

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Reynold and Catherine Gutknecht, 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 zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

NO. _____
SECTION _____
DATE _____

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a service garage in a R-1 zone in accordance with Section 23B.12.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Reynold Gutknecht
Contract purchaser
Address: 8528 Old Harford Road
Baltimore, Maryland 21234

Catherine Gutknecht
Legal Owner

Contract purchaser
Address: 8528 Old Harford Road
Baltimore, Maryland 21234

John W. Hession, III
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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 _____ day of _____, 1977, at _____ o'clock _____ P. M.

Eric DiNenna
Zoning Commissioner of Baltimore County



ORDER RECEIVED FOR FILING DATE: October 26, 1977

ORDER RECEIVED FOR FILING DATE: October 26, 1977

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Reynold and Catherine Gutknecht, 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 Sections 232.2 (a) (2) (i) and (j) of the Zoning Regulations of Baltimore County, to allow a side setback of 18 feet in lieu of the required _____ feet (window to street boundary).

Adjacent building is the Parkville Police & Fire Station, located approximately 80 feet north of the north property line. Property abuts a parking lot for the police and fire station; and, therefore, the variance from 25 feet as required for apartments in a DR-16 zone to 18 feet will not affect light, air etc. for station site.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Reynold Gutknecht
Contract purchaser
Address: 8528 Old Harford Road
Baltimore, Maryland 21234

Catherine Gutknecht
Legal Owner

Contract purchaser
Address: 8528 Old Harford Road
Baltimore, Maryland 21234

John W. Hession, III
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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 _____ day of _____, 1977, at _____ o'clock _____ P. M.

Eric DiNenna
Zoning Commissioner of Baltimore County



RECORDED
INDEXED
SEP 27 1977
OFFICE OF PLANNING & ZONING

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
and : OF BALTIMORE COUNTY
PETITION FOR VARIANCE :
W/S of Old Harford Rd. 300' S of Putty Hill Ave., 9th District :
REYNOLD GUTKNECHT, et al, : Case No. 78-77-XA
Petitioners :

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr.
Charles E. Kowitz, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21284
494-2188

I HEREBY CERTIFY that on this 8th day of September, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Reynold Gutknecht, 8528 Old Harford Road, Baltimore, Maryland 21234, Petitioners.

John W. Hession, III
John W. Hession, III



David W. Dallas, Jr.
CIVIL ENGINEER

Registered Professional Engineer & Land Surveyor
8108 HANFORD ROAD
BALTIMORE, MD 21284

ZONING DESCRIPTION
8528 OLD HARFORD RD.
SPECIAL EXCEPTION FOR GARAGE, SERVICE AND SIDE YARD VARIANCE

RESIDING for the same on the watermarked side of Old Harford Road (60 feet wide) at a point distant 300 feet more or less measured in a southerly direction from the rear-sideline of Putty Hill Avenue, thence binding on the watermarked side of said Old Harford Road south 22 degrees 38 minutes west 131.83 feet, thence binding on a part of the third line of that tract of land which by deed dated March 12, 1954 was conveyed to Reynold Gutknecht and wife north 85 degrees 50 minutes west 178.36 feet to the division line between W. and D-14 zoning, thence binding on said zoning line north 66 degrees 30 minutes east 128.37 feet to intersect the fifth line of said deed, thence binding on a part of said deed south 45 degrees 30 minutes east 100 feet to the place of beginning.
CONTAINING 0.433 acres of land more or less.
June 28, 1977



Mr. Reynold Gutknecht
Mrs. Catherine Gutknecht
8528 Old Harford Rd.
Baltimore, MD 21234

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21284

Your Petition has been received and accepted for filing this _____ day of _____, 1977.

Eric DiNenna
Eric DiNenna
Zoning Commissioner

Petitioner: Mr. & Mrs. Gutknecht
Petitioner's Attorney: _____ Reviewed by: _____
David W. Dallas, Jr.
2128 Harford Road
Baltimore, MD. 21234
NICHOLAS P. COMODARI
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
2011494-2201

S. ERIC DINENNA
ZONING COMMISSIONER

October 25, 1977

Mr. & Mrs. Reynold Gutknecht
8528 Old Harford Road
Baltimore, Maryland 21234

RE: Petitions for Special Exception and Variance
W/S of Old Harford Road, 300' S of Putty Hill Avenue - 9th Election District
Reynold Gutknecht, et al - Petitioners
NO. 78-77-XA (Item No. 18)

Dear Mr. & Mrs. Gutknecht:

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc
Attachments
cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 21, 1977
FROM: Leslie H. Groef, Director of Planning
SUBJECT: Petition #78-77-XA. Petition for Special Exception for Garage, Service, and Variance for a Side Yard West side of Old Harford Road 300 feet South of Putty Hill Avenue. Petitioner - Reynold Gutknecht and Catherine Gutknecht
9th District

HEARING: Thursday, October 6, 1977 (11:00 A.M.)

A service garage would be an appropriate use here.

Leslie H. Groef
Leslie H. Groef
Director of Planning

LHG:JGH/w

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57152
DATE: August 25, 1977 ACCOUNT: 03-662
AMOUNT: \$50.00
RECEIVED FROM: Carroll P. Gutknecht 8528 Old Harford Rd. Baltimore, Md. 21234
FOR: PAYMENT FOR Special Exception and Variance #78-77-XA
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57196
DATE: Oct. 4, 1977 ACCOUNT: 03-662
AMOUNT: \$65.25
RECEIVED FROM: Carroll P. Gutknecht 8528 Old Harford Rd. Baltimore, Md. 21234
FOR: Advertising and posting of property #78-77-XA
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 9-25-77
Posted for: Henry Davis Oct. 6 - 1977 c. 11:00 AM
Location: Reynold Gutknecht
Location of property: W/S of Old Harford Rd. 300' S of Putty Hill Ave.
Location of Sign: 2 Signs - South Side of Existing Services
5' Tall in Grass Lot
Remarks: _____
Posted by: *Paul H. New* Date of return: 9-28-77

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 502.1 of the Baltimore County Zoning Regulations having been met

Special Exception for a Garage, Service Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of October, 1977, that a Special Exception for a Garage, Service should be and the same is GRANTED, from and after the date of this Order, subject to the following: no body and fender work, no vehicle painting, and approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.
Deputy 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 above re-classification should NOT BE GRAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or a use be and the same is hereby continued as and to remain a zone and/or the Special Exception for 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 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 granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a side yard setback of 18 feet instead of the required 35 feet (window to tract boundary) should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of October, 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 approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.
Deputy 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 above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

Mr. Reynold Gutknecht
Mrs. Catherine Gutknecht
Page 2
Item Number 18
September 23, 1977

site plan indicates that the existing entrances will remain, however, the comments of Mr. Jack's Ministry of the Office of Project and Development Planning, suggest that one of the entrances should be eliminated. This matter should be resolved and a revised plan submitted prior to the scheduled hearing.

In addition, if the face of the existing sign along Old Harford Road is to be changed, it must be relocated on the property and not in the right-of-way. Access to the residence in the rear should be indicated and particular attention should be afforded the comments of the Health Department concerning the extension of metropolitan sewer to the proposed service garage.

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
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: David W. Dallas, Jr.
Civil Engineer
8108 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 23, 1977

Mr. Reynold Gutknecht
Mrs. Catherine Gutknecht
8528 Old Harford Road
Baltimore, Maryland 21234

RE: Special Exception and Variance Petition
Item Number 18
Petitioner - Reynold Gutknecht
Catherine Gutknecht

Dear Mr. & Mrs. Gutknecht:

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.

The subject site, currently zoned B.1. and D.R. 16 and located on the west side of Old Harford Road south of Putty Hill Road is currently improved with a service station and residence. Adjacent properties are improved with a Baltimore County Police and Fire Station to the north, a shopping center to the east across Old Harford Road and an equipment storage yard to the south.

Because of your proposal to convert the existing station to a service garage use only, this Special Exception is required, while the Variance is necessitated in order to permit your proposed addition within 18' of the northerly property line. A review of this

BALTIMORE COUNTY

ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-684-3211

August 31, 1977

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

Dear Mr. DiNenna:

Comments on Item #18, Zoning Advisory Committee Meeting, July 26, 1977, are as follows:

Property Owner: Reynold and Catherine Gutknecht
Location: W/S Old Harford Road, 300' S Putty Hill Road
Existing Zoning: B.L.C.N.S.
Proposed Zoning: Special Exception for a service garage and variance to permit a side setback of 18' in lieu of the required 25'.
Acres: 0.433
District: 9A

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.

Since the site will no longer be used as an automotive service station (Gas Station) it is suggested that one driveway be eliminated and the frontage of the property be landscaped.

Very truly yours,

John L. Wietz
John L. Wietz
Planning III
Project and Development Planning

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. HOUBING, P.E.
DIRECTOR

August 16, 1977

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

Re: Item #18 (1977-1978)

Property Owner: Reynold & Catherine Gutknecht
W/S Old Harford Rd. 300' S. Putty Hill Rd.
Existing Zoning: B.L.C.N.S.
Proposed Zoning: Special Exception for a service garage and variance to permit a side setback of 18' in lieu of the required 25'.
Acres: 0.433 District: 9A

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

Old Harford Road, an existing County road, is improved on a 60-foot right-of-way in this vicinity. No further improvements are proposed at this time.

Access for the Petitioner's residence is through this service station site.

The entrance locations are subject to approval by the Department of Traffic Engineering.

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.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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

Item #18 (1977-1978)
Property Owner: Reynold & Catherine Gutknecht
Page 2
August 16, 1977

Water

Public water supply is serving this property. Additional fire hydrant protection is required in this vicinity.

Sanitary Sewer

This property is utilizing private onsite sewage disposal. A public 8-inch sanitary sewer exists in Putty Hill Avenue (Drawing #10-004, File 1) to which the Petitioner's residence (in the rear of the present service station) is indicated as connecting via a private easement through Baltimore County property.

The Petitioner is entirely responsible for the construction, and the cost of the construction and maintenance of all additional sewerage required to serve the proposed service garage. Such additional sewerage is to be constructed onsite, that is, not within any public road, right-of-way, or easement, except for connection to public sanitary sewerage located therein. All private and/or onsite sewerage must conform with the Baltimore County Plumbing Code and/or the Joint Interop Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Board, as applicable.

Very truly yours,

John L. Wietz
John L. Wietz
Chief, Bureau of Engineering

END-ENR-PDR:SS

cc: A. Cravetz
W. Kuchel

MS- Key Sheet
34 NE 14 Pcs. Sheet
NS 9 P. Topo
71 Tr. Map

ORDER RECEIVED FOR FILING

DATE John P. Chayek

ORDER RECEIVED FOR FILING

DATE October 25, 1977
John P. Chayek

COUNTY OFFICE BLDG.
111 S. Calverton Ave.
Towson, Maryland 21286
Nicholas B. Commodari
Commodari
NICHOLAS B. COMMODARI
Chairman
MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ACADS COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
INDUSTRIAL DEVELOPMENT

