

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dolores Dillion, 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 for a Variance from Section 238.4 to permit the storage of vehicles for display 15 feet from front property in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To store the vehicles for display 35 feet from the property line of your Petitioner would cause considerable hardship due to the dimensions of the property and would greatly reduce the number of vehicles he could store for display. It would further cause a great deal of practical difficulty in that the office trailer, customer parking, entrance and exit would require relocation and your Petitioner would not be able to obtain maximum use of his property.

See attached description

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

I, or we, agree to pay expenses of above Variance 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
Raymond J. Cannoles
Petitioner's Attorney
Address: 628 Eastern Avenue (21221)

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day

of December, 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 22nd day of February, 1977, at 1:00 o'clock

P. M.
John W. Heslin, III
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Wade Dillion, Jr. and Dolores Dillion, 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 reclassification of the above described property be considered, pursuant to the Zoning Law of Baltimore County, from Residential Single-Family (RS-1) to Residential Medium-Density (RM-2) and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Mixed Car Lot.

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Mixed Car Lot.

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.

Contract purchaser
Wade Dillion, Jr.
Legal Owner
Address: 2324 Hamilton Circle
Baltimore, Maryland 21237

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day

of December, 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 23rd day of February, 1977, at 1:00 o'clock

P. M.
John W. Heslin, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION and PETITION FOR VARIANCE

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 77-136-XA

ORDER TO ENTER APPEARANCE

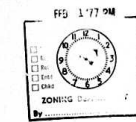
Mr. Commissioner:

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

I HEREBY CERTIFY that on this 31st day of January, 1977, a copy of the foregoing Order was mailed to Raymond J. Cannoles, Esquire, 628 Eastern Avenue, Baltimore, Maryland 21221, Attorney for Petitioner.

John W. Heslin, III
John W. Heslin, III



March 1, 1977

Raymond J. Cannoles, Esquire
628 Eastern Avenue
Baltimore, Maryland 21221

RE: Petition for Special Exception and Variance
NW corner of North Point Boulevard and Morris Lane - 19th Election District
Wade Dillion, Jr., et al - Petitioners
NO. 77-136-XA (Item No. 125)

Dear Mr. Cannoles:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 28, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-136-XA. Petition for Special Exception for a Used Car lot

Petition for Variance for Storage of Vehicles for display.
Northwest corner of North Point Boulevard and Morris Lane.
Petitioner - Wade Dillion, Jr. and Dolores Dillion

15th District

Wednesday, February 2, 1977 (1:00 P.M.)

As long as it is properly screened from the adjacent dwelling, a used car lot of the size proposed would not be inappropriate in this location.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG-JGH:rw

FRANK S. LEE

Registered Land Surveyor

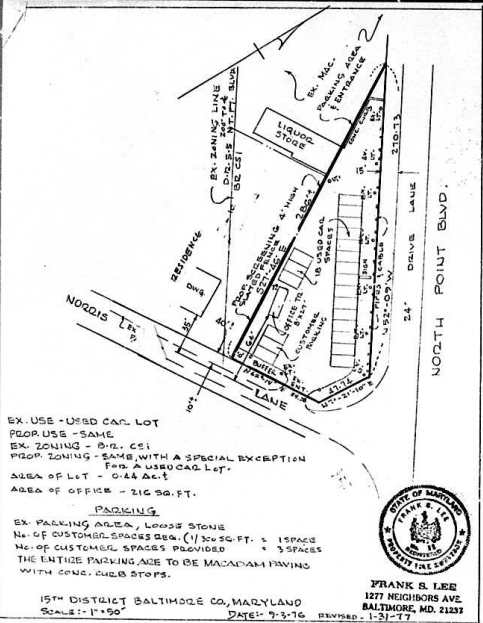
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

September 3, 1976

Northwest corner of North Point Blvd. and Morris Lane
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the west side of North Point Blvd. with the north side of Morris Lane, and thence running and binding on the west side of North Point Road North 52 degrees 09 minutes West 270.73 feet, thence leaving North Point Blvd. for a line of division South 27 degrees 46 minutes East 206 feet more or less to the north side of Morris Lane, thence running and binding on the north side of Morris Lane as follows: North 62 degrees 14 minutes East 64.30 feet and North 7 degrees 21 minutes East 47.74 feet to the place of beginning.

Containing 0.44 acres of land more or less.



15TH DISTRICT BALTIMORE CO, MARYLAND
SCALE: 1"=50'
DATE: 7-3-76 REVISED: 1-31-77

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

JUL 25 1977

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should be had; and it further appearing that by reason of the existing of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit the storage of vehicles for display 15 feet from front property line in lieu of the required 35 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1977, that the above Variance be and the same is hereby DENIED.

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 requirements of Section 302.1 of the Baltimore County Zoning Regulations having been met.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1977, that the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1977, 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 should NOT BE GRANTED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 26, 1977

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

Nicholas S. Cannoles, Esq.
Chairman

MEMBERS

BUREAU OF ENGINEERING

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Raymond J. Cannoles, Esq.
621 Eastern Avenue
Baltimore, Maryland 21221

RE: Variance Petition
Item 125
Made & Delores Dillon - Petitioner

Dear Mr. Cannoles:

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.

Located on the northwest corner of North Point Blvd. and Norris Lane, this B.R. zoned site is currently improved with a used car sales operation. A liquor store and dwelling exist to the west of this site, while a tavern and additional used car lot exists to the south across Norris Lane.

This Special Exception and Variance is being requested in order to legalize the existing use and allow the storage of used cars within 15 feet of the right of way line in lieu of the required 35 feet.

Revised plans reflecting the comments of the Office of Project & Development Planning must be submitted prior to the scheduled hearing date.

Raymond J. Cannoles, Esq.
Re: Item 125
January 26, 1977
Page 2

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the 30, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas S. Cannoles
Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

January 27, 1977

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

Re: Item #125 (1976-1977)
Property Owner: Made & Delores Dillon
N/W cor. North Point Blvd. & Norris Lane
Existing Zoning: B.R.-C.S. 1
Proposed Zoning: Special Exception for a used car lot and variance to permit storage of vehicles for display 15' from front property line in lieu of the required 35'.
Acres: 0.44 District: 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 item.

Highways:

North Point Boulevard (Md. 20) 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.

Norris Lane, an existing public road, is proposed to be improved in this vicinity in the future as a 30-foot closed section roadway to 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.

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

Flow Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.



December 20, 1976

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Dec. 14, 1976
Item: 125
Property Owner: Made & Delores Dillon
Location: NW/C North Point Blvd.
(Rte. 151) & Norris Lane
Existing Zoning: B.R.-C.S. 1
Proposed Zoning: Special Exception for a used car lot and variance to permit storage of vehicles for display 15' from front property line in lieu of the required 35'.
Acres: 0.44
District: 15th

Dear Mr. DiNenna:

There is no direct access from North Point Blvd. to the site nor is any planned, therefore there will be no requirements from the State Highway Administration.

The used car lot appears to have no adverse effect on the highway.

CL:JEN:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

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

Item #125 (1976-1977)
Property Owner: Made & Delores Dillon
Page 2
January 27, 1977

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Norris Lane and North Point Boulevard to serve this property.

Very truly yours,

Edward J. Dwyer
Ellenworth N. Dwyer, P.E.
Chief, Bureau of Engineering

END/ENM/PWR:ss

cc: J. Warfield

E-W Key Sheet
6 SE 24 Pct. Sheet
SE 2 P Topo
97 & 104 Tax Maps

JUL 25 1977

January 5, 1977

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

Dear Mr. DiNenna:

Comments on Item 125, Zoning Advisory Committee Meeting, December 13, 1976, are as follows:

Property Owner: Wade & Delores Dillon
Location: NW/4 North Point Blvd. & Norris La.
Existing Zoning: S.R.-C-5.1
Proposed Zoning: Special Exception for a used car lot and variance to permit storage of vehicles for display 15' from front property line in lieu of the required 35'.
Acres: 0.44
District: 15th

Comments: Since this is a special exception for an existing used car lot and metropolitan water and sewer exist, no health hazard is anticipated.

Very truly yours,

Thomas H. Dowlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/BJW/tuc

STEPHEN E. COLLINS
DIRECTOR

January 14, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Md. 21204

Re: Item 125 - ZAC - December 13, 1976
Property Owner: Wade & Delores Dillon
Location: NW/4 North Point Blvd. & Norris La.
Existing Zoning: S.R.-C-5.1
Proposed Zoning: Special Exception for a used car lot and variance to permit storage of vehicles for display 15' from front property line in lieu of the required 35'.
Acres: 0.44
District: 15th

Dear Mr. DiNenna:

The requested special exception for a used car lot and variance to the setback is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/hv

JOHN D. SEYFERT
DIRECTOR

December 14, 1976

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

Dear Mr. DiNenna:

Comments on Item # 125 Zoning Advisory Committee Meeting, December 13, 1976 are as follows:

Property Owner: Wade & Delores Dillon
Location: NW/4 North Point Blvd. & Norris La.
Existing Zoning: S.R.-C-5.1
Proposed Zoning: Special Exception for a used car lot and variance to permit storage of vehicles for display 15' from front property line in lieu of the required 35'.
Acres: 0.44
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdhan
Plans Review Chief
CIB/177

January 25, 1977

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 #125, Zoning Advisory Committee Meeting, December 13, 1976, are as follows:

Property Owner: Wade & Delores Dillon
Location: NW/4 North Point Blvd. & Norris Lane
Existing Zoning: S.R.-C-5.1
Proposed Zoning: Special Exception for a used car lot and variance to permit storage of vehicles for display 15' from front property line in lieu of the required 35'.
Acres: 0.44
District: 15th

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 the petition.

The site plan must be revised to show the following:

1. The area for vehicles must be properly paved and curbed
2. All exterior lighting
3. All required screening.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 10, 1976

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

Z.A.C. Meeting of: December 13, 1976

Re: Item 125
Property Owner: Wade & Delores Dillon
Location: NW/4 North Point Blvd. & Norris La.
Present Zoning: S.R.-C-5.1
Proposed Zoning: Special exception for a used car lot and variance to permit storage of vehicles for display 15' from front property line in lieu of the required 35'.
District: 15th
No. Acres: 0.44

Dear Mr. DiNenna:
No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

NNP/ml

JOSEPH W. HEDGECOCK, PRESIDENT
D. MICHAEL COLLINS, JR., VICE-PRESIDENT
WILLIAM R. BERRY

HAROLD W. BISHOP
THOMAS H. BERRY
MRS. LORRAINE P. CHILDS
JOSHUA R. WHEELER, SECRETARY

ROGER B. HAYDEN
ALVIN LOREN
RICHARD W. TRACY, D.V.

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204

Jan. 13, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
petition for Special Exception-- Dillon, Jr.
was inserted in the following:

- ☐ Catonsville Times
☐ Dundalk Times
☒ Essex Times
☐ Suburban Times East
- ☐ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
2nd day of February 1977, that is to say, the same
was inserted in the issues of Jan. 13, 1977.

STROMBERG PUBLICATIONS, INC.

BY Robert Strome

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

DATE: Feb. 18, 1977 ACCOUNT: 03-662

AMOUNT: \$57.25

RECEIVED: William J. Blomell, Jr., Box 628 Eastern Ave.
Baltimore, Md. 21221
FOR: Advertising and posting of property for Wade Dillon, Jr.
#77-136-21

57.25 RECEIVED 18 57.25 REC

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 13, 1977

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 a week~~
at one time ~~successive weeks~~ before the 2nd
day of February 1977 the 1977 publication
appearing on the 13th day of January
1977.

THE JEFFERSONIAN

Robert Strome
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY #77-136-XR
Towson, Maryland

District: 15th Date of Posting: 1-13-77
Posted for: Henry Del Dillon, Jr. 1976
Petitioner: Wade Dillon, Jr.
Location of property: NW/4 North Point Blvd. & Norris Lane
Location of Sign: 2 Sign Board on front of building on NW/4 North Point Blvd.
Remarks: Wade Dillon, Jr.
Signed by: Wade Dillon, Jr.
Date of return: 1-22-77

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

DATE: Jan. 30, 1977 ACCOUNT: 03-662

AMOUNT: \$50.00

RECEIVED: William J. Blomell, Jr., Box 628 Eastern Ave.
Baltimore, Md. 21221
FOR: Advertising and posting of property for Wade Dillon, Jr.
#77-136-21

50.00 RECEIVED 30 50.00 REC

VALIDATION OR SIGNATURE OF CASHIER