: vrd

By: John E. Meyers

HER: mah

	THE PROPERTY OF THE PROPERTY O
	Pursuant to the advertisement, porting of preperty, and public hearing on the above petition and
it	appearing that by reason of the requirements of Section 502. 1 of the Baltimore
C	ounty Zoning Regulations having been met
	CONTRACTOR AND AND ADDRESS OF THE AD
100	
Te.	
8	
4	
10	and attended and are
	Special Exception for a Galage. Service
Ľ.	IF IS ORDERED by the Koning Commissioner of Baltimore County this
9 4	October 197 6 , that a Special Exception for a Garage, Service
	head be and the same is GRANTED, from and after the date of this Order,
3 .	bject to the approval of a site plan by the State Highway Administration,
, 0	epartment of Public Works and the Office of Planning and Zoning.
5 6	h. 11/h _ 2
	Deputy Zoning compalioner of Baltimore Ct. nty
	Pursuant to the advertisement, porting of property and public hearing on the above pet/sion
ar	d it appearing that by reason of
th	e above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
G	RANTED.
	IT Is ORDERED by the Zoning Commissioner of Baltimore County, thisday
1.00	ENIED and that the above described property or area be and the same is hereby continued as and
to	remain azone; and/or the Special Exception for
, we	he and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	Dating Commission of Partition County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 17, 1976

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

Z.A.C. Neoting of: August 17, 1976

Item
29
Property Owner: Kenneth A. & Frances S. Thompson
SW/C North Point Blvd. & St. Cregory Dr.
Present Zoning: B.L.-C.S. |
Proposed Zoning: Specia: Exception for service garage

No bearing on student population.

Very truly yours, W. Tise total W. Nick Fotrovich Field Representative



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

Dear Mr. DiNenna

Comments on Item #29. Zoning Advisory Committee Meeting, August 17, 1976, are as follows:

Property Owice: Konneth A. and Frances S. Thompson Location: SW/C North Point Blvd and St. Gregory Drive Existing Zening: B.L.-C.S.I Proposed Zoning: special exceptior for service garage Acres: 0.51

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

The site plan must be revised to show curbing to provide for the required 8 foot parking serback from the street property line (Section 409) and the required 8 foot high screen fence for domaged and dissolid evhicles. (Section 405A).



do animant of normits and licenses TOWSON, MARYLAND 21204 (301) 494-3610

October 6, 1976

Rr. S. Bric Billiana. Zoning Constantoner Office of Flouring and Zoning County Office Estilding Townon, Navyland 21804

Comments on Item # 29/ Zawing Advisory Commutate Monthlag, October 12, 1976 are as follows:

Property Overs Tennerh & Thompson

Existing Zoning:

The items elected below are applicable:

- A. Structure shall conform to Paltinare County Dailding Gode (8.0.C./.)
 1970 Edition and the 1971 Supplement and other applie Die codes. B. A building permit shall be required before construction can begin.
- C. Three cuts of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Navyland Architect or Angineer's original seel will be required to file an application for a building pr mit. E. Wood from walls are not permitted within 3'0" of a property line. Contact Evilding Department if distance is between 3'0" and 6'0" of property line.
- G. Requested setback variance coeffices with the Baltimore County Building Code. See Section

Ver, truly yours,

Charles E. Durnham Plans Review Chief

RE: PETITION FOR VARIANCE SW/C of North Point Blvd. and St. Gregory Drive, 15th District KENNETH A. THOMPSON, et ux, : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 77-82-X

......

ORDER TO ENTER APPEAUANCE

Pursuant to the authority contained in Sentian 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.

harles E. Kouty Dr. Charles E. Kountz, Jr. Deputy People's Counsel

John 71. Hessian, III John W. Hessian, III People's Coursel

I HEREBY CERTIFY that on this 13th day of October, 1976, a copy of the aforegoing Order was mailed to Mr. & Mrs. Kenneth A. Thompson, 7801 Debay Avenue, Baltimore, Maryland 21222, Petitioners.



FRANK S. LEE Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

July 23, 1976

Southwest corner of North Point Blvd. and St. Gregory Drive. 15th District Beltimore County, Maryland

Beginning for the same on the southwest side of North Point Elvd. at the distance of 7.52 neasured along the southwest side of North Point Hivd. from the intersection of the southwest side of North Point Mavd. (150 foot wide) with the southeast side of St. Gregory Drive (80 feet wide), thence leaving North Point Myd. for two lines of division as follows:- South 23 degrees 43 minutes 20 seconds West 150 feet and North 52 degrees 09 minutes 50 seconds Wer. 143,12 feet to the southeast side of St. Gregory Brive, thence running and binding on the southeast side of St. Gregory Drive the two following courses and distances wis; North 29 degrees 36 minutes 10 seconds East 160.69 feet and by a line curving to the right with a radius of 25 foot for a distance of 52.86 feet to the southwest side of North Point Hyd., and thence running and binding on the southwest side of North Point Myd. South 29 dogrees 15 minutes 40 seconds Bast 103.21 feet to the place of beginning.

Containing 0.51 acres of land.



BAL MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPO

TO S. Eric DiNenna, Zoning Commissioner Date October 15, 1976 FROM Horman E. Gertar, Acting Director of Planning

SUBJECT Petition #77-82-X.

Petition for Spacial Exception for Garage, Service.
Southwest Jorner of North Point Boulevard and St. Gregory Drive.
Petitioner - Konneth A. Thompson and Frances S. Thompson

15th District

HEARING: Wednesday, October 20, 1976 (10:00 A.H.)

The conversion of this vacant service station for use as a service garage would be appropriate here.

NEG: JCH: rw

October 29, 1976

W. Stanley Whiting, Esquire 614 Boster Avenu-Towson, Maryland 21204

P.E: Petition for Special Exception SW/corner of North Point Boulevard and St. Gregory Drive - 15th Election Kenneth A. Thompson, et un Petitioners NO. 17-62-X (Item No. 29)

Dear Mr. Whiting:

I have this date passed my Order in the above captioned matter in

O.M/me

cet John W. Hessian, III, Esquire

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 7, 19.76	
THIS IS TO CERTIFY, that the annexed advertisement was	
shed in THE JEFFERSONIAN, a weekly newspaper printed	
published in Towson, Baltimore County, Md., or with sech	
one timesuccessive weeks before the20th	
of October 19.76, the first publication	
earing on the	
76.	
man announcement	



DUNDALK

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for a Special Exception- Thompson DUNDALK TIMES, a weekly numspaper was inserted in THE printed and published in Howard County, Maryland, once a week for one successive weeks before the 20thday of Oct. 19 76 that is to say the same was inserted in the issues of October 7. 1976.

STROMBERG PUBLICATIONS. Inc.

By Polasmink

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

You. Petition has been received * this 5th day of August 1976. Filing Fee \$ 50.00 . Receive Check

Cash Other

Petitioner Klandho Frances Thorpes Submitted by Mark Deven

Petitioner's Attorney Edward Covelag Reviewed by Dave offer * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

OFFICE OF FINANCE REVENUE DIVIS MISCEL! ANEOUS CASH RECEIPT	ION
DATE Oct. 4, 1976 ACC	OUNT 08-662
	\$50.00
Townon, Mt. 21204	
Petition for Special	Exception for Kenneth Thomps
₩569200 4	5 0.0 CHR
VALIDATION OR	SIGNATURE OF CASHIER
BALTIMORE COUNTY, MARYU OFFICE OF FINANCE - REVENUE DE MISCELLANEOUS CASH RECEIR	VISION
DATE Oct. 20, 1976	ACCOUNT_01=662
	AMOUNT \$52.25
	9025 Cowneton Ave. Baltimore
	d posting of property for _#77-82-X

CERTIFICATE OF POSTING

S DEPARTMENT OF BALTIMORE COUNTY #77-82-X

154	to St. 19.26 & Since 18.25. Opened Bull Ideal to St. Magazy. It me has & St. Magazy.
Venuis ned to	1 20, 1976 Q 12:00 AM
Posted for.	head.
Pelitioner:	MIN P. I Fal & St Succession
Location of property: D/H. J.Co.Co.	Theres said
Drive	to on Car of St. Buggy Som
Location of Signs / Lyne Don	tel on las f At assigny same
5.00 C - 1.00 C - 1.0	
Posted by Mark H Hera	Date of return: /0 - 14 - 76
Posted by Girbshife	

A. SALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filling this 1942 day of 1976.

Petitioner's Attorney

Michalas B. Common Planning & Zoning Associate III





