

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

2/9/77  
78-142-X  
#44

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **AUTO MARINE ELECTRIC AND PARTS, INC.**, legal owner 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from its present zoning classification of **RM-1** to **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 **SERVICE GARAGE UNDER SECTION 230.13 of the Baltimore County Zoning Ordinance**.

See attached description

map 22  
142-X  
#44  
2/17/77  
142

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, on the 14th day of January, 1977, at 11:00 o'clock P. M.

**Auto Marine Electric and Parts, Inc.**

Contract purchaser

**Alvin C. Atkinson, Pres.**  
Address: 1414 Funnelage Avenue  
Baltimore, Md. 21220

Baltimore, Md. 21220

Provisional Attorney

**William R. Sutton**  
Sutton & Hession, Attorneys  
2115 Old Orms Road  
Baltimore, Md. 21220 - 686-2200

ORDERED By The Zoning Commissioner of Baltimore County, Md., on the 1st day of November, 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 104, County Office Building in Towson, Baltimore County, on the 14th day of January, 1977, at 11:00 o'clock P. M.



**William R. Sutton**  
Zoning Commissioner of Baltimore County.

(over)

1:00 P  
1/4/78

746#  
X-241-36

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
N/S of Old Orms Rd., 300' E of : OF BALTIMORE COUNTY  
Johnson Rd., (Middle River Rd.),  
15th District :  
AUTO MARINE ELECTRIC AND PARTS, :  
INC., Petitioners : Case No. 78-142-X

**ORDER TO ENTER APPEARANCE**

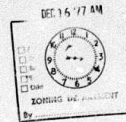
Mr. Commissioner:

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

I HEREBY CERTIFY that on this 15th day of December, 1977, a copy of the foregoing Order was mailed to William R. Sutton, Esquire, 2115 Old Orms Road, Baltimore, Maryland 21220, Attorney for Petitioners.

*John W. Hession, III*



**LEAH & HOLDEPER, INC.**  
SURVEYORS AND CIVIL ENGINEERS  
6715 BELLEVUE ROAD / BALTIMORE, MD. 21228 (301) 888-7001  
637 POPLAR STREET / CAMBRIDGE, MD. 21113 (301) 228-0390  
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 845-1700  
111 E. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-6433

October 7, 1977

**DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION TO BE ZONED.**

BEGINNING FOR THE SAME in the centerline of Old Orms Road, at a point distant 300 feet, more or less, measured Easterly on said centerline of Old Orms Road, from its intersection with the centerline of Middle River Road (also known as Johnson Avenue), thence leaving said place of beginning and running and blinding on said centerline of Old Orms Road, (1) North 87 degrees 37 minutes 00 seconds East 54.05 feet, thence leaving said centerline of Old Orms Road and running the four following courses and distances, viz: (2) North 02 degrees 22 minutes 00 seconds West 154.86 feet, thence (3) South 79 degrees 16 minutes 00 seconds West 54.00 feet, thence (4) South 79 degrees 16 minutes 00 seconds West 180.00 feet, thence (5) South 06 degrees 00 minutes 00 seconds East 145.90 feet to the place of beginning.

Containing 0.20 acres of land, more or less. This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



*John M. Maister*

L. ALPHEGIAN, P.E. CAMBRIDGE AND EASTON WESTMINSTER  
J. CARROLL WAGGONER, L.S. JAMES H. DEARLEY  
GEORGE W. HOLDEPER, P.E. RICHARD J. HULL, P.L.L.C.  
JANUARY 11, 1978

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

S. Eric DiMenna  
To: Zoning Commissioner Date: December 30, 1977  
Leslie H. Graef  
From: Director of Planning  
Director of Planning  
Petition 78-142-X  
SUBJECT: Petition for Special Exception for Garage, Service  
NORTH Side of Old Orms Road 300 feet East of  
Johnson Road (Middle River Road)  
Petitioner - Auto Marine Electric and Parts, Inc.

15th District

HEARING: Wednesday, January 4, 1978 (1:00 P.M.)

The proposed use would be appropriate here.

*Leslie H. Graef*  
Leslie H. Graef  
Director of Planning

LMG:JHM:dme

**Baltimore County**  
Department of Traffic Engineering  
TOWSON, MARYLAND 21284  
(301) 484-3550  
STEPHEN E. COLLINS  
DIRECTOR

November 9, 1977

Mr. Eric S. DiMenna  
Zoning Commissioner  
1st Floor, County Office Building  
Towson, Maryland 21284

Re: Item 94 - SAC - November 1, 1977  
Property Owner: Auto Marine Electric & Parts, Inc.  
Location: N/S Old Orms Rd. 300' E. Middle River Rd.  
Existing Zoning: B.U.-C.F.A.  
Proposed Zoning: Special Exception for a service garage.  
Acres: 0.20  
District: 15th

Dear Mr. DiMenna:  
No traffic problems are anticipated by the requested Special Exception.

Very truly yours,  
*C. Richard Hoops*  
C. Richard Hoops  
Assistant Traffic Engineer

CRH/zam

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

William R. Sutton, Esquire  
2115 Old Orms Road  
Baltimore, Maryland 21220

RE: Petition for Special Exception  
N/S of Old Orms Road, 300' E of  
Johnson Road (Middle River Road) -  
15th Election District  
Auto Marine Electric and Parts, Inc.  
Petitioner  
NO. 78-142-X (Item No. 94)

Dear Mr. Sutton:

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

Very truly yours,

*George J. Martynak*  
GEORGE J. MARTYNAK  
Deputy Zoning Commissioner

GJM/mc  
Attachments

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

William R. Sutton, Esq.  
2115 Old Orms Rd.  
Baltimore, Md. 21220

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

Your Petition has been received and accepted for filing  
this 1st day of November, 1977.

*Eric S. DiMenna*  
S. ERIC DIMENNA  
Zoning Commissioner

Petitioner: *Auto Marine Electric & Parts, Inc.*  
Petitioner's Attorney: *William R. Sutton* reviewed by *Richard J. Conradi*  
Richard J. Conradi  
Chairman, Zoning Plans  
Advisory Committee

CC: *James, Hession & Holdrege, Inc.*  
6813 Belair Road  
Baltimore, Maryland 21236

ORDER RECEIVED FOR FILING  
DATE: January 9, 1978



November 28, 1977

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21284

Dear Mr. DiNenna:

The following are comments on Item # 94, Zoning Advisory Committee Meeting of November 1, 1977:

Property Owner: Auto Marine Electric & Parts, Inc.  
Location: N/S Old Ocean Rd. 300' E Middle River Rd.  
Acres: 0.20  
District: 15th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,  
*Thomas H. Devin*  
Thomas H. Devin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SEC 35 1184

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

Attention: H. Comodorari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Auto Marine Electric & Parts, Inc.  
Location: N/S Old Ocean Rd. 300' E Middle River Rd.  
Doc No. 94 Zoning Agenda Meeting of 11/1/77

- Comments:
- 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 grounded and shall be located at intervals of 100 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 \_\_\_\_\_ **EXCEEDS** 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 operations.
  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.

Reviewed: *H. J. [Signature]* Noted and Approved: *George M. [Signature]*  
Planning Division Deputy Chief  
Special Inspection Division Fire Prevention Bureau

JOHN D. SKIFFERT  
DIRECTOR

November 3, 1977

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item # 94 Zoning Advisory Committee Meeting, November 1, 1977 are as follows:

Property Owner: Auto Marine Electric and Parts, Inc.  
Location: N/S Old Ocean Road - 300' East Middle River Road  
Existing Zoning: B.L. - C.S.A.  
Proposed Zoning: Special Exception for a service garage

Acres: 0.20  
District: 15th

- The items checked below are applicable:
- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes including the code for "Manufactured and aged."
  - B. A building permit shall be required before construction can begin. A raising permit shall be required.
  - 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. Firewalls required on property line construction.
  - G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- Very truly yours,  
*Charles E. Burcham*  
Charles E. Burcham  
Plans Review Chief  
CIB:RTJ

TOWSON, MARYLAND - 21204

Date: October 28, 1977

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21284

Z.A.C. Meeting of: November 1, 1977

RE: Item No: 94  
Property Owner: Auto Marine Electric & Parts, Inc.  
Location: N/S Old Ocean Rd. 300' E Middle River Rd.  
Present Zoning: B.L.-C.S.A.  
Proposed Zoning: Special Exception for a service garage.

District: 15th  
No. Acres: 0.20

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative

NO/tp

JOSEPH H. MCCORDAN, PRESIDENT  
Y. BAYARD WILSON, JR., VICE-PRESIDENT  
MARCUS H. ROTBARS

THOMAS H. BOYER  
MRS. LORRAINE F. CARRICOUS  
ROBERT B. HAYDEN

ALVIN LOEBCK  
MRS. MILTON B. SMITH, JR.  
RICHARD W. TRACEY, D.V.M.

OFFICE OF  
**THE TIMES**  
NEWSPAPERS  
TOWSON, MD. 21204 December 15 1977

THIS IS TO CERTIFY that the annexed advertisement of Petition for Special Exception - Auto Marine Electric Parts, Inc. 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 16th day of December 1977, that is to say, the same was inserted in the issues of December 15, 1977

STROMBERG PUBLICATIONS, INC.  
BY *Esther Bunge*

PERMITTED FOR A SPECIAL EXCEPTION

NOTICE: Petition for Special Exception for Change of Use, LOCATION, SIGNAGE, USE OF OLD OCEAN ROAD AND MIDDLE RIVER ROAD, AUTO MARINE ELECTRIC PARTS, INC. 300' E. MIDDLE RIVER ROAD, TOWSON, MARYLAND 21284.

The County Commission and of Baltimore County, Md. has received the Petition for Special Exception for Change of Use, LOCATION, SIGNAGE, USE OF OLD OCEAN ROAD AND MIDDLE RIVER ROAD, AUTO MARINE ELECTRIC PARTS, INC. 300' E. MIDDLE RIVER ROAD, TOWSON, MARYLAND 21284, and has considered the same and has determined that the same is in accordance with the provisions of the Baltimore County Zoning Ordinance, and that the same is in the public interest and that the same should be granted.

The Commission has also determined that the same is in accordance with the provisions of the Baltimore County Zoning Ordinance, and that the same is in the public interest and that the same should be granted.

The Commission has also determined that the same is in accordance with the provisions of the Baltimore County Zoning Ordinance, and that the same is in the public interest and that the same should be granted.

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 15 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. on one week one time successive weeks before the 16th day of January, 1978, the 15th publication appearing on the 15th day of December 1977.

THE JEFFERSONIAN  
*H. Leland Smith*  
Manager

Cost of Advertisement, \$ \_\_\_\_\_

PETITION MAPPING PROGRESS SHEET

| FUNCTION  | Wall Map |    | Original                         |            | Duplicate |    | Tracing |    | 300 Sheet |    |
|---|----------|----|----------------------------------|------------|-----------|----|---------|----|-----------|----|
|   | date     | by | date                             | by         | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |          |    |                                  |            |           |    |         |    |           |    |
| Petition number added to outline                |          |    |                                  |            |           |    |         |    |           |    |
| Denied  |          |    |                                  |            |           |    |         |    |           |    |
| Granted by ZC, BA, CC, CA                       |          |    |                                  |            |           |    |         |    |           |    |
| Reviewed by: <i>MBC</i>                         |          |    | Revised Plans:                   |            |           |    |         |    |           |    |
| Previous case:                                  |          |    | Change in outline or description | Yes        | No        |    |         |    |           |    |
|   |          |    | Map #                            | <i>41B</i> |           |    |         |    |           |    |

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#78-142-X

District: 15th Date of Posting: 12-15-77

Posted for: Special Exception for 1978 to Auto Marine Electric Parts, Inc.

Petitioner: Auto Marine Electric Parts, Inc.

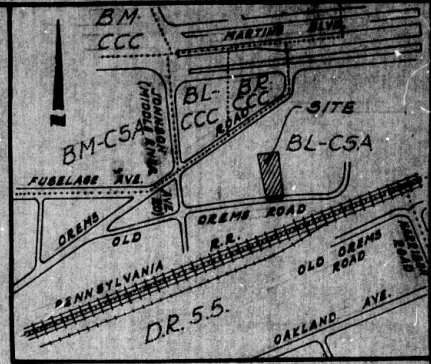
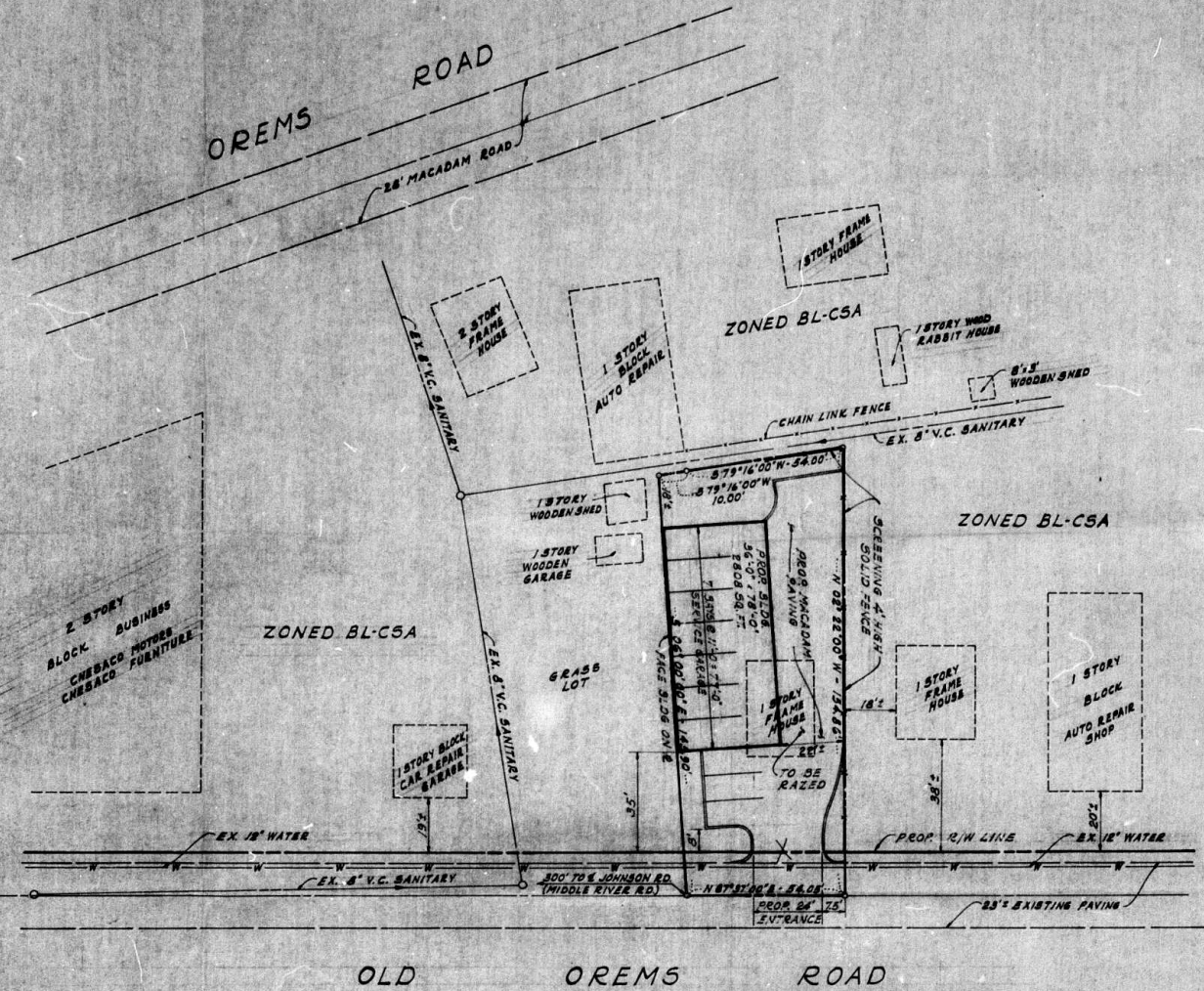
Location of property: N/S Old Ocean Rd. East E. of Johnson Rd. (Middle River Rd.)

Location of signs: 1 sign located on Towson Side of Johnson Rd.

Remarks: \_\_\_\_\_

Posted by: Paul H. [Signature] Date of return: 12-22-77





**LOCATION MAP**  
SCALE: 1"=200'

**NOTES**

- AREA OF PARCEL..... 0.20 AC.
- ZONED..... BL-C5A
- PRESENT USE..... RESIDENTIAL DWELLING
- PROP. ZONING..... BL WITH SPECIAL EXCEPTION FOR A SERVICE GARAGE AS ALLOWED UNDER SECTION 220.8 OF THE BALTO. COUNTY ZONING ORDINANCE.
- PROP. USE..... AUTOMOBILE REPAIR (MECHANICAL, EXHAUST SYSTEMS, TUNE-UPS, ETC.)
- PARKING REQUIRED..... 2,000 + 300 = 2,300 DE 70 SPACES
- PARKING PROVIDED..... 10 SPACES (5 INSIDE & 5 MISSING BAYS IN BLDG.)

**NOTE: NO DISABLED VEHICLES WILL BE STORED ON PROPERTY.**

OLD OREMS ROAD

**PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION TO BL ZONE # 2110 OLD OREMS ROAD**

15<sup>TH</sup> DISTRICT BALTIMORE COUNTY, MD.

FOR AUTO MARINE ELECTRIC AND PARTS, INC.  
1414 FUSELAGE AVENUE BALTIMORE, MD. 21220

