

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, BLANCHE F. LeCOMPTE, 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 as is to as is zone to an as is zone, for the following reasons:

N/A

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Used Motor Vehicle Outdoor Sales Area

Property is to be posted and advertised as prescribed by Zoning Regulations. I, BLANCHE F. LeCOMPTE, 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.

N/A
Contract purchaser Blanche F. LeCompte Legal Owner
Address 5509 North Point Boulevard
Baltimore, Maryland 21219
Petitioner's Attorney N/A Protestor's Attorney N/A
Address 1107 North Point Boulevard and 21224
Baltimore, Maryland 21224

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of August, 1978, 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 2nd day of October, 1978, at 10:15 o'clock A.M.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, BLANCHE F. LeCOMPTE, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 230-5 to allow storage and display of vehicles 3 feet in line of the road 230-5 feet.

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

Visibility from the North Point Boulevard of vehicle on display would be seriously hampered by use existing buildings and shrubbery on adjoining properties are close to edge of boulevard preventing people in approaching autos from seeing said vehicles until almost opposite subject property.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, BLANCHE F. LeCOMPTE, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of August, 1978, 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 2nd day of October, 1978, at 10:15 o'clock A.M.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
E/S of North Point Blvd., 441.5' S of Wise Ave., 15th District : OF BALTIMORE COUNTY

BLANCHE F. LeCOMPTE, Petitioner : Case No. 79-79-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building County Office Building
Towson, Maryland 21204 Towson, Maryland 21204
494-2188 494-2188

I HEREBY CERTIFY that on this 8th day of September, 1978, a copy of the foregoing Order was mailed to LeRoy E. Gerding, Jr., Esquire, 1107 North Point Boulevard, Baltimore, Maryland 21224, Attorney for Petitioner.

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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCE : DEPUTY ZONING
E/S of North Point Boulevard, : COMMISSIONER
441.5' S of Wise Avenue - 15th : OF
Election District :
Blanche F. LeCompte - Petitioner :
NO. 79-79-XA (Item No. 281) : BALTIMORE COUNTY

AMENDED ORDER NUNG PRO TUNG

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of November, 1978, that the Order, dated October 30, 1978, passed in this matter, should be and the same is hereby AMENDED, "Nung Pro Tung", to insert the word "feet" following the written word "eight" on only the Petition for Variance.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
OFF 46-350
S. ERIC DINENBA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

LeRoy E. Gerding, Jr., Esquire
Suite 227, 1107 North Point Boulevard
Baltimore, Maryland 21224

RE: Petitions for Special Exception
and Variance
E/S of North Point Boulevard,
441.5' S of Wise Avenue - 15th
Election District
Blanche F. LeCompte - Petitioner
NO. 79-79-XA (Item No. 281)

Dear Mr. Gerding:

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

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

GJM:mr

Attachment

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
OFF 46-350
S. ERIC DINENBA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

October 30, 1978

LeRoy E. Gerding, Jr., Esquire
Suite 227, 1107 North Point Boulevard
Baltimore, Maryland 21224

RE: Petitions for Special Exception and
Variance
E/S of North Point Boulevard,
441.5' S of Wise Avenue - 15th
Election District
Blanche F. LeCompte - Petitioner
NO. 79-79-XA (Item No. 281)

Dear Mr. Gerding:

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

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

GJM:mr

Attachment

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

David W. Dallas, Jr.
CIVIL ENGINEER
Registered Professional Engineer & Land Surveyor

8108 HANFORD ROAD
BALTIMORE, MD. 21234
P.O. Box 10956

AREA CODE 301
PHONE: 685-7452

ZONING DESCRIPTION
4420 NORTH POINT BOULEVARD
BLANCHE F. LE COMPTE
SPECIAL EXCEPTION FOR
USED MOTOR VEHICLE OUTDOOR SALES AREA

BEGINNING for the same on the easternmost side of North Point Boulevard (120 feet wide) at a point distant 441.5 feet more or less southerly from the center line of Wise Avenue, thence binding on the east side of said Boulevard south 4 degrees 18 minutes east 100.00 feet, thence running on outlines the three following courses and distances: north 82 degrees 28 minutes east 123.06 feet, north 6 degrees 13 minutes west 100.00 feet and south 82 degrees 28 minutes west 123.22 feet to the place of beginning.

CONTAINING 0.28 acres of land more or less.

May 22, 1978

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dinenna
Zoning Commissioner
TO: LeRoy E. Gerding, Jr. Date: September 18, 1978
FROM: Director of Planning
SUBJECT: Petition 79-79-XA, Item #281

Petition for Special Exception for used motor vehicle outdoor sales area and Variance for storage and display of vehicles.
East side of North Point Boulevard, 441.5 feet South of Wise Avenue
Petitioner - Blanche F. LeCompte

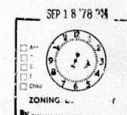
15th District

HEARING: Monday, October 2, 1978 (10:45 A.M.)

The proposed use would be appropriate here.

LeRoy E. Gerding, Jr.
LeRoy E. Gerding, Jr.
Director of Planning

LHG:JGH:rw



MAR 2 1 1979

ORDER RECEIVED FOR FILING

DATE October 30, 1978
By John E. Meyers

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, a Special Exception for used motor vehicle outdoor sales area should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of October, 1978, that the herein Petition for the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Health, and the Office of Planning and Zoning, to include landscaping approval by the Deputy Zoning Commissioner of Baltimore County Current Planning and Development Division.

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of October, 1978, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a residential zone, and/or the Special Exception for used motor vehicle outdoor sales area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE October 30, 1978
By John E. Meyers

Pursuant to the advertisement, posting of property, and public hearing on the 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 Petitioner(s),

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit the storage and display of vehicles, eight from North Point Boulevard in lieu of the required 22.5 feet should be

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of October, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is GRANTED from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Health, and the Office of Planning and Zoning, to include landscaping approval by the Current Planning and Development Division.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of October, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County

LEROY E. GERDING, JR.
ATTORNEY AT LAW
SUITE 207, EXECUTIVE SQUARE, EAST POINT
1107 NORTH POINT BOULEVARD
BALTIMORE, MARYLAND 21204
AREA CODE 301
TELEPHONE 288-3883
January 11, 1979

Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204
Attention: George J. Martinak
Deputy Zoning Commissioner

RE: Petitions for Special
Exception and Variance
E/S of North Point Blvd.
441.5' S of Wise Ave., 15th
Election District
Blanche F. LeCompte,
Petitioner
No. 75-79-KA (Item No. 231)

Dear Mr. Martinak:

Since the issuing of the Orders in the above case, my client, Mrs. Blanche F. LeCompte, has decided to sell the property covered by the orders, and it is a possibility that a prospective buyer would not be interested in the property as a Used Motor Vehicle Outdoor Sales Area, but would probably be interested for a legal use under the present zoning.

Would it be possible to delay the effect of the Orders in this matter for a short period of time until the future use of the lot is ascertained? As a practical matter, the changes necessary under the Orders cannot be made until the arrival of warmer weather anyhow so it would not delay the actual compliance to the Orders to postpone the effect of the orders except for the requirement of posting a bond as required by the State Highways' Administration.

Your patience in this matter would be greatly appreciated.

Very truly yours,

LeRoy E. Gerding, Jr.
LeRoy E. Gerding, Jr.

LEG:ers

*Received by Mr. Gerding
Special Exception for two years
10/31/78
11/2/79*



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Mr. E. Gerding, Jr., Esquire
Chairman

MEMBERS:
Bureau of Engineering
Bureau of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Indust. & Development

September 21, 1978

Leroy E. Gerding, Jr., Esquire
1107 North Point Boulevard
Baltimore, Maryland 21204

RE: Special Exception/Variance
Item No. 281
Petitioner - LeCompte

Dear Mr. Gerding:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site filed inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plan 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 east side of North Point Boulevard approximately 4,400' south of Wise Avenue in the 15th Election District, the subject property is presently improved with an existing use-car operation. Because this use has never received a Special Exception, this hearing is now being requested in order to legalize said operation. In addition, a Variance is also included in order to permit the parking of display vehicles closer to the front property line than the required setback.

The site plan must be revised prior to the scheduled hearing to clearly indicate that the proposed parking area will consist of either a concrete or macadam surface in lieu of the oil topping, which is indicated on the submitted site plan. In addition, the plan must incorporate the comments of the Office of Current Planning and Development, concerning the proposed landscaping.

Mr. Gerding
Page 2
September 21, 1978

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
Chairman
Zoning Plans Advisory Committee

NEC:smr
Enclosure

cc: Mr. David Dallas
7006 Harford Road
Baltimore, Maryland 21234

Maryland Department of Transportation
State Highway Administration

William K. Linneman
Secretary
W. K. Linneman
Administrator

July 10, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, June 27, 1978
Item: 281
Property Owner: Blanche F. LeCompte
Location: E/S North Point Blvd.
(Rte. 151) 441.5' S. Wise Ave.
Existing Zoning: B.R.-C.S. 1
Proposed Zoning: Special Exception
for a used car sales area.
Acres: 0.28
District: 15th

Dear Mr. Martinak:

The proposed entrance channelization is in accordance with State Highway Administration standards, however, we recommend that the entrance width be increased to 30'.

The proposed curbing and paving must be constructed under permit from this Administration.

Very truly yours,

CL:JEM:dj

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By John E. Meyers



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

MAR 21 1979

March 1979
S M T W T F S
4 5 6 7 8 9
10 11 12 13 14 15 16
17 18 19 20 21 22 23
24 25 26 27 28 29 30 31

THORNTON M. MOURING, P.E.
DIRECTOR

August 3, 1978

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

Re: Item #281 (1977-1978)
Property Owner: Blanche F. LeCompte
Location: E/S North Point Blvd. 441.5' S. Wise Ave.
Existing Zoning: B.R.-C.S. 1
Proposed Zoning: Special Exception for a used car sales area.
Acres: 0.28 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

North Point Boulevard (Md. 151) 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.

The status of the indicated 25-foot road is unknown and considered private. It is the responsibility of the petitioner to ascertain and clarify rights therein. If improved in the future as a public road, right-of-way widening to 50 feet would be required.

Setback Zone:

Development of this property through striping, grading and stabilization could result in a sediment pollution abatement, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage:

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

Item #281 (1977-1978)
Property Owner: Blanche F. LeCompte
Page 2
August 3, 1978

Storm Drainage: (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 exist adjacent to this property.

Very truly yours,

Elizabeth H. Dwyer
ELIZABETH H. DWYER, P.E.
Chief, Bureau of Engineering

END:RAM:FWH:s

E-SW Key Sheet
16 SS 30 Pos. Sheet
SS 4 B Topo
104 Tax Map

LESLIE H. GRAFF
DIRECTOR

August 17, 1978

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 #281, Zoning Advisory Committee Meeting, June 27, 1978, are as follows:

Property Owner: Blanche F. LeCompte
Location: E/S North Point Blvd 441.5' S Wise Avenue
Existing Zoning: B.R.-C.S. 1
Proposed Zoning: Special Exception for a used car sales area
Acres: 0.28
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscape should be provided on the site.

Parking spaces must be shown, separate from display spaces. The parking and display area must be paved.

Very truly yours,

John L. Hunsbly
JOHN L. HUNSBLY
Manner III
Current Planning and Development

DAVID J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 1, 1978

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 # 281 - Zoning Advisory Committee Meeting of June 27, 1978.

Property Owner: Blanche F. LeCompte
Location: E/S North Point Blvd. 441.5' S. Wise Ave.
Acres: 0.28
District: 15th
Existing Zoning: B.R. - C.S. 1
Proposed Zoning: Special Exception for a used car sales area

Metropolitan water and sewer are available; therefore, the proposed special exception should not present any health hazards.

The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution Control, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/RRP:phg
cc: W.L. Phillips
SEC 35 118

STEPHENE COLLINS
DIRECTOR

July 20, 1978

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

Item No. 281 - ZAC - June 27, 1978
Property Owner: Blanche F. LeCompte
Location: E/S North Point Blvd. 441.5' S. Wise Ave.
Existing Zoning: B.R.-C.S. 1
Proposed Zoning: Special Exception for a used car sales area.

Acres: 0.28
District: 15th

Dear Mr. DiNenna:

The Special Exception should have little effect on traffic.

Very truly yours,

Stephen E. Weber
STEPHEN E. WEBER
Engineer I

SEW/hms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning Advisory Committee

Date: June 26, 1978

FROM: Rosellen J. Plant, Industrial Development Commission

SUBJECT: Item No. 281, Property Owner: Blanche LeCompte
Location: E/S North Point Blvd. 441.5' S. Wise Ave.
Existing Zoning: B.R.-C.S. 1
Proposed Zoning: Special Exception for a used car sales area

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

RT/Phk

Rosellen J. Plant
ROSELLEN J. PLANT

Paul H. Heinke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Blanche F. LeCompte
Location: E/S North Point Blvd. 441.5' S. Wise Ave.

Item No. 281 Zoning Agenda Meeting of 06/27/78

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) 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) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead end condition shown at _____ ~~violates~~ the maximum allowed by the Fire Department.
- (4) 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) 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) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by *Stephen E. Weber* Noted and Approved, *George M. Hegmann*
Planning Division Fire Prevention Bureau
Special Inspection Division

JOHN D. SEBERT
DIRECTOR

August 16, 1978

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

Dear Mr. DiNenna:

Comments on Item #281 Zoning Advisory Committee Meeting, June 27, 1978 are as follows:

Property Owner: Blanche F. LeCompte
Location: E/S North Point Blvd. 441.5' S. Wise Ave.
Existing Zoning: B.R. - C.S. 1
Proposed Zoning: Special Exception for a used car sales area.

Acres: 0.28
District: 15th

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building Code and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- X 3. Additional miscellaneous items may be required.
2. Building shall be upgraded to new use - require alteration permit.
3. Three sets of construction drawings will be required to file an application for a building permit.
4. 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.
5. 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.
6. Requested setback variance conflicts with the Baltimore County Building Code, Sec. 20-1-1.
7. No Comment.
- X 7. Comment: What is the use of the metal trailer? There is a question if it could meet the Building Code construction requirements and may have to be removed.

Very truly yours,

Charles E. Perkins
CHARLES E. PERKINS
Plans Review Chief

CEB:j

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1978

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

Z.A.C. Meeting of: June 27, 1978

RE: Item No: 281
Property Owner: Blanche F. LeCompte
Location: E/S North Point Blvd. 441.5' S. Wise Ave.
Present Zoning: B.R.-G.S. 1
Proposed Zoning: Special Exception for a used car sales area

District: 15th
No. Acres: 0.28

Dear Mr. DiNenna:

So bearing on student population.

Very truly yours,

W. Nic' Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOWEN

THOMAS M. ROYER
MRS. LOURANE F. CHIRCUS
ROGER R. HAYTHIN

ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT Y. DUBEL, SUPERINTENDENT

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 September 14 1978

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION AND VARIANCE
was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
15th day of September 1978, that is to say, the same
was inserted in the issues of September 14, 1978

STROMBERG PUBLICATIONS, INC.
By *Esther Ringer*

PETITION FOR
SPECIAL EXCEPTION
AND VARIANCE
AND VARIANCE

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 14, 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. ~~once a week~~
of one time ~~successive weeks~~ before the 2nd
day of October 1978, the 19th day of September
appearing on the 14th day of September
1978.

THE JEFFERSONIAN
L. Leroy R. Gerdin, Jr.
Manager

Cost of Advertisement \$.....

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

No. 76090

DATE: Oct. 20, 1978 ACCOUNT: 01-662

AMOUNT: \$56.06

RECEIVED FROM: Leroy R. Gerdin, Jr., Manager
FOR: Advertising and Posting Case No. 79-7-1A

560606

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	With Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map			1/19/78		
Petition number added to outline					
Denied					
Granted by ZC, RA, CC, CA					
Reviewed by: <i>JD</i>					
Previous case:					

Revised Plans:
Change in outline or description Yes
Map # *SE H4* No

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *18th*

Posted for: *Special Exception*

Petitioner: *Blanche F. LeCompte*

Location of property: *E/S of North Point Blvd. 441.5' S. of Wise Ave.*

Location of Signs: *E/S of North Point Blvd. 441.5' S. of Wise Ave.*

Remarks: *2 signs*

Posted by: *L. Leroy R. Gerdin, Jr.*

Date of return: *9-12-78*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this *13* day of
June 1978 Filing Fee \$ *50.00* Received ☒ Cash ☐ Other

S. Eric DiNenna
Zoning Commissioner

Petitioner: *Blanche F. LeCompte* Submitted by: *Leroy R. Gerdin, Jr.*

Petitioner's Attorney: *Leroy R. Gerdin, Jr.* Reviewed by: *JD*

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

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

No. 73498

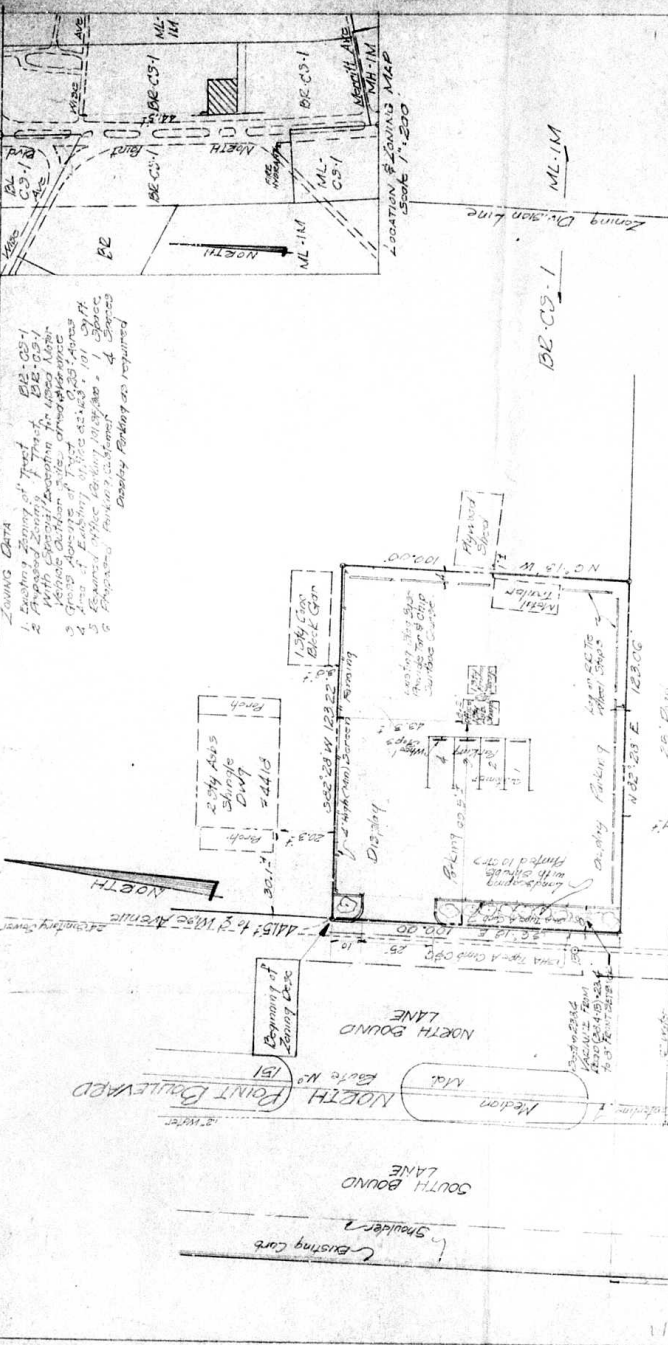
DATE: September 6, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Leroy R. Gerdin, Jr., Manager
FOR: Filing Fee for Case No. 79-7-1A

500000

VALIDATION OR SIGNATURE OF CASHIER

[illegible]

ZONING PLAT
4420 NORTH POINT DRIVE/ALD
15th Election District
Baltimore County, Md
May 12, 1978
Revised Sept. 1978

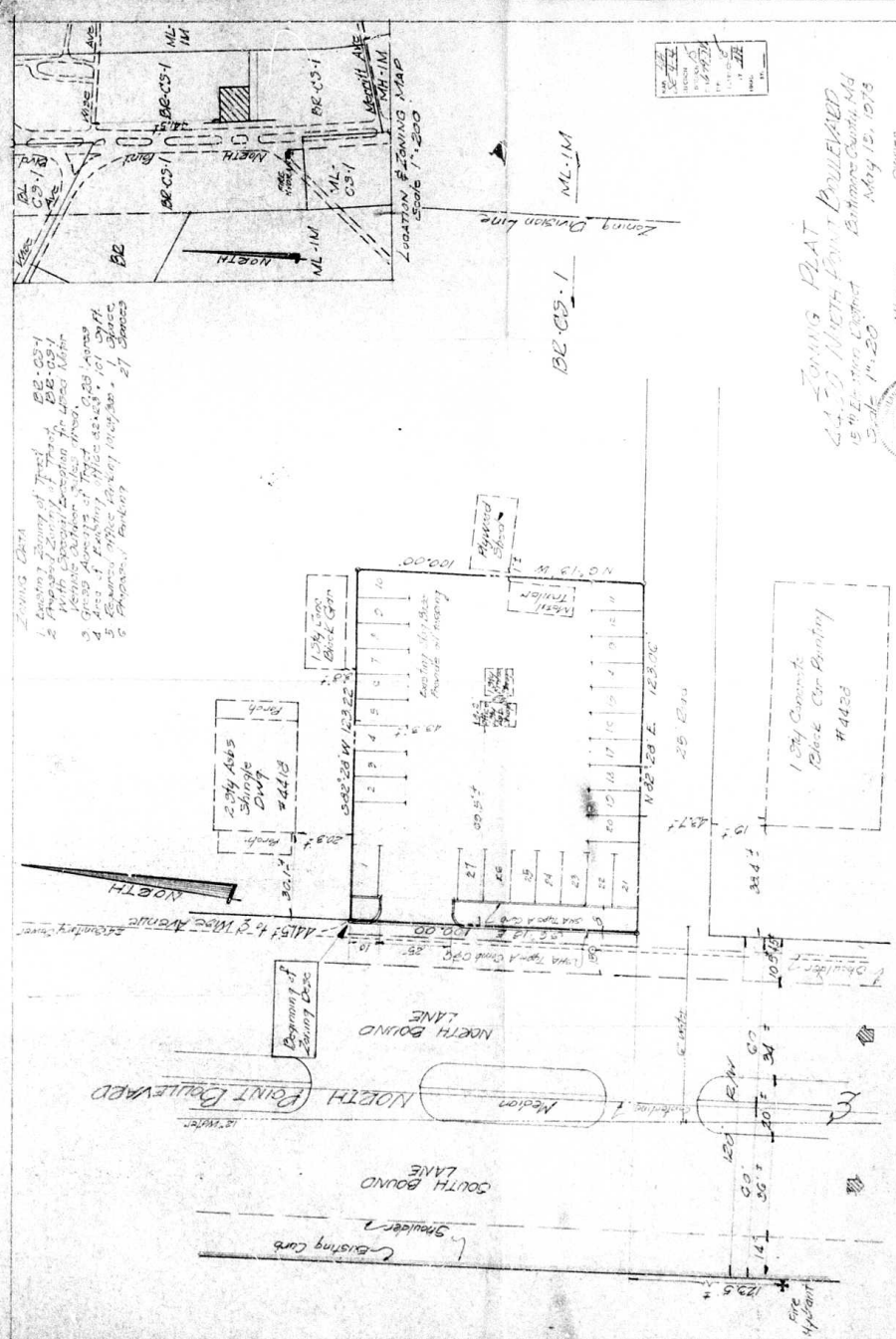
Attorney
 Leroy E. Gering, Jr.
 107 North 5th St.
 Butte, Mont. 59701
 Phone 255-3553



RESEARCH UNIT
1000 UNIVERSITY AVENUE
ANN ARBOR MI 48106-1500
TEL: 734/763-1000 FAX: 734/763-1000
WWW: WWW.MICHIGAN.EDU

Zoning Data

1. Working Group of Tech. 02-03-1
2. Approved Working of Tech. 02-03-1
3. With Specialization for Used Mater
4. Female Outdoor Sales diviso. 02-03-1
5. Group Average of Tech. 02-03-1
6. Tech. of Working Office 02-03-1
7. Approved Office Working 02-03-1
8. Approved Working 27-03-03

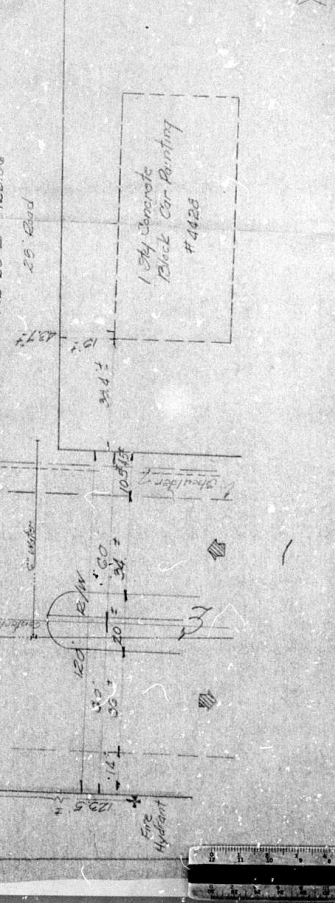


ZORING PLAT
 24.50 NORTH FRONT BOULEVARD
 15th Eleventh District
 Exhumes Church, Md
 May 12, 1973
 Book 14-20

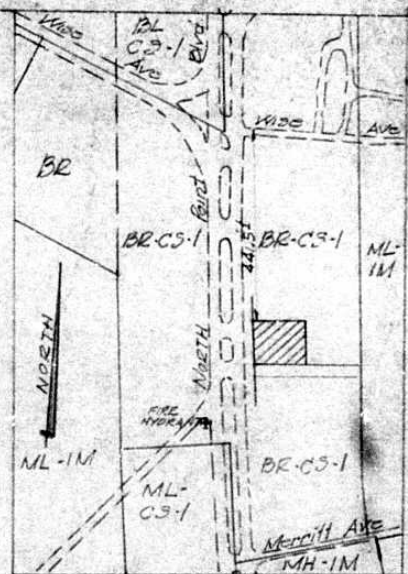
Admission
Henry E. Gerdling Jr.
Owner
Blanche F. L. Comer



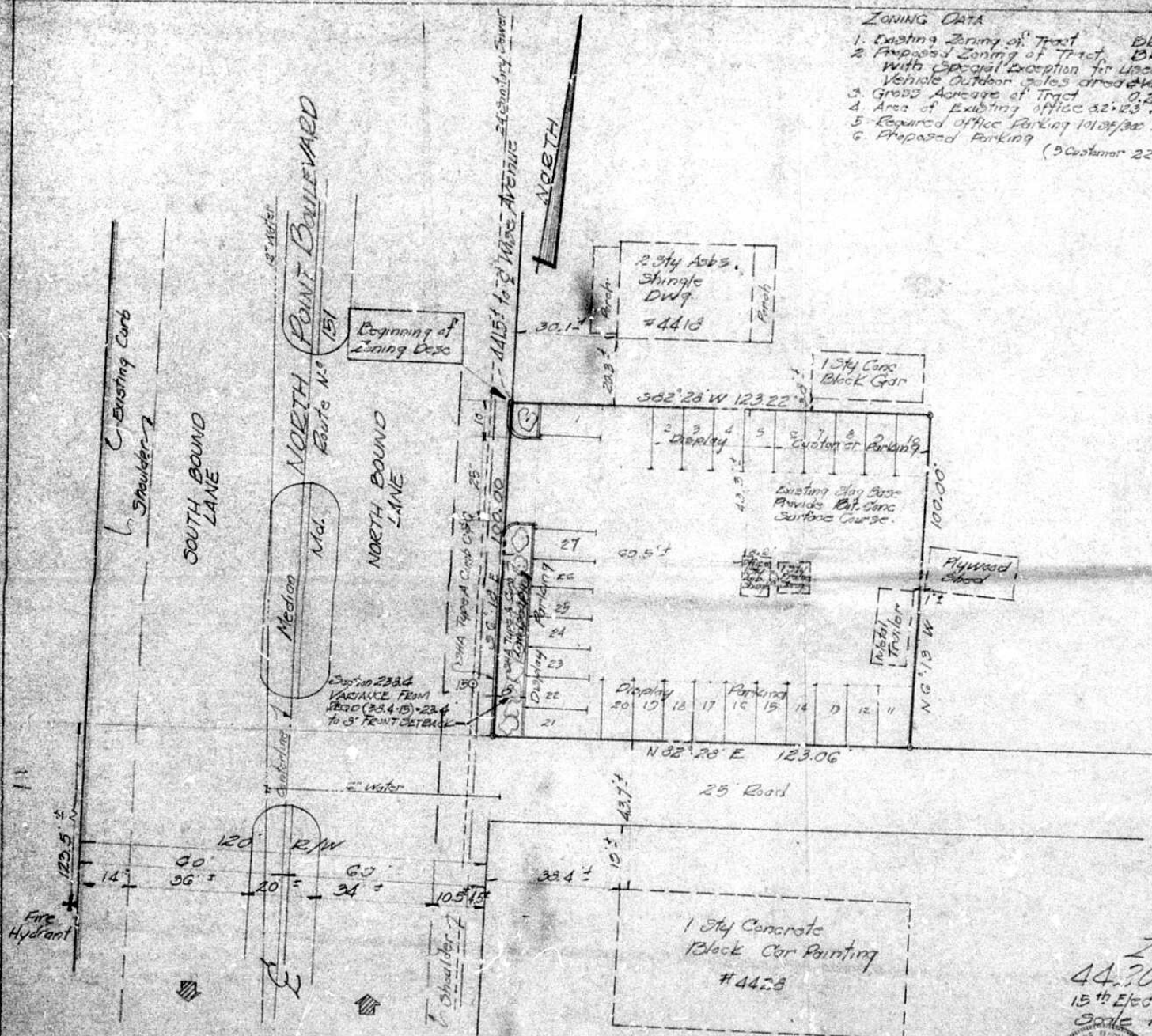
7-10-68
25119



1. Existing Zoning of Tract BR-C3-1
2. Proposed Zoning of Tract BR-C3-1
With Special Exception for Used Motor
Vehicle Outdoor Sales and Exchange
3. Gross Acreage of Tract 0.23 Acres
4. Area of Existing Office 0.23 x 101 sq ft.
5. Required Office Parking 101/30 = 1 Space
6. Proposed Parking (5 Customer, 22 Display) 27 Spaces



LOCATION & ZONING MAP
Scale 1"=200'



ZONING PLAT
44-20 NORTH POINT BOULEVARD
15th Election District Baltimore County, Md
Scale 1"=20' May 12, 1978

Attorney
Leroy E. Giarding Jr.

DAVID W. DALLAS, JR. & SONS
CIVIL ENGINEERS

JAMES HARRISON JR. BALTO. MD. 2122