

PETITION FOR A ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William K. Hiss and Earl L. Sprecher, legal owners, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition you for a zoning re-classification and/or special exception pursuant to the provisions of the Zoning Regulations of Baltimore County.

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 expansion of an existing service garage facility.

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 of Baltimore County.

Contract purchaser

William K. Hiss
Earl L. Sprecher
Legal Owner
Address: 7101 Belair Road
Baltimore, Maryland 21206

Anthony L. Brennan
929 N. Howard Street
Baltimore, Maryland 21201

ORDERED BY THE Zoning Commissioner of Baltimore County, this 20th 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 held before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 16th day of March, 1977, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County.



RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
and
PETITION FOR SPECIAL EXCEPTION : OF BALTIMORE COUNTY
56/C Belair Road and Madeline Ave.,
14th District
WILLIAM K. HISS, et al, Petitioners : Case No. 77-174-XSPH

To the Honorable, the County Board of Appeals:

The Motion of William K. Hiss and Earl L. Sprecher, by Anthony L. Brennan, Esquire, their attorney, respectfully shows:

1. That this case involves an application for a special permit to use a portion of the property for off-street parking which is presently zoned D.R. 3.5 on the 1976 Comprehensive Zoning Map duly adopted by the County Council for Baltimore County.

2. That, in view of the decision recently promulgated by the County Board of Appeals in a case entitled, "Petition for Special Exception, Nicholas B. Mangione, et al., No. 76-158-X, your Movants believe, and therefore aver, that the instant case is similarly impacted by the legal operation and effect of the "Interim Development Control Act" and should, as was held in "Mangione," be Remanded to the Zoning Commissioner of Baltimore County for processing in accordance with the terms and provisions of said "Interim Development Control Act."

WHEREFORE, said Petitioners respectfully move that the County Board of Appeals by its appropriate Order cause said case to be Remanded to the Zoning Commissioner of Baltimore County and referral thereafter to the Planning Board of Baltimore County so that said application might be processed under the "Interim Development Control Act."

AND AS IN DUTY BOUND, etc.,

Anthony L. Brennan
Attorney for Petitioners
1506 Mercantile Bank & Trust Bldg.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William K. Hiss and Earl L. Sprecher, legal owners, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing 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 a variance under Section 409.4 to allow off-street parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 of Baltimore County.

Contract Purchaser
Address: 7101 Belair Road
Baltimore, Maryland 21206

Anthony L. Brennan
Address: 222 N. Howard St., Baltimore, Md. 21201

ORDERED BY THE Zoning Commissioner of Baltimore County, this 20th 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 held before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 16th day of March, 1977, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, W. K. Hiss and Earl L. Sprecher, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception and/or Special Permit under the provisions of the Zoning Regulations of Baltimore County.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
SPECIAL SITE AREA: 25768 Sq. Ft. 500' x 144' x 144'
SPECIAL SITE AREA: 25768 Sq. Ft. 500' x 144' x 144'

BUILDING SIZE
GROUND FLOOR: 60' x 144' 8686 Sq. Ft.
TOTAL FLOOR AREA: 8686 Sq. Ft. 8686 Sq. Ft.

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR: 21 OTHER FLOORS: 32 TOTAL: 53
PARKING: 118 spaces are inside of the building

UTILITIES
WATER: PUBLIC PRIVATE, TYPE OF SYSTEM
SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVED: See separate sheet
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, LESSEE OR CONTRACT PURCHASER: William K. Hiss
ADDRESS: 7101 Belair Road
Baltimore, Maryland 21206

THE PLANNING BOARD HAS DETERMINED ON 6-22-77 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(f) OF THE BALTIMORE COUNTY CODE.

DATE: 6-22-77 11:00 AM
COUNTY OF BALTIMORE
PLANNING BOARD

ACTING DIRECTOR
MICROFILMED

IDCA FORM NO. 2 REVISED 8-2-74

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
and
PETITION FOR SPECIAL EXCEPTION : OF BALTIMORE COUNTY
56/C Belair Road and Madeline Ave.,
14th District
WILLIAM K. HISS, et al, Petitioners : Case No. 77-174-XSPH

ORDER

Upon the foregoing Motion, it is this 11th day of October, 1977, by the County Board of Appeals for Baltimore County,

ORDERED that the Order of the Zoning Commissioner of Baltimore County granting said Petition be and it is hereby neither Affirmed nor Reversed, but the entire proceeding is hereby REMANDED to the Zoning Commissioner of Baltimore County for referral to the Baltimore County Planning Board in accordance with Section 22-15.1(f) of the Baltimore County Code, and further proceedings thereon as are required in accordance with law.

Any appeal from this decision must be in accordance with Rules 8-1 to 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Herbert A. Davis

Robert L. Gilland

PETITION FOR SPECIAL HEARING
AND SPECIAL EXCEPTION
NE/CORNER OF BELAIR ROAD AND
MADLINE AVENUE - 14th ELECTION
DISTRICT - WILLIAM K. HISS, et al
PETITIONERS
NO. 77-174-XSPH (Item No. 130)

Please enter my appearance as counsel for Reverend Thomas J. Donellan, Pastor, St. Michael's Church, aggrieved party, in the above-captioned case No. 77-174-XSPH (Item No. 130).

Carole S. Gould, Esquire
Gailmber, Evlins & Jones
1100 One Charles Center
Baltimore, Maryland 21201
727-7102

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of October, 1977, a copy of the foregoing Order to Enter Appearance was mailed postage prepaid to J. Carroll Holzer, Esquire, County Solicitor, County Office Building, Towson, Maryland 21204.

Carole S. Gould

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
and
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
NE/C of Belair Rd. & Madeline Ave.,
14th District
WILLIAM K. HISS, et al, Petitioners : Case No. 77-174-XSPH

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.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 9th day of March, 1977, a copy of the foregoing Order was mailed to Anthony L. Brennan, Esquire, 929 N. Howard Street, Baltimore, Maryland 21201, Attorney for Petitioners.

John W. Hession, III



1957 7 158

Proper government agencies will evaluate this proposed exit when permits are sought, and if found wanting, Petitioner will have to comply with said findings. For reasons stated above, the Board is of the opinion that all requirements of Section 502, I have been complied with and will order the Special Exception request granted with restrictions.

The Board will now address the Special Hearing request for off-street parking in a residential zone. Testimony indicated that from 1958 until 1971 the entire property was commercially zoned. However, in drawing the zoning lines for the 1972 zoning maps, the residential line of demarcation was extended some 10 feet or so onto the east or rear property line of the subject site. Testimony received indicated that the 200 scale zoning maps are the official Baltimore County zoning maps and that just the thickness of the line alone could account for this 10 foot difference. The Board is of the opinion that no practical purpose would be served by extending a DR 3.5 residential classification 10 feet onto an active commercial classification and thus would be in error. In addition, uncontested testimony indicated that this area has been used for temporary vehicle parking since the business was purchased in 1958. At the time of the purchase, a residence occupied some of this area and said residence was razed about 1960. This additional area was then utilized for vehicle parking.

Mr. Nick Commodari testified that a legitimate non-conforming use of this area for parking does in fact exist. This testimony was contradicted. Therefore, the Board finds that a legal non-conforming use does in fact exist and therefore the question concerning the parking in a residential zone is moot.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of February, 1980, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Commissioner dated April 1, 1977, be affirmed and that the Special Exception and Special Hearing should be and the same are hereby granted, subject to the following restrictions:

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 25, 1977

COUNTY OFFICE BLDG.
110 W. Chesaapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
COMMUNITY DEVELOPMENT
Acting Chairman

MEMBERS
BUREAU OF ENGINEERING
TRAFFIC ENGINEERING
BUREAU OF
FIRE PREVENTION
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Anthony L. Brennan, Esq.
929 N. Howard Street
Baltimore, Maryland 21201

RE: Special Hearing Petition
Item 130
Earl L. Sprecher & William K. Hiss -
Petitioners

Dear Mr. Brennan:

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 southeast corner of Belair Road and Madeline Avenue, in the 14th Election District, this site, currently zoned B.L. and D.R. 3.5, is improved with the facilities of Bill and Earl's service garage. Adjacent properties to the east and south are improved with dwellings, while a parking lot exists to the west across Madeline Avenue.

This property was the subject of a previous Zoning Hearing, Case No. 67-225-X, in which a Special Exception for the existing use and proposed expansion was granted. Since this was never utilized, and coupled with change in zoning to the rear of the property, this combination Special Exception and Special Hearing is required.

1. Compact shrubbery screening or fencing along the east property line must be installed and maintained to effectively shield the residential areas from the subject site.
2. All lighting to be directed so that no reflection on neighboring property creates a nuisance.
3. Compliance with the submitted site plan and approved by the State Highway Commission, Department of Public Works and Office of Planning and Zoning, with special attention being directed to the proposed exit on Madeline Avenue.
4. Said Special Exception to be utilized within 5 years of the date of this Order or same will be null and void.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hockett
William T. Hockett, Acting Chairman

Leroy E. Spurlist
Leroy E. Spurlist

Patricia Millhouser
Patricia Millhouser

Anthony L. Brennan, Esq.
Re: Item 130
February 25, 1977
Page 2

It should be noted that land to the west and south of the existing building is now utilized for the storage of disabled vehicles and presently is not paved. As evidenced by the comment of Mr. Wemby of the Project and Development Planning office, if the site is developed as shown on the submitted site plan, there appears to be no problems. However, the outside storage area of disabled vehicles must be indicated or a note stating that there will be none, must be stated on the site plan. Particular attention should be afforded the comments of the Bureau of Engineering concerning this request.

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

cc: Evans, Hagan & Associates
4200 Elstrod Avenue
Salisbury, MD. 21214

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 3, 1977

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

Re: Item #130 (1976-1977)
Property Owner: Earl L. Sprecher & William K. Hiss
S/E Cor. Belair Rd. & Madeline Ave.
Existing Zoning: B.L. & D.R. 3.5
Proposed Zoning: Special Exception to expand existing service garage and special hearing to permit off-street parking in a residential zone.
Acre: 0.86 District: 14th

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.

General:

This site comprises Lots 19 through 24 of "Overies Park" (recorded W.P.C. 4, Folio 30) as indicated on the submitted plan.

Highways:

Belair Road (B.L. 1) 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.

Madeline Avenue, an existing public street 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, consisting of a fillet area for sight distance at the intersection of Madeline Avenue and Belair Road, together with 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 construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

Earl L. Sprecher, Esq.
c/o J. Hagan & Associates
Baltimore, Maryland 21204

Item 130

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 30th day of January 1977

Eric DiMenna
Zoning Commissioner

Petitioner: Earl L. Sprecher & William K. Hiss

Petitioner's Attorney: Anthony L. Brennan
c/o Evans, Hagan & Associates
4200 Elstrod Avenue (21214)

Reviewed by: Nicholas B. Commodari
Planning & Zoning
Associate III

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #130 (1976-1977)
Property Owner: Earl L. Sprecher & William K. Hiss
Page 2
February 3, 1977

Highways: (Cont'd)

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the 10-foot alley, northwesterly from this site to Elm Avenue, shown on the recorded plat "Addition to Overies Park" (M.C. No. 2, Part 2, Folio 156 and "Overies Park" W.P.C. 4, Folio 30, of which this site comprises Lots 19 through 24.

Sediment Control:

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

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drains:

Red House Run traverses this site via a 72-inch pipe beneath Belair Road and an open channel with vertical stone walls as indicated on the submitted plan.

In 1949, a design was prepared, but not constructed, for enclosing Red House Run through this site and others, see drawings 449-0324 thru 0324, File 4.

Open stream drainage requires a drainage restoration or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Should the Petitioner elect to leave the stream in its present condition, he and/or his engineer is to submit adequate drainage data indicating the flood plain for a 100-year storm. Additional requirements shall be in accordance with the present County policy.

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.

The Petitioner's construction, maintenance and use (past, present and future) of his private onsite wooden plank bridge across Red House Run is entirely his responsibility. Baltimore County has, and will have, no responsibility whatsoever in connection therewith.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are served, this property.

Very truly yours,

Thornton M. Mouring, P.E.
Thornton M. Mouring, P.E.,
Chief, Bureau of Engineering

ENCLOSURE
cc: J. Trenner/D. Grise
N-SE Key Sheet 23 NE 17 & 18 Pm. Sheets
NE 6E 7-9p 01 TAN MAP

January 14, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, County Office Building
Towson, Maryland 21204

Re: Item 130 - SAC - December 20, 1976
Property Owner: Earl L. Sprecher & William K. Hiss
Location: SE/C Belair Rd. & Madeline Ave.
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special Exception to expand existing service garage and
Special Hearing to permit off-street parking in a residential zone
Acres: 0.86
District: 14th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception to expand an existing service garage and the requested parking in a residential zone.

Very truly yours,

Michael P. Flanagan
Michael P. Flanagan
Traffic Engineer Associate

MSF/rnc

December 22, 1976

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Dec. 20, 1976
Item: 130
Property Owner: Earl L. Sprecher & William K. Hiss
Location: SE/C Belair Rd. (Rte. 1) & Madeline Ave.
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special exception to expand existing service garage & special hearing to permit off-street parking in a residential zone.

Acres: 0.86
District: 14th

Dear Mr. DiNenna:

The existing entrances from Belair Rd. are acceptable to the State Highway Administration. It is assumed that the area between the proposed building and the right of way of Belair Rd. will not be used for parking or vehicle storage. If this is the case, then there is no objection to the removal of the fence from this area.

The entrance closing must be accomplished under permit from the State Highway Administration.

CL:JEN:dj

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: *John E. Hughes*

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

January 6, 1977

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

Dear Mr. DiNenna:

Comments on Item 130, Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

Property Owner: Earl L. Sprecher & William K. Hiss
Location: SE/C Belair Rd. & Madeline Ave.
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special Exception to expand existing service garage and Special Hearing to permit off-street parking in a residential zone.
Acres: 0.86
District: 14th

Since metropolitan water and sewer exist, no health hazards are anticipated.

Very truly yours,

Thomas B. Devlin
Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/hw/rhw

December 29, 1976

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

Dear Mr. DiNenna:

Comments on Item #130 Zoning Advisory Committee Meeting, December 20, 1976 are as follows:

Property Owner: Earl L. Sprecher & William K. Hiss
Location: S.E.C. Belair Road & Madeline Avenue
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special exception to expand existing service garage and special hearing to permit off-street parking in a residential zone.

Acres: 0.86

District: 14

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.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 1'0" 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,

Mark E. Burnham

Charles E. Burnham
Plans Review Chief
CDB/rnj

February 7, 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 #130, Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

Property Owner: Earl L. Sprecher & William K. Hiss
Location: SE/C Belair Road and Madeline Avenue
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special Exception to expand existing service garage and Special Hearing to permit off-street parking in a residential zone
Acres: 0.86
District: 14th

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.

If the site is developed in accordance with the site plan, this office would foresee no site planning problems.

Very truly yours,

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

Paul H. Reinecke
Chief

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Earl L. Sprecher & William K. Hiss

Location: SE/C Belair Rd. & Madeline Ave.

Item No. 130

Zoning Agenda December 20, 1976

Gentlemen:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
_____ the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

RPV:DSR

Planning Group
Special Inspection Division

Noted and
Approved: *William E. Hays*
William E. Hays
Station Chief
Fire Prevention Bureau

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

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

Re: Item 130

Property Owner: Earl L. Sprecher & William K. Hiss
Location: SE/C Belair Road & Madeline Avenue
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special exception to expand existing service garage and Special Hearing to permit off-street parking in a residential zone.

DISTRICT: 14th
Sq. Acres: 0.86

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

William E. Hays
William E. Hays
Station Chief
Fire Prevention Bureau

RPV/DS

Date: December 16, 1976

April 1, 1977

Anthony L. Brennan, Esquire
229 North Howard Street
Baltimore, Maryland 21201

RE: Petition for Special Hearing
and Special Exception
NE/Corner of Belair Road and
Madeline Avenue - 14th Election
District
William K. Hiss, et al - Petitioners
CDB. 17-174-XSPH (Item No. 130)

Dear Mr. Brennan:

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

Very truly yours,

George H. Martin
GEORGE H. MARTIN
Deputy Zoning Commissioner

CJM/mc

cc: Mrs. Le Verne M. Watkins
4 Madeline Avenue
Baltimore, Maryland 21206

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

DESCRIPTION OF PROPERTY FOR SPECIAL HEARING

February 16, 1977

BEGINNING for the same at a point formed by the intersection of the southeast side of Belair Road, 60 feet wide, with the northeast side of Madeline Avenue, 50 feet wide, thence leaving said place of beginning and running northeasterly binding on said southeast side of Belair Road 185.96 feet, thence running and binding on the right of way line of Belair Road as shown on Maryland State Roads Commission Plat No. 6076 the three following courses and distances, viz: southeasterly 25.00 feet, northeasterly 40.00 feet and Northwesterly 25.00 feet, thence still binding on said southeast side of Belair Road northeasterly 18.04 feet, thence leaving said southeast side of Belair Road and running southeasterly 160.20 feet, thence Southwesterly 243.58 feet to the northeast side of the aforesaid Madeline Avenue, thence running Northwesterly binding on said northeast side of Madeline Avenue 156.58 feet to the place of beginning, containing 0.86 acres of land more or less.

SAVING AND EXCEPTING all that portion of the above described property that is zoned BL.

The whole of said property being known as 7101 Belair Road.

Norman C. Emerick,
Consulting Engineer

Mr. George J. Martink
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

APR 21, 1977

77-174-150

Dear Mr. Martink:

I am hereby submitting a further protest concerning the re-zoning of the strip of residential land (known to me as 2 Madeline Avenue) which is adjacent to my property at 4 Madeline Avenue, Baltimore County (Overies), Maryland 21206.

As a result of a recent survey prepared by the firm of Shank & Still, Associates, (copy of plat enclosed), it was found that the 6' link fence which does not run in a straight line and has barbed wire at the top (which is pointing toward my house) is partly on my property and is not in accordance with the Building Code of Baltimore County (copies of which are also attached).

In addition, there isn't any permit on file in the Baltimore County Office of Licensing from 1967 until the present time for the erection of said existing fence between my property and the 11' strip of residential property.

There is also a pole inside this strip of land with a flood light. This pole is as tall as a telephone pole and does not have proper shielding on the light which shines on my property and in fact, in my window.

Enclosed please find my check for \$70.00 to cover the appeal charges together with additional information enclosures.

Your consideration of these facts together with the additional complaints that the cleaning up of the debris, oil, etc. from the street and the property of Bill and Earl's Transmission Garage has not been adhered to as per your instructions at the previous hearing, will be greatly appreciated.

Very truly yours,

La Verne M. Watkins

Law
Attachments: Section 319.0 (Bill No. 33-72)
Baltimore, Co. Suppl. to B.O.C.A.
Basic Bldg. Code
Check \$70.00
Survey Plat
Section 405.5.B (Bill No. 40, 1967.)
Section 405.4.B.3.a (Bill No. 40, 1967.)

NOTE: Other letters are being sent under separate cover to support this protest by concerned neighbors.

May 15, 1977

Mr. Walter A. Reiter, Jr.
Chairman, County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

RE: Case No. 177-174-150
William K. Hise, et al

Dear Mr. Reiter:

I am requesting that the following be permitted to speak on my behalf as the facts to be presented are important regarding the conditions existing pertaining to the hearing scheduled for Tuesday, July 26, 1977 at 10 a.m.:

Mr. Bryan E. Watkins, 4 Madeline Avenue, Baltimore County 21206

I thank you for your cooperation in this matter.

Very truly yours,

La Verne M. Watkins
Protestant-Appellant

Law
4 Madeline Avenue
Baltimore, Maryland 21206
665-5266

May 24, 1977

Ms. La Verne M. Watkins
4 Madeline Avenue
Baltimore, Md. 21206

Re: Case No. 77-174-150
William K. Hise, et al

Dear Ms. Watkins:

Replying to your letter of May 15th, please be advised that Mr. Bryan E. Watkins may appear and testify on behalf of himself or the Board hearing on Tuesday, July 26, 1977, but he cannot testify for anyone else.

Very truly yours,

Edith T. Egan, Administrative Secretary

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

February 12, 1980

Mrs. LaVerne M. Watkins
4 Madeline Ave.
Baltimore, Md. 21206

Dear Mrs. Watkins:

Re: William K. Hise, et al
Case No. 77-174-150

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

John H. Hise, Secretary

End.

cc: Anthony L. Brennan, Esq.
Roger W. Price
William Turner
Mrs. Elizabeth M. Pohlman
Mr. & Mrs. John Larson
Carole S. Gould
John W. Heston, III, Esq.
J. E. Dyer
William Hammond
John Seyffert
Board of Education

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiFenna, Zoning Commissioner Date: March 8, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-174-150. Petition for Special Exception for Expansion of existing service garage
Petition for Special Hearing for Off-Street Parking in a B.R. 3.5 zone (residential)
Petitioner - William K. Hise, et al
11th District
6th District - Councilmanic District

HEARING: Wednesday, March 16, 1977 (10:00 A.M.)

The proposed expansion of this existing operation would be appropriate here.

Norman E. Gerber
Acting Director of Planning

NHG:JHR

NORMAN C. EMERICK

CONSULTING ENGINEER

Member:
AMERICAN SOCIETY OF CIVIL ENGINEERS
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY FOR TESTING AND MATERIALS

132 WEST 25th STREET
BALTIMORE, MARYLAND 21201
801-407-0403

February 12, 1979

Baltimore County Zoning Advisory Committee Refer: No. 6709 (NCE)
County Office Building Bill and Earl Automotive
111 West Chesapeake Avenue H and S Realty (Owner)
Towson, Maryland 21204 7101 Bel Air Road 21206
IDCA Application

Attention: Mr. Nicholas S. Commodari
Chairman

Gentlemen:

This letter is to accompany the IDCA Application for the above property.

The 1976 Zoning Map shows the RL Zone Line on the East side of Bel Air Road and parallel thereto, to be 11.58 feet (scale) to the West of the rear or East property line (on the inside thereof) of the Bill and Earl Property. Prior zoning maps, dating back to 1962 and beyond, show the RL Zone Line to be located coincidental with or as much as eight feet to the East of the rear or East property line; i.e., outside of the property, with the RL Zone Line completely encompassing the property.

There was no apparent reason for the repositioning of the RL Zone Line on the 1976 Zoning Map, other than an arbitrary one. It was located a constant dimension from Bel Air Road, in the specific area of the Bill and Earl Property, without regard to the existence of presently operating commercial businesses. A more equitable solution, in the construction of the Zoning Map would have been to locate the zoning line on the rear or East property line in the specific area of the Bill and Earl Property.

Yours very truly,

Norman C. Emerick

NCE:dc

Baltimore County, Maryland

DEPARTMENT OF PERMITS AND LICENSES

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

WALTER J. BARNUM
DIRECTOR
ROBERT L. BARNUM
ASSISTANT DIRECTOR

MRS. R. EDITH PRIESTER
ADMINISTRATIVE ASSISTANT
COMPLAINTS DIVISION
VALLEY 3-0000 EXT. 261

October 1, 1966

Mrs. LaVerne M. Watkins
4 Madeline Avenue
Baltimore, Maryland 21206

Re: Rear of 7101 Belair Road
(7-60-15)

Dear Mrs. Watkins:

On September 24, 1966, in response to your complaint and was informed that Mr. Hise had hired a contractor to repair the area in the rear of 7101 Belair Road and also to install a new fence abutting your property. He also stated he will establish the rear of the fence that is lying on the ground until the new fence is installed.

The Director granted Mr. Hise 60 days in which to correct the alleged violation. After September 24, he will again visit the location and if the violation remains, we will send this case to the Zoning Department for a hearing.

Thank you for bringing this matter to our attention.

Sincerely yours,

Robert L. Barnum
Assistant Director
Department of Permits & Licenses

WITNESSES
TOWSON, MARYLAND
EXHIBIT A

Mr. George J. Martinak
 Deputy Zoning Commissioner
 Baltimore County Office of
 Planning and Zoning
 Towson, Maryland 21204

Re: Petition for Special Hearing
 and Special Exception
 14th Election District
 William K. Niss, et al - Petitioners
 No. 77-174-XSPH (Item No. 130)

Dear Mr. Martinak:
 I have your letter and your opinion with respect to the above referenced Petition on behalf of William K. Niss and Earl L. Sprecher. We thank you for concurring in the Petition. We would request your written authority though to substitute at paragraph 1 of your Order the installation of special strips in the chain-link fencing in lieu of shrubbery to create the screening between our property and the residential property next door. Would you kindly confirm the permissibility of this substitution in writing to the undersigned at your convenience?

Very truly yours,
 Anthony L. Brennan

ALB/dd
 APR 13, 1977

W.M. K. NISS, et al
 77-174-XSPH
 8 Madeline Ave.
 Baltimore, Md. 21206
 April 26, 1977

Mr. George J. Martinak
 Deputy Zoning Commissioner
 Towson, Md.

Dear Sir:
 We are residents of Madeline Avenue and live in the third house down from Bill and Earl's Auto Transmission Shop on Balboa Rd. We would like to address ourselves to four primary issues of urgent concern to us: first of all, we are dissatisfied with Bill and Earl's offer to put aluminum slats in the fence which separates our property from their parking lot. We feel that a fence insuring complete privacy, at least 8 feet tall, should be erected in order to block from our view the accumulated, unsightly junk and debris in the parking lot. Secondly, we are concerned about the continuing use of the stream running through our backyards as a dump for oil, paint, and discarded auto parts from Bill and Earl's. As the property adjacent to ours, the stream begins to be cluttered between brick walls encroachments and after a rain storm the debris is caught at these walls forming a blockade which causes the stream to back up and flood our land. In the summer it is unbearable for us to use our yard for recreation because of the odor of polluted, oily water. It is also a danger to small children who play near the stream and are exposed to sharp, rusty nails and pieces of metal.

File
 March 11, 1977

Zoning Commissioner
 Zoning Commissioners Office
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Sir:
 I am writing to protest the application for re-zoning of the residential property known as 2 Madeline Avenue, Baltimore, Maryland 21206 in Overlies, even though the house was removed, the property remained residentially zoned. Please inform me of the time of the hearing before the Zoning Board. I am not in agreement as this will hurt the value of my property. In addition it will cause an additional flow in traffic which would disturb the peace and joy of the entire community.

Very truly yours,
 Le Varne M. Watkins
 4 Madeline Avenue
 Baltimore, Maryland 21206
 665-5266

APR 15 77 AM
 ZONING DEPARTMENT

Thirdly, we hope that Bill and Earl's will be made to comply with a regulation to put some sort of reflector on the parking lot light so that the glaring light at night will not disturb residents in adjacent properties. Finally, we are very concerned about future plans to have left industrial vehicles both after and after Bill and Earl's from Madeline Ave. (rather than Balboa Rd.) which is a narrow one-way street with parking on both sides. This street accommodates traffic and parking for residents and for church and school affairs at St. Michael's Parish. We believe this additional commercial traffic would be a great hazard to children who live on our street, an unpleasant nuisance in noise pollution, and a possible obstruction to local residents' vehicles, as to emergency vehicles. We hope that you will support us in finding more acceptable alternatives for conducting business in a more considerate, community-minded approach, and that Bill and Earl's will be required to adhere to rules and regulations in keeping with a more respectful approach to community relations.

Thank you,
 Sincerely yours,
 Bill and Kathleen Tammey

APR 26 77 AM
 6 Madeline Avenue
 Baltimore, Maryland 21206
 21 April 1977

George J. Martinak
 Deputy Zoning Commissioner
 Baltimore County
 Towson, Maryland 21204

Dear Mr. Martinak:
 In connection with the zoning request for the expansion of Bill and Earl's Transmission Repair and the protest of our next-door neighbor Mrs. LeVarne M. Watkins against the plans as they now stand, I would like to submit the following opinions and observations, since our backyards share much of the environmental influence of this business. It is my opinion that this auto repair business should be required to erect a tall barrier fence that would shield our backyards from the view of this lot. As was pointed out in the hearing of April 1, they keep a sloppy rear lot, littered and cluttered along the fence with old car parts and barrels, cars whose useful tops are pretty obviously over. Since the April 1 hearing they have removed two large items of junk from the stream bed, but nothing in the way of a general clean-up has been done. The junk remains. If the business gets their new building and all they want, the same pattern of junkiness is likely to continue. Therefore, for those of us whose backyards are downwind, downstream, and in plain view of their lot, a substantial barrier fence is a reasonable request. The plan to weave thin metal slats through a chain-link fence as a cheap way of achieving this barrier is not satisfactory. I have seen such fences and they just become further eyesores after some of the slats have been easily pulled out or worked their way out. Such a fence separating a commercial property from a residential backyard stands at the rear of the Getty filling station on Balboa Road opposite Pollution Supply Company. It looks a mess. On another point, I would like to register my opposition to Bill and Earl's plan to exit all of their traffic on to Madeline Avenue. There is a great deal of traffic as it is, especially with the Catholic school and church activities. It is unfair for us to bear the brunt of this extra traffic just for their convenience.

Sincerely,
 Roger W. Price

APR 26 77 AM
 ZONING DEPARTMENT

Dear Sir:
 I am writing in response to your letter of April 26, 1977, regarding the proposed expansion of Bill and Earl's Auto Transmission Shop on Balboa Rd. I am writing to you as a resident of the 1st house down from Bill and Earl's. I am writing to you as a resident of the 1st house down from Bill and Earl's. I am writing to you as a resident of the 1st house down from Bill and Earl's.

1. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

2. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

3. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

4. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

5. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

6. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

7. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

8. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

9. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

10. The proposed expansion of the building to the rear of the lot will be a major eyesore and will be a major eyesore.

I have taken and enlarged some pictures of the backyards and the rear lot of Bill and Earl's. There is a brief explanation on the back of each. Possibly these will supplement those presented at the first hearing.

Thank you for your consideration in this matter.

Sincerely,
 Roger W. Price

County Board of Appeals
Room 219, Courthouse
Towson, Maryland 21204
April 30, 1979

Anthony L. Brennan, Esq.
209 N. Howard Street
Baltimore, MD 21201

Re: Case No. 77-174-XSPH
William K. Hiss, et al
(Petitioner)

Dear Mr. Brennan:

As per your Motion, the above mentioned case was removed by this Board to the Zoning Commissioner in order that the Petitioner might seek compliance with I.D.C.A. As of this date, the record indicates that you have not pursued this matter.

Within fifteen (15) days, please advise the Board as to your intentions. No response to this request will be interpreted by this Board as an indication that you no longer wish to pursue this petition. Therefore, the Board, upon its own Motion, will dismiss your petition.

Very truly yours,

William K. Hiss, et al
Walter A. Reiter, Jr., Chairman

cc: People's Counsel

October 11, 1977

Mrs. LaVerne M. Watkins
4 Madeline Avenue
Baltimore, Md. 21206

Re: File No. 77-174-XSPH
William K. Hiss, et al

Dear Mrs. Watkins:

Enclosed herewith is a copy of the Motion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Walter A. Reiter, Jr.
Walter A. Reiter, Jr.

Enc.

cc: Anthony L. Brennan, Esq.
Mr. Roger W. Price
Mr. William Turner
John W. Henson, III, Esq.
Mrs. Elizabeth M. Pohlman
Mr. and Mrs. John C. Loran
Mr. S. E. Dinkens
Mr. George Hartman
Mr. Leslie Gural
Mr. James Howard



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

WILLIAM E. HAMACRO
ZONING COMMISSIONER

June 20, 1979

Walter A. Reiter, Jr., Esquire
Chairman, Baltimore County
Board of Appeals
Room 219, Courthouse
Towson, Maryland 21204

Re: Case No. 77-174-XSPH
18/corner of Belair Road and Madeline Avenue
15th District
William K. Hiss, et al
IDCA No. 79-10-8P

Dear Mr. Reiter:

As per your Order of October 11, 1977, said matter was processed and enclosed herewith, please find a copy of IDCA application for Special Hearing (IDCA No. 79-10-8P). The application signed by Mr. Roman Gerber, Acting Director of Planning to the Baltimore County Planning Board, June 22, 1979, indicating the determination by the Board, June 21, 1979, that the requested Special Hearing does conform to the requirements of Subsection 22-15.1 (P) of the Baltimore County Code, 1968.

Very truly yours,

William E. Hamacro
WILLIAM E. HAMACRO
ZONING COMMISSIONER

WHE/dj
enclosure

cc: Anthony L. Brennan, Esq.
Mrs. LaVerne M. Watkins
Mr. Roger W. Price
Mr. William Turner
John W. Henson, III, Esq.
Mr. James K. Dyer

LAW OFFICES
ULMAN AND ULMAN
SUITE 1000 METROPOLITAN BANK & TRUST BUILDING
3 WIDEMAR PLAZA
BALTIMORE, MD 21201

May 2, 1977

The Honorable Walter A. Reiter, Jr.
Chairman
Baltimore County Board of Zoning Appeals
Room 219, Courthouse
Towson, Maryland 21204

Re: Petition for Special Hearing and Special Exception
for William K. Hiss, et al.
77-174-XSPH (Item #130)

Dear Mr. Reiter:

The undersigned represents William K. Hiss and Earl L. Sprecher. Petitioners in the above referenced matter. We have been advised that one of the neighbors of the property for which the Petition was necessary has filed an appeal to the April 1, 1977. We believe that Mrs. Watkins' testimony, if it be the same as presented before the Zoning Commission, is a series of complaints about the conditions on the property now. She has no substantial comment about the improvements but is simply using this as a means of trying to air her complaints, mostly past and we hope not in the future. Mr. Martinak's decision specifically dealt with each of her complaints and ordered us to resolve them in the format presented for the new addition at the site of the property.

With respect to the appeal, we have been delayed quite some time in obtaining contracts as to the property. We have just recently let bids for the property with answers and proposed starting date for construction in the relatively near future. August but would fervently request that if a postponement should occur, that we be permitted to set an earlier date for Mrs. Watkins' appeal. We believe that my clients would suffer severe hardship present bid prices and that the nature of the appeal is substantially without merit. Would you kindly review the docket and if possible, permit us to have as early a hearing as possible.

Very truly yours,

Anthony L. Brennan
Anthony L. Brennan

Rec'd 5:37
4PM
ALB/dd

WM. K. HISS, et al

SEP 22 77 AM



September 22, 1977
Mr. George D. Martinak
County Board of Zoning Appeals
Room 219 Court House
Towson Md.
Dear Sir:-

In reference to Case No. 77-174-XSPH, I would like to know the full facts on the plans of "Ball and Carl" to open an entrance and exit on Madeline Ave. I am firmly against this. I don't want to protest their expanding but the street is too narrow for such an operation - even now it's a struggle at times to get on the avenue to get to our homes. When you consider the school of St. Michael's have

many children are brought to school in their parents cars. The street is peppered with these young children three times a day. It's the danger to these children that appeals me the most. The next biggest danger is the "emergency" trucks fire, ambulance etc. that must use this avenue for east bound traffic. If you check into it you'll find parking on both sides of the street with barely room for passenger cars to get thru. Please, stop if you to stop this plan before it's too late. Surely there must be some other way. Don't let them sacrifice

our children. We neighbors are being choked out by Ball & Carl in other at least one other way. Red House Pk - need I say more. I've lived here forty years and have seen many changes - It's time to put on the brakes of those people who forget that we all have our rights. I didn't mean to write such a long letter - but I hope you'll understand. Thank you for your patience I am yours respectfully,
(Mrs.) Elizabeth M. Pohlman
12 Madeline Ave
Baltimore Md
21206

Re: 7/24/77
11-55444

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 5-5-77
Posted for: William K. Hiss & Carl L. Sprecher
Petitioner: William K. Hiss & Carl L. Sprecher
Location of property: N.E. Cor. of Belair Rd. & Madeline Ave.
Location of Signs: 1 sign on Belair Rd. facing westbound of
Spinning Springs, facing Belair Rd.
Remarks: Mark H. Hiss
Posted by: Mark H. Hiss Date of return: 5-12-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9 day of
May 1977. Filing Fee \$ 57.00 Received ☒ Check
☐ Cash
☐ Other

Petitioner: Ed L. Sprecher & Carl L. Sprecher
Submitted by: H. K. Brennan
Petitioner's Attorney: H. K. Brennan Reviewed by: H. K. Brennan

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 5-24-77
Posted for: William K. Hiss & Carl L. Sprecher
Petitioner: William K. Hiss & Carl L. Sprecher
Location of property: N.E. Cor. of Belair Rd. & Madeline Ave.
Location of Signs: 1 sign on Belair Rd. facing westbound of
Spinning Springs, facing Belair Rd.
Remarks: Mark H. Hiss
Posted by: Mark H. Hiss Date of return: 5-31-77

46420
No. 51675
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - RECEIPTS DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: May 18, 1977 ACCOUNT: 00-608
AMOUNT: \$57.00
PAID TO: Mr. William K. Hiss & Carl L. Sprecher
FOR: Filing Fee
RECEIVED BY: Mr. William K. Hiss & Carl L. Sprecher
DATE: May 18, 1977
46420 PER 29
740000

86.34 77-174-55PH
8/6/85
NORMAN C. EMERICK

CONSULTING ENGINEER
132 WEST 25TH STREET BALTIMORE, MARYLAND 21218 (301) 467-2458



Baltimore County
Office of Planning and Zoning
Room 100, County Office Building
Towson, Maryland 21204

Refer: No. 4803 (NCE)
Bill and Earl Garage
7101 Bel Air Road
Permit Number 62335
Control Number C37084

Attention: Mr. James Ogilvie

Gentlemen:

Enclosed is one copy properly marked of the Site Plan for the above project. The print is marked to show the screening in the rear which is desired to be changed by the Owner.

The Owner would like to change the type of screening along the rear fence, to reduce maintenance and to present a cleaner appearance. The type of screening which the Owner would like to install is polyvinyl chloride (PVC) slats of forrest green color. The slats would be installed in the chain link fence, vertically. The slats are approximately 1 1/2 inches in width, about an eight inch in thickness and would be installed for the full 6 feet height of the fence.

The Olympic Fence Company will perform the installation.

Very truly yours,

Norman C. Emerick

NCE:dc

August 23, 1985

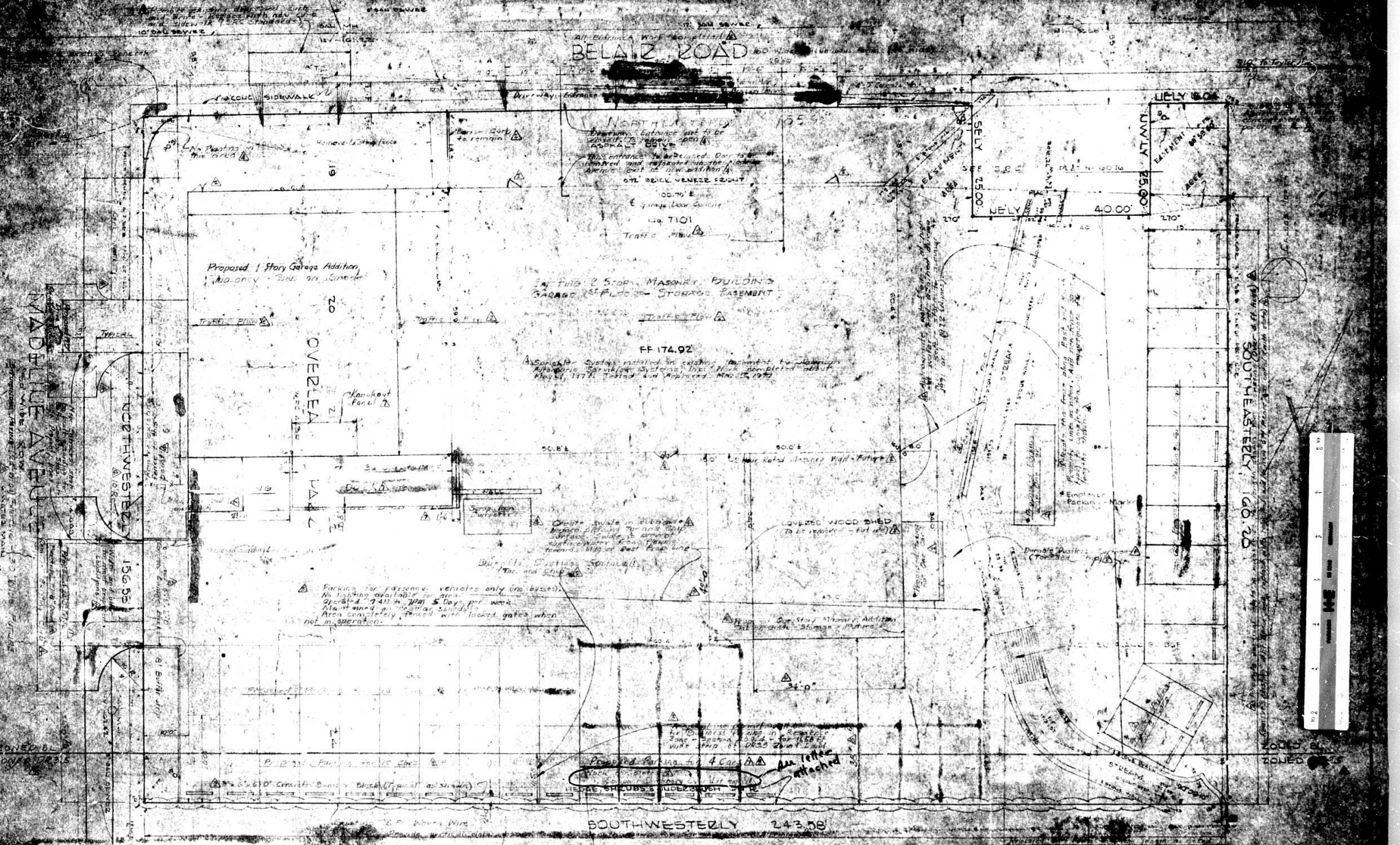
cc: William K. Hiss

This office will allow the existing fence to be slatted per Board of Appeals Order. However, it will be the responsibility of the owner to see that the fence is properly maintained.

DOUGLAS A. SWAN
Zoning Associate III

AJ:DAS:mr
cc: Case File

BELAIR ROAD



OFF STREET PARKING
 Existing Building
 Total Floor Area - 16,791 sq. ft.
 No. of Spaces Required - 6
 No. of Spaces Required - 1 space per 2,798 sq. ft.
 Total Floor Area - 16,791 sq. ft.
 No. of Spaces Required - 6
 No. of Spaces Required - 1 space per 2,798 sq. ft.
 Proposed Building
 Total Floor Area - 16,791 sq. ft.
 No. of Spaces Required - 6
 No. of Spaces Required - 1 space per 2,798 sq. ft.

PROPOSED BUILDING - 4 Cars
 Total Floor Area - 16,791 sq. ft.
 No. of Spaces Required - 6
 No. of Spaces Required - 1 space per 2,798 sq. ft.



NORMAN C. EMERY
 PROFESSIONAL ENGINEER
 License No. 11,117
 State of Maryland
 Project: Addition to Existing Building
 Site and Land Survey
 7101 BELAIR ROAD
 BALTIMORE, MARYLAND
 No. 6-100-1-10
 SHEET 1 OF 1

REVISIONS
 REVISION NO. 1
 REVISION DATE
 REVISION BY
 REVISION DESCRIPTION

BELAIR ROAD

NORTHEASTERLY 135.92
 ASPHALT DRIVE
 ONE REAR VEHICLE FRONT
 100 TO 8
 Garage Door Opening
 Lx 7101
 Traffic Flow

EXISTING 2 STORY MASONRY BUILDING
 GARAGE 1ST FLOOR - STORAGE BASEMENT

Traffic Flow

FF 174.92

Durable Building Surface
 Turf not strip

Parking for passenger vehicles only (no buses).
 No loading/unloading for area.
 Reserved 7' x 11' x 5' Bay
 Allocated for parking only
 Area completely fenced with locked gates when
 not in operation.

DISABLED
 UNLICENSED
 VEHICLES
 PKG STOP

SOUTHWESTERLY 243.58

SURVEY OF 7101 BELAIR ROAD

OVER STREET PARKING (NOT A)
 Total Floor Area: 1877 ft²
 No. of Spaces Required: 1 space per 300 ft² = 5.7
 Total No. of Spaces Required: 52.4
 No. of Spaces Existing: 15
 No. of Additional Spaces Provided: 40 as shown
 Total No. of Spaces Provided: 55
 Parking Space: 9' x 10'

OVER STREET PARKING
 Existing Building
 Maximum Use - Repair and Wash Shop
 Total Floor Area: 2670 ft²
 No. of Spaces Required: 1 space per 300 ft² = 8.9
 Total Floor Area: Wash Shop - 5831 ft²; Employees - 6
 No. of Spaces Required: 1 space per 3 employees = 2.0
 Total Floor Area: Service and Office
 Total Floor Area: 5560 ft²
 No. of Spaces Required: 1 space per 300 ft² = 18.5
 Proposed Building
 Maximum Use - Storage (Future) No First Floor
 Total Floor Area: 5000 ft²
 No. of Spaces Required: 1 space per 300 ft² = 16.7
 Total Floor Area: Service and Retail Store (No Basement)
 Total Floor Area: 4189 ft²
 No. of Spaces Required: 1 space per 300 ft² = 13.9

NOTE
 ELEVATIONS BASED ON BALTO CO. DATUM
 MVD # 1245 - 1111 OF 15.00 MVD

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 3-31-77

NORMAN C. EMBICK
 CONSULTING ENGINEER
 BALTIMORE, MARYLAND

PROPOSED ADDITION TO GARAGE BUILDING
 BILL AND EARL AUTOMOTIVE CORP.
 7101 BELAIR ROAD
 BALTIMORE COUNTY, MARYLAND
 No. 6360-6707
 SHEET 1 OF 1
 DATE: AUGUST 16, 1976

NOTE:
 PRESENT ZONING - B1
 PROPOSED ZONING - SPECIAL EXCEPTION
 PRESENT USE - AUTOMOTIVE REPAIR SHOP
 PROPOSED USE - AUTOMOTIVE REPAIR SHOP
 16th Election District
 Property Area - 0.83 acres
 Zoning - B1

EVANS, HAGAN & ASSOCIATES
 SURVEYING & CIVIL ENGINEERS
 4800 ELMORE AVE., SUITE 200
 BALTIMORE, MARYLAND 21206



BEAIRE ROAD

PLANS APPROVED
 OFFICIAL PLANNING & ZONING
 BY: [Signature]
 DATE: 3/15/82
 77-174
 C-1760-11

FF 174.92

25' HIGH MASONRY DIVULSION
 GARAGE 15' HIGH STORAGE BASEMENT

CONCRETE WOOD SHED
 10' x 12' (removed - future)

Double Electric Switch
 Bar and Shop

Proposed Parking for 10 Cars

Proposed Parking for 10 Cars

Proposed Parking for 10 Cars

Proposed Parking for 10 Cars

Proposed Parking for 10 Cars

Proposed Parking for 10 Cars

Proposed Parking for 10 Cars

SURVEY OF 7101 BEAIRE ROAD

OFF-STREET PARKING (LAYOUT)
 Total Floor Area: 2479 sq. ft.
 No. of Spaces Required: 1 space per 200 sq. ft.
 Total Spaces Required: 12.4

OFF-STREET PARKING (LAYOUT)
 Total Floor Area: 2479 sq. ft.
 No. of Spaces Required: 1 space per 200 sq. ft.
 Total Spaces Required: 12.4

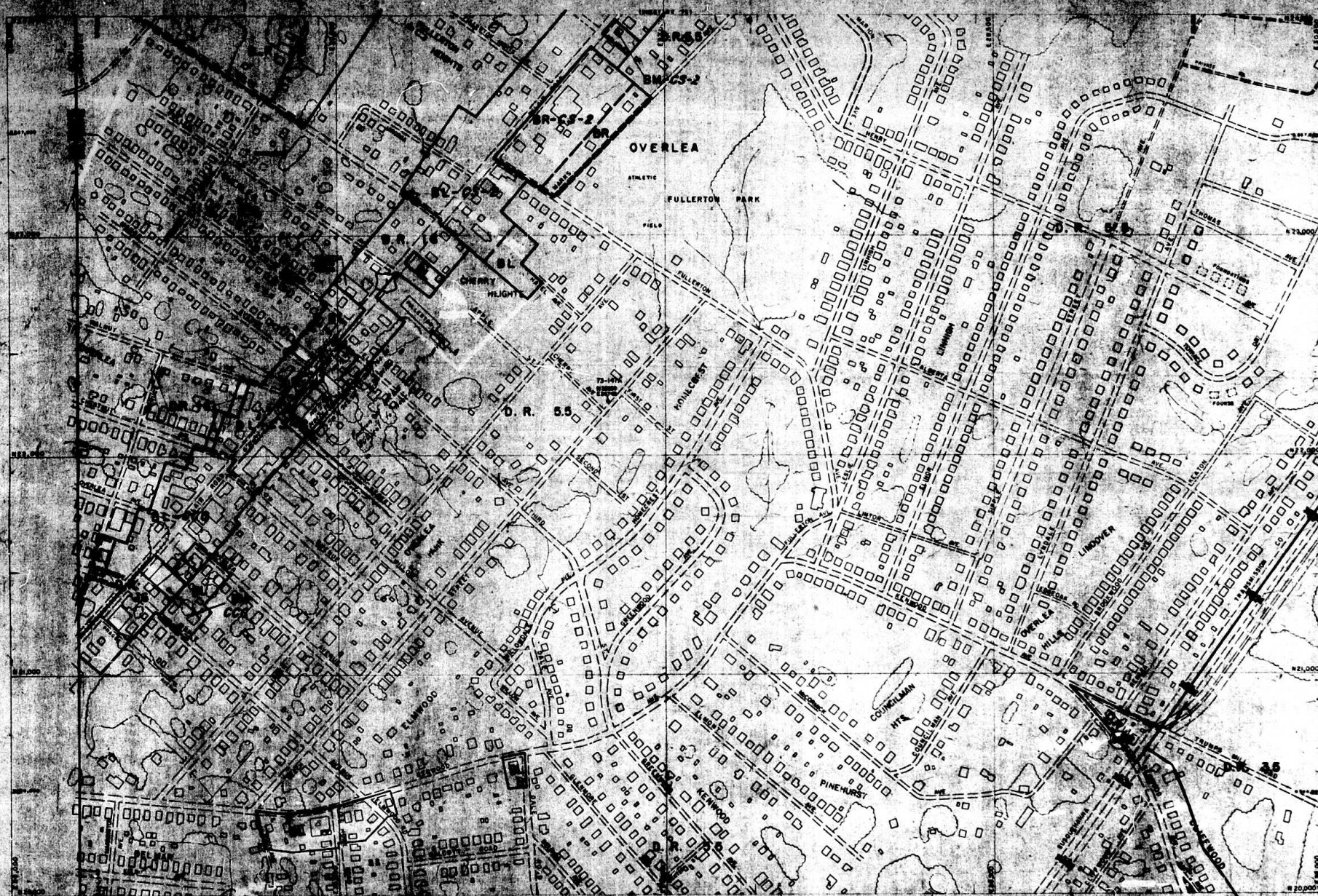
OFF-STREET PARKING (LAYOUT)
 Total Floor Area: 2479 sq. ft.
 No. of Spaces Required: 1 space per 200 sq. ft.
 Total Spaces Required: 12.4

NOTES:
 1. REPRESENT ZONING - RESIDENTIAL - R-1
 2. PRESENT USE - AUTOMOTIVE
 3. PROPOSED USE - AUTOMOTIVE
 4. NEW ZONING DISTRICT - R-1
 5. Property Area - 0.89 acres
 6. Revision Zoning - R-1
 7. Evans, [Signature]
 SURVEYING
 2800 [Address]
 [City, State]

NOTES:
 1. REPRESENT ZONING - RESIDENTIAL - R-1
 2. PRESENT USE - AUTOMOTIVE
 3. PROPOSED USE - AUTOMOTIVE
 4. NEW ZONING DISTRICT - R-1
 5. Property Area - 0.89 acres
 6. Revision Zoning - R-1
 7. Evans, [Signature]
 SURVEYING
 2800 [Address]
 [City, State]

NOTES:
 1. REPRESENT ZONING - RESIDENTIAL - R-1
 2. PRESENT USE - AUTOMOTIVE
 3. PROPOSED USE - AUTOMOTIVE
 4. NEW ZONING DISTRICT - R-1
 5. Property Area - 0.89 acres
 6. Revision Zoning - R-1
 7. Evans, [Signature]
 SURVEYING
 2800 [Address]
 [City, State]



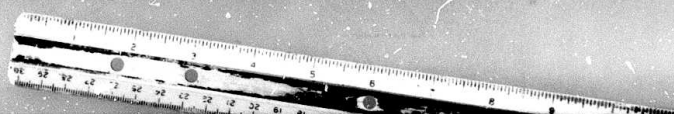


11-20 11-20
11-20 11-20

1976 BALTIMORE COUNTY COUNTY
OCT. 7, 1976 11-20 11-20
BELL NOS. 100 76, 100 76, 110 76, 111 76
113 76, 115 76, and 117 76

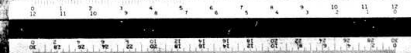
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
			1" = 200'	OVERLEA	N.E.
					6-E





PHOTOGAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	OVERLEA	N.E.
		DATE OF PHOTOGRAPHY APRIL 1952		6-2
Topography Compiled By Photogrammetric Methods AND SERVICE CORPORATION, WILMINGTON, DE.				

N-SE M-SW
J-NE I-NW