

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE BOARD OF COMMISSIONERS OF BALTIMORE COUNTY:

Charles E. Kowitz, Jr., 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 _____ into an _____

12/18/78
4/12/77
5/21/78

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**

Property is to be posted and advertised as provided by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: **DEZSO MONOSTORI**
Address: **302**

Deputy People's Counsel: **Charles E. Kowitz, Jr.**
Legal Owner: **Debra R. Monostori**

Address: _____
Petitioner'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 146, County Office Building in _____, Baltimore County, on the _____ day of _____, 1977, at _____ o'clock _____ M.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: **S. Eric DiNenna, Zoning Commissioner** Date: **February 3, 1978**
FROM: **Leslie H. Graef, Director of Planning**
SUBJECT: **Petition 78-163-X ITEM #118**
Petition for Special Exception for Garage, Service Northwest corner of Main Street and Chatsworth Avenue
Petitioner - Dezo Monostori and Dolores R. Monostori
4th District

HEARING: **Wednesday, February 8, 1978 (10:15 A.M.)**

In view of the adjacent uses, a service garage would be appropriate here. Internal circulation between this and the adjacent site (B & B Auto Glass) should be provided.
If this petition is granted, it is requested that detailed landscaping plan be prepared by the petitioner, reviewed by the Division of Current Planning and Development Design, and incorporated as a part of the zoning order. Further, it is requested that detail of the driveway provision for internal circulation be made a part of the approved plan.

Leslie H. Graef
Director of Planning

LHG:JGH

RE: **PETITION FOR SPECIAL EXCEPTION**
NW corner of Main Street and Chatsworth Avenue, 4th District
DEZO MONOSTORI, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-163-X

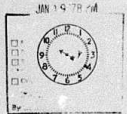
ORDER TO ENTER APPEARANCE

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. 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 21204
494-2188

I HEREBY CERTIFY that on this 19th day of January, 1978, a copy of the foregoing Order was mailed to Mr. Dezo Monostori, 303 Sacred Heart Lane, Reisterstown, Maryland 21136, Petitioner.

John W. Hession, III



Maryland Department of Transportation
State Highway Administration
William K. Intemann
Secretary
Barbara H. Evans
Administrator

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: **Z.A.C. Meeting, Dec. 13, 1977**
ITEM: 118.
Property Owner: **Dezso & Dolores Monostori (Route 140)**
Location: **NW/C Main St. & Chatsworth Ave.**
Existing Zoning: **B.L.-C.S.A.**
Proposed Zoning: **Special Exception for a service garage**
ACRES: **0.24**
District: **4th**

Dear Mr. DiNenna:
An inspection at the site revealed evidence of vehicles running across the sidewalk between the property and Chatsworth Avenue. This is an unstable and hazardous situation. In order to prohibit this movement, a standard concrete curb must be constructed on or near the right of way lines at the corner.

The proposed curbing between the entrances must stop and be nosed down at the back edge of the sidewalk in order to keep the walk unobstructed.

The plan must be revised prior to the hearing.
Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: **John E. Meyers**

CLJ:EM:vrz

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:
The following are comments on Item # 118 - Zoning Advisory Committee Meeting of December 13, 1977:
Property Owner: **Dezso & Dolores Monostori**
Location: **NW/C Main St. & Chatsworth Ave.**
Acres: **0.24**
District: **4th**

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

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

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

SPILLMAN, LARSON & ASSOCIATES, INC.
ROBERT E. SPILLMAN, P.L.C.
JOSEPH L. LARSON
LOUIS J. PAROCKI, P.E.

DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING, NO. 84 MAIN STREET REISTERSTOWN, MARYLAND, 4TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at the corner formed by the intersection of the West side of Main Street, 66 feet wide, and the North side of Chatsworth Avenue and running thence and blinding on the West side of Main Street North 6 Degrees 3 Minutes 40 Seconds East 101.00 feet more or less thence leaving the West side of Main Street and running North 83 Degrees 56 Minutes 20 Seconds West 90.00 feet more or less and South 6 Degrees 5 Minutes 11 Seconds West 112.87 feet to the North side of Chatsworth Avenue herein referred to thence binding thereon North 88 Degrees 14 Minutes 11 Seconds East 92.00 feet more or less to the place of beginning.

Containing 0.24 acres of land, more or less.
11-29-77



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUTS • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: **N. Commodari, Chairman**
Zoning Advisory Committee

Re: **Property Owner: Dezso & Dolores Monostori**
Location: **NW/C Main St. & Chatsworth Ave.**
Item No. **118** Zoning Agenda Meeting of 12/13/77

Comments:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below noted with an "R" 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 _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (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.

Reviewed: **John J. ...** Special Inspection Division
Noted and approved: **Chief Wagoner** Deputy Chief Fire Prevention Bureau

Pursuant to the advertisement, posting of property, and public hearing on the classification and reappearing that by reason of the provisions of Section 201.1 of the Baltimore County Zoning Regulations, having been made.

A Special Exception for a Service Garage should be granted

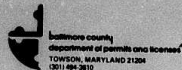
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of MARCH, 1977, that the Special Exception for a Service Garage should be and the same is GRANTED, from and after the date of this Order, subject to the conditions that there be no sale of gasoline, that no body and fender work and/or repairs be conducted or performed on the subject property, and approval of a site plan by the State Highway Administration, the Department of Zoning Commissioner of Baltimore County Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the provisions of Section 201.1 of the Baltimore County Zoning Regulations, having been made.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of MARCH, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED and to remain a Service Garage, and/or the Special Exception for a Service Garage be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of MARCH, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED and to remain a Service Garage, and/or the Special Exception for a Service Garage be and the same is hereby DENIED.

Charles E. Burbanck
Zoning Commissioner of Baltimore County



JOHN D. BEFFERT
DIRECTOR

December 9, 1977

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

Dear Mr. DiNenna:

Comments on Item # 118 Zoning Advisory Committee Meeting, December 13, 1977 are as follows:

Property Owner: Desso & Dolores Monostori
Location: W/C Main St. & Chatsworth Ave.
Existing Zoning: B.L.C.S.A.
Proposed Zoning: Special Exception for a service garage

Acres: 0.24
District: 4th

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 also Maryland State Code for the handicapped and aged.
 B. A building permit shall be required before construction can begin.
 C. Three sets of construction drawings will be required to file an application for a building permit.
 D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
 E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 F. Construction cannot be over existing tanks, unless designed by a Professional structural Engineer.
 G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours,

Charles E. Burbanck

Charles E. Burbanck
Zoning Review Chief
CDB:rv

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 7, 1977

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

RE: Item No: 118
Property Owner: Desso & Dolores Monostori
Location: W/C Main Street & Chatsworth Ave.
Present Zoning: B.L.C.S.A.
Proposed Zoning: Special Exception for a service garage.

Z.A.C. Meeting of: December 13, 1977

District: 4th
No. Acres: 0.24

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

JOSEPH H. NEWMAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTHSCHILD

THOMAS H. BOYER
WESLEY LOHMEYER, F. CHAIRMAN
ROGER S. HAYDEN
ROBERT V. DUBAL, REPRESENTATIVE

ALPH LORRICK
NEWEL WILSON & SMITH, JR.
RICHARD W. TRACY, D.V.A.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 27, 1978

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284
Nicholas B. Commodari
Chairman

Mr. and Mrs. Desso Monostori
303 Sacred Heart Lane
Reisterstown, Maryland 21136

RE: Special Exception Petition
Item Number 118
Petitioner - Desso Monostori

Dear Mr. and Mrs. Monostori:

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 suitability of the requested zoning.

Located on the northwest corner of Reisterstown Road and Chatsworth Avenue in the 4th Election District, this B.L.C. zoned property is presently improved with the facilities of your existing service garage operation. Residences exist to the west of this property with commercial uses fronting Reisterstown Road. It should be noted, that the adjacent property to the north, improved with the facilities of the B & B Auto Glass Company, was granted a Special Exception (Case #76-161-X) on February 24, 1976.

A review of our files fails to indicate that a Special Exception was ever granted for this existing use. This hearing is now being requested in order to

Mr. & Mrs. Desso Monostori
Page 2
Item Number 118
January 27, 1978

"legalize" the existing use and construct a 3-bay addition to the existing building.

As indicated in the comments of the Bureau of Engineering, Chatsworth Avenue is proposed to be improved in the future as a fifty-foot right-of-way. This proposed widening should be reflected on revised plans, and because the proposed employee parking spaces on the side of the existing building will be closer than 8' to this right-of-way, they must be relocated. In addition to the above, the comments from the State Highway Administration must also be reflected on these plans. At the time of this writing, the comments from the Office of Project and Development Planning and the Department of Traffic Engineering were not available. Upon receipt of these by this office, they will be forwarded to you as soon as possible.

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 a near future.

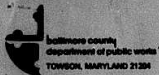
Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:rft

Spellman, Larson & Associates, Inc.
105 West Chesapeake Avenue
Towson, Maryland 21284

Mr. & Mrs. Desso Monostori
303 Sacred Heart Lane
Reisterstown, Maryland 21136
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 13th day of December 1977
S. Eric DiNenna
Zoning Commissioner
Petitioner: Mr. Desso Monostori
Petitioner's Attorney: Spellman, Larson & Associates, Inc.
105 West Chesapeake Av.
Towson, Maryland 21284
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee



THORNTON M. HOLMBAUM, P.E.
DIRECTOR
JANUARY 4, 1978

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

Re: Item #118 (1977-1978)
Property Owner: Deazo & Dolores Monostori
W/W cor. Main St. & Chatsworth Ave.
Existing Zoning: M.L.-C.S.A.
Proposed Zoning: Special Exception for a service garage.
Acreage: 0.24 District: 4th

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.

Highways:
Baltimoretown Road (Main Street, Md. 140) 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.

Chatsworth Avenue, an existing public road, is proposed to be improved in the future in this vicinity, as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The construction and/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.

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 accommodation of storm water or drainage have not been indicated on the submitted plan.

Item #118 (1977-1978)
Property Owner: Deazo & Dolores Monostori
Page 2
January 4, 1978

Storm Drains: (Cont'd)
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.

Water and Sanitary Sewer:
Public water supply and sanitary sewerage are serving this property.

Very truly yours,
Ellsworth H. Dyer, P.E.
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:EMH:PMW:as
cc: J. Traxner
J. Somers
X-SE Key Sheet
02 NW 41 Pos. Sheet
NW 16 K Topo
48 Tax Map

1-SIGN 78-163-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: JAN. 21, 1978
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: DEZO MONOSTORI
Location of property: NW COR. OF MAIN ST. AND CHATSWORTH AVE.
Location of sign: FRONT 84 MAIN ST.
Remarks: POSTED INSIDE FRONT SHOW WINDOW
Posted by: Thomas L. Roland Date of return: JAN. 27, 1978

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			1	125	1/10					
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>Dan O'Neil</u>	Revised Plans:		Change in outline or description		Yes		No			
Previous case: <u>76-161X</u>	Map # <u>10</u>									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 65440
DATE: Feb. 8, 1978 ACCOUNT: 01-662
AMOUNT: \$44.00
RECEIVED: Dezo's Auto Repair, 84 Main St., Baltimore
FROM: MR. 2113
FOR: Advertising and posting of signposts
778-163-X
\$44.00 FEB 8 4 40 C M C
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 65409
DATE: Jan. 17, 1978 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: Robert S. Spillman, Jct. Towson Building
FROM: MR. 2113
FOR: Building Sign Special Exception for Dezo Monostori
778-163-X
\$46.46 JAN 17 5 00 C M C
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 19, 1978
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on one 15th day of January, 1978, the 1st day of February, 1978, the 1st publication appearing on the 19th day of January, 1978.
THE JEFFERSONIAN
S. Frank Smith
Manager.

Cost of Advertisement, \$ _____

NOTICE TO THE PUBLIC: This is a notice to the public that the advertisement is being published in the newspaper mentioned above. The advertisement is being published in the newspaper mentioned above. The advertisement is being published in the newspaper mentioned above.



OFFICE OF THE TIMES NEWSPAPERS
TOWSON, MD. 21204 January 19 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Dezo Monostori, W/W cor. Main St. & Chatsworth Avenue was inserted in the following:

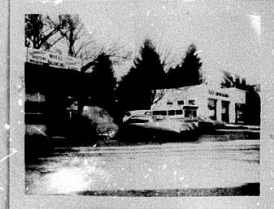
- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

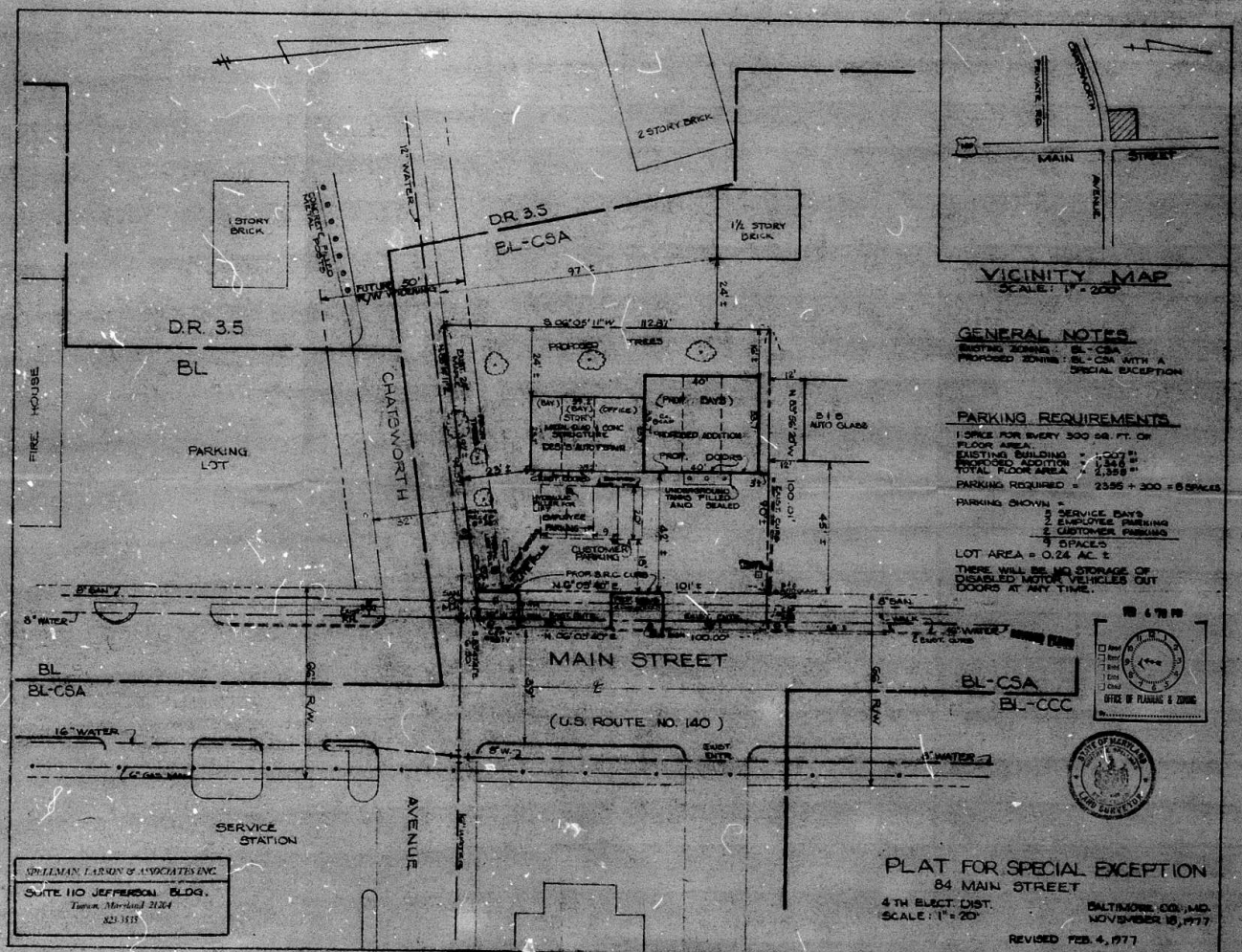
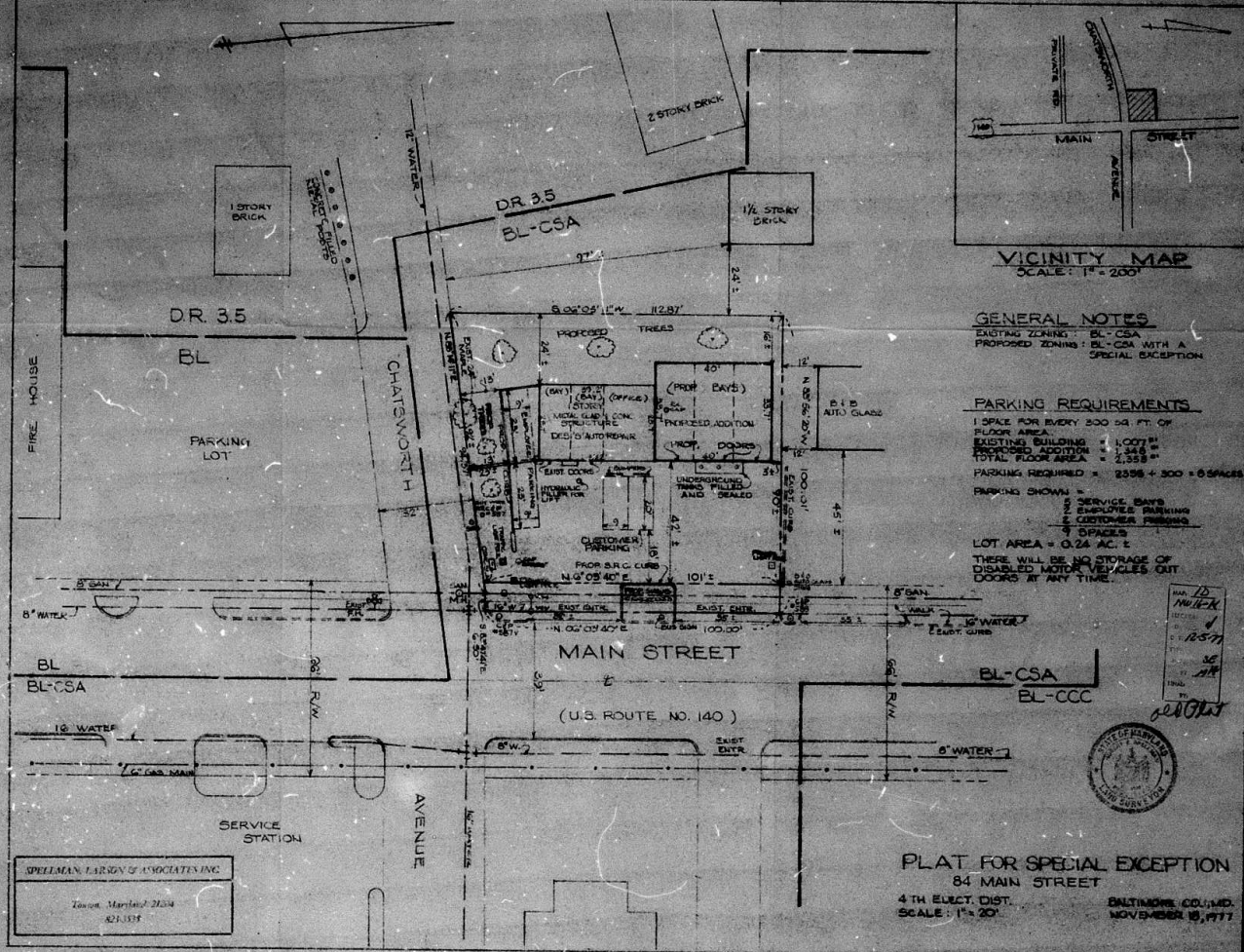
weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of January, 1978, that is to say, the same was inserted in the issues of January 19, 1978

STROMBERG PUBLICATIONS, INC.
By *Ester Boyer*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 20th day of January, 1978. Filing Fee \$ 50.00. Received Cash Other

Petitioner: Dezo Monostori
Submitted by: S. Eric DiMenna
Zoning Commissioner
Petitioner's Attorney: _____ Reviewed by: Dyer
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



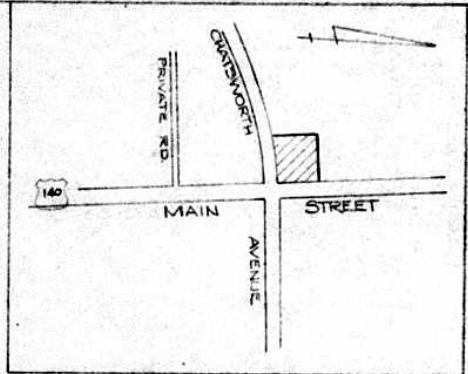


PLANS APPROVED
OFFICE OF PLANNING & ZONING

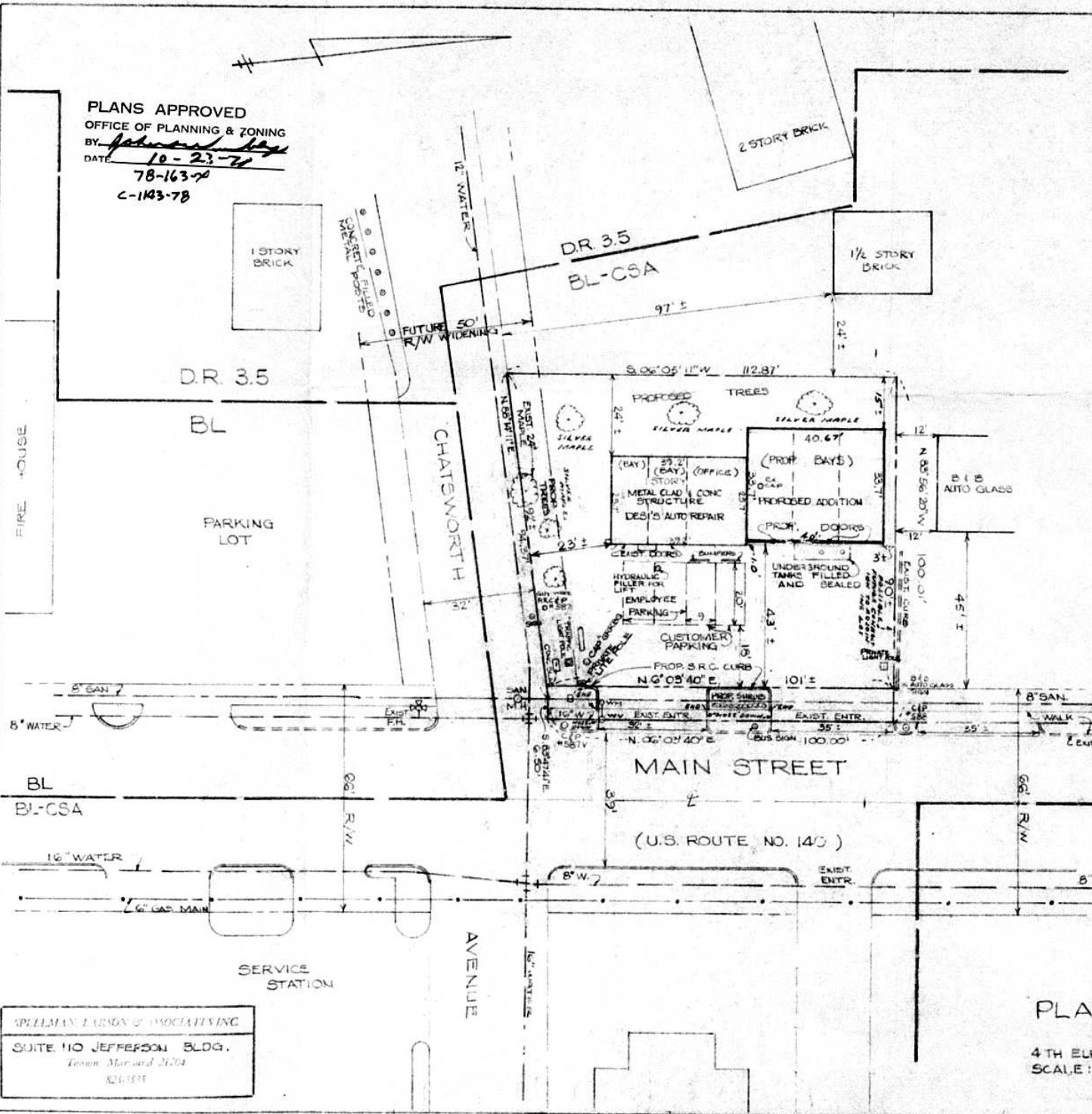
BY: *John M. ...*

DATE: 10-23-78

78-163-7
C-1143-78



VICINITY MAP
SCALE: 1" = 200'



GENERAL NOTES

EXISTING ZONING: BL-CSA WITH A SPECIAL EXCEPTION

PARKING REQUIREMENTS

1 SPACE FOR EVERY 300 SQ. FT. OF FLOOR AREA
EXISTING BUILDING = 1,007 sq ft
PROPOSED ADDITION = 1,348 sq ft
TOTAL FLOOR AREA = 2,355 sq ft
PARKING REQUIRED = 2355 ÷ 300 = 8 SPACES
PARKING SHOWN =
5 SERVICE BAYS
2 EMPLOYEE PARKING
2 CUSTOMER PARKING
9 SPACES
LOT AREA = 0.24 AC. ±

THERE WILL BE NO STORAGE OF DISABLED MOTOR VEHICLES OUT DOORS AT ANY TIME.
THERE WILL BE NO SALE OF GASOLINE
THERE WILL BE NO BODY AND PAINT WORK AND REPAIRS WILL BE CONDUCTED

BL-CSA
BL-COCC
Revised 11-23-78



PLAT FOR BUILDING PERMIT
84 MAIN STREET

4 TH ELECT. DIST.
SCALE: 1" = 20'
BALTIMORE CO., MD.
SEPT. 8, 1978
REVISED: OCT. 11, 1978

WILLMAN LARSON & ASSOCIATES INC.
SUITE 110 JEFFERSON BLDG.
Towson, Maryland 21284
824-1511

