

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Thomas G. Young, III, Sally Tyler Young Wilkinson
I, or we, Mary Addison Page Young, 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 as shown on the map to as shown on the map, for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for commercial office use, Class M-10.

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

Contract purchaser
Mary Addison Page Young, Legal Owner
Address: Suite 1212, 10 E. Baltimore Street
Baltimore, MD 21202

David C. Halle, Esquire
6th Floor Sun Life Building
Baltimore, MD 21201
(202) 539-5551
Petitioner's Attorney

ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of December, 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 held before the Zoning Commissioner of Baltimore County in Room 36, County Office Building in Towson, Baltimore County, on the 14th day of January, 1979, at 10:00 o'clock A.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE corner of Eastern Ave., : OF BALTIMORE COUNTY
and Simmons Ave., 12th District :
THOMAS G. YOUNG, III, et al., : Case No. 79-148-X
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 therefore, and of the passage of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 15th day of December, 1978, a copy of the foregoing Order was mailed to David C. Halle, Esquire, Wright & Parks, Sixth Floor, Sun Life Building, Baltimore, Maryland 21201, Attorney for Petitioners.

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

GEORGE VETH ASSOCIATES, INC. 1000 CENTURY PLAZA, COLUMBIA, MARYLAND, 21044		ARCHITECT (S01) S07-1000
MEMORANDUM FOR RECORD PROJECT - <u>Halle/Hession</u>		DATE - 11/27/78 PROJECT NO. - 2084
SUBJECT: Planning Review Comments		ROUTE TO:
PARTICIPANTS:		1 Mr. J. Simpson
Mr. John Vethly - Baltimore County Planning & Zoning		2 Mr. J. Vethly
Mr. David Halle - Wright & Parks		3 Mr. D. Halle
Mr. Clarence Jackson - George Veth Associates, Inc.		4 Mr. S. Cuv
SUBMITTED BY: <u>Clarence Jackson</u>		5
MTC (PHONE) FILE		

After discussing several questions regarding the zoning advisory comments of October 25, 1978, Mr. Vethly suggested that we do the following:

1. Property re-subdivision and record plat would not be necessary as long as the properties are under separate ownership.
2. Indicate on the drawing submission a future driveway connection from the Young Parcel to the Harmon Parcel. The grading condition of such a connection should also be considered.
3. Indicate on the drawing submission the future parking area, with the old case number regarding the previous special exception.
4. Show on the drawing a dimensions line of 175' from the center line of Eastern Avenue to the BL zoning line.
5. The entrance to Eastern Avenue must be shown as 30' wide.
6. Mr. Vethly did not feel that storm water management would be a problem and suggested that we speak to Joe Weinfeld regarding a waiver of storm water management.

Mr. Vethly informed us of the following:

1. Parcels of land under one were usually do not require storm water management.
2. We need verification from John Myers of the State Highway Administration to tie into the storm water sewer on Eastern Avenue.
3. To acquire a building permit the county engineering must be completed for the Simmons Avenue improvement and expansion. This is approximately a four (4) month process.
4. A commercial preliminary permit can be obtained by filing the necessary fees with ten (10) prints and a certified check for the estimated amount of improvement of Simmons Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Graw, Director
Office of Planning and Zoning
FROM: Petitioner # 79-148 - Item # 48
SUBJECT: Petition for Special Exception for a service garage
Northeast corner of Eastern Avenue and Simmons Avenue
Petitioner - Thomas G. Young, III, et al

12th District

HEARING: Monday, January 8, 1979 (10:45 A.M.)

The proposed use would not be inappropriate here; however, if the special exception is granted it is requested that the order be conditioned to require compliance to the comments of the Division of Current Planning and Development to the Zoning Advisory Committee.

Leslie H. Graw
Director of Planning and Zoning

LHG:JGH

Vaynouth and Weidner, Inc.

A Subsidiary of Spotts, Stevens and McCay, Inc.

CONSULTING ENGINEERS
Air and Water Pollution Control • Water Supply • Municipal Engineering and Planning • Community Development

PROPERTY DESCRIPTION

All those tracts or parcels of ground situate, lying and being in the 12th Election District, Baltimore County, Maryland and more particularly described as follows:

Beginning for the first at a pipe set at the intersection of the north side of Eastern Avenue and the east side of Simmons Avenue; thence leaving said intersection and running with and binding on the east side of said Simmons Avenue North 22 degrees 19 minutes 20 seconds West 118.80 feet to a pipe set at the intersection of the east side of Simmons Avenue and the south side of a 25 foot Avenue, said Avenue to be forever kept open for use in common and not to be dedicated to public use; thence leaving said Simmons Avenue and running with and binding on the south side of said 25 foot Avenue North 67 degrees 11 minutes 20 seconds East 154.46 feet to a pipe set at a corner common to this land and the lands of William D. Harmon, Sr.; thence running with and binding on the lands of said Harmon South 2 degrees 48 minutes 40 seconds East 118.30 feet to an "X" cut on the north side of Eastern Avenue; thence running with and binding on the north side of said Eastern Avenue South 63 degrees 08 minutes 36 seconds West 163.76 feet to the place of beginning. Containing 0.432 acres of land more or less.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-494-2363
S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

January 9, 1979

David C. Halle, Esquire
Sun Life Building, 6th Floor
Baltimore, Maryland 21201

RE: Petition for Special Exception
NE corner of Eastern and Simmons
Avenues - 12th Election District
Thomas G. Young, III, et al -
Petitioners
NO. 79-148-X (Item No. 48)

Dear Mr. Halle:

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

Very truly yours,
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachment

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 26, 1978

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

cc:

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Public Planning

Building Department

Board of Education

Public Administration

Industrial Development

David C. Halle, Esquire
Wright & Parks
6th Floor, Sun Life Building
Baltimore, Maryland 21201

RE: Item No. 48
Petitioner - Thomas G. Young, III,
et al
Special Exception Petition

Dear Mr. Halle:

In view of the fact that revised site plans were submitted to this office, which do satisfy the previous comments submitted to you, I have scheduled this petition for a hearing date.

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 10 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/sf

cc: George Veth Associates, Inc.
Architect
1000 Century Plaza
Columbia, Maryland 21044

ORDER RECEIVED FOR FILING
DATE 10/25/78 BY 10/25/78

PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION

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 302.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a DRIVEWAY GARAGE (Midas Muffler) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of NOVEMBER, 1978, that the herein Petition for Special Exception for a service garage (Midas Muffler) 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, and the Office of Planning and Zoning. Said Special Exception must be utilized within five years or become null and void.

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 302.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a DRIVEWAY GARAGE (Midas Muffler) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of NOVEMBER, 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 _____ and/or the Special Exception for _____ and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of NOVEMBER, 1978, that the above reclassification be and the same is hereby GRANTED.

Thomas G. Young, III, et al
Page 2
October 25, 1978

Before this petition can be scheduled for a hearing, a site plan must be revised to indicate the entire holdings of your client and the proposed uses of the vacant land. It is the feeling of this office that the entire area that was granted the aforementioned Special Hearing should be indicated as future parking in order to retain this right to park there. In addition, the revised site plans must incorporate the comments of the State Highway Administration and the Office of Current Planning and Development.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af
cc: George Vaeth Associates, Inc.
Architect
1000 Century Plaza
Columbia, Maryland 21044

Enclosed is a revised comment from the Office of Current Planning and Development, on the above referenced matter.

After the requested revisions have been made, the site plans should be filed with this office and a hearing date will then be assigned.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

NOVEMBER 27, 1978

David C. Halle, Esquire
Wright & Parks
6th Floor, Sun Life Building
Baltimore, Maryland 21201

RE: Special Exception Petition
Item No. 48
Petitioner - Thomas G. Young, III, et al

Dear Mr. Halle:
Enclosed is a revised comment from the Office of Current Planning and Development, on the above referenced matter.

After the requested revisions have been made, the site plans should be filed with this office and a hearing date will then be assigned.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af
encl.

cc: George Vaeth Associates, Inc.
Architect
1000 Century Plaza
Columbia, Maryland 21044

Baltimore County
Department of Public Works
THOMSON, M. DIVER, P.E.
DIRECTOR
October 16, 1978

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

Re: Item 48 (1978-1979)
Property Owner: Thomas G. Young, III, et al
W/S cor. Eastern Ave. & Simmons Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an automotive service station.
Acres: 0.432 District: 12th

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.

Comments:
Comments were supplied in connection with the Zoning Advisory Committee review for an overall larger tract of land, of which this property is a part, for Item 1 of Zoning Cycle IV (October 1975-April 1977). Those comments are referred to for your consideration.

Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

The public 8-inch sanitary sewerage, as indicated on the submitted plan, now traverses this property within a 10-foot and 15-foot Baltimore County utility easement (see Zoning Cycle IV (October 1975-April 1977), File 1). The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements. During the course of any construction on this site, protection must be afforded by the Contractor for the existing sanitary sewerage. Any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,
Edmund M. Diver, P.E.
EDMUND M. DIVER, P.E.
Chief, Bureau of Engineering

Enclosed:
cc: J. Somers, S. Bullestri, J. Whitley

Baltimore County
Office of Planning and Zoning
13000 MARLBOROUGH BLVD.
COTTEVILLE, MARYLAND 21204
November 20, 1978

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

Dear Mr. DiMenna:
Revised comments on Item #48, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Thomas G. Young, III, et al
Location: W/S Cor. Eastern Ave. and Simmons Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an automotive service station
Acres: 0.432
District: 12th

This office has reviewed the subject property with the petitioner's attorney and engineer.

It was brought to our attention that his property and the property to the east are under separate ownership and have been under separate ownership at the time of the previous petition (73-195 Young and Hamon), therefore, a subdivision plan will not be required.

The proposed driveway must be widened 30 feet and a connection be made to the property to the east.

Very truly yours,
John L. Whitley
John L. Whitley
Planner III
Current Planning and Development

Enclosed is a revised comment from the Office of Current Planning and Development, on the above referenced matter.

After the requested revisions have been made, the site plans should be filed with this office and a hearing date will then be assigned.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,
Edmund M. Diver, P.E.
EDMUND M. DIVER, P.E.
Chief, Bureau of Engineering

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
October 17, 1978

Re: Item #1 (Cycle Zoning IV - Oct. 1977 - April 1979)
Property Owner: William P. & Sylvia J. Harmon, et al
W/S cor. Eastern Ave. & Simmons Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an automotive service station.
Acres: 0.432 District: 12th

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.

Highway Comments:
Eastern Avenue is a State Road; therefore, all improvements, intersections and widening on this road will be subject to State Highway Administration requirements.

Eastern Avenue is an existing County street which has been improved with a median highway (see Section 1) within the existing 30-foot right-of-way and is proposed to be further improved as a 30-foot closed roadway section within a 50-foot right-of-way. A 10-foot median highway right-of-way widening and highway improvements will be required along the frontage of this property in conjunction with the anticipated development of this site.

The subject plan does not indicate the existence of a 10-foot right-of-way or easement along the northwestern outline of this parcel. This right-of-way would provide a more desirable means of access to this property, and adjacent properties, instead of the 20-foot drive shown on this plan.

It shall be the responsibility of the Petitioner's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to obtain, widen or extend said rights-of-way.

All entrances onto County streets are subject to the approval of the Department of Public Engineering and shall be constructed in accordance with Baltimore County Standards.

Storm Drain Comments:
Eastern Avenue is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Very truly yours,
Edmund M. Diver, P.E.
EDMUND M. DIVER, P.E.
Chief, Bureau of Engineering

Enclosed:
cc: S. Bullestri
Page 1 of 2
25 SE 10 15 15 Petition Sheet
56 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

NOVEMBER 25, 1978

David C. Halle, Esquire
Wright & Parks
6th Floor, Sun Life Building
Baltimore, Maryland 21201

RE: Special Exception Petition
Item No. 48
Petitioner - Thomas G. Young, III, et al

Dear Mr. Halle:
The Zoning Plans Advisory Committee has reviewed the plan submitted with the above referenced petition and has made an on-site field 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 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 northeast corner of Eastern and Simmons Avenues in the 12th Election District, this currently vacant site is zoned Business, Local (B.L.) and is proposed to be improved with the facilities of your client's service garage, (Midas Muffler). Adjacent properties to the west and north are zoned B.L. and Density, Residential (D.R. 5.5), and are improved with a florist and individual dwellings, respectively.

This property, as well as the proposed parking area to the rear, was the subject of a previous zoning hearing (Case No. 73-195-R), in which a reclassification was granted for the existing B.L. zoned portion of this site, while a Special Hearing permit accessory parking to the rear was also approved. A review of this file indicates that the areas that were granted encompassed more land than is shown on the site plan submitted with this petition. In addition, the dwelling, which is located to the east of the proposed service garage, has recently been razed and the property graded.

Very truly yours,
Edmund M. Diver, P.E.
EDMUND M. DIVER, P.E.
Chief, Bureau of Engineering

Enclosed:
cc: S. Bullestri
Page 1 of 2
25 SE 10 15 15 Petition Sheet
56 Tax Map

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cc: S. Bullestri
Page 1 of 2
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cc: S. Bullestri
Page 1 of 2
25 SE 10 15 15 Petition Sheet
56 Tax Map



Maryland Department of Transportation
State Highway Administration

Thomas S. Martinak
Deputy Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

September 6, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Aug. 29, 1978
Item No. 48
Property Owner: Thomas G. Young, III, et al
Location: NE/C Eastern Ave. & Simmons Ave.
Proposed Zoning: B.L.
Existing Zoning: B.L.
Special Exception for an automotive service station.
Acres: 0.432
District: 12th

Dear Mr. Martinak:

It is our understanding that the owners of the subject site also own the adjacent property to the east. This property has been recently cleared and graded and it appears that development will soon take place. If the two developments are of a compatible nature, then they should be served by one entrance in common from Eastern Blvd., at the property line. In any event, the entrance should be 30' wide and must be a depressed curb type with 36" depression transitions.

The corner at Simmons Avenue must be improved with curb and gutter on a minimum 30' radius. This will involve the relocation of the utility pole. Sidewalk ramps at the corner are required.

The parking lot barrier must be clearly noted as standard concrete curb.

The hearing date should not be assigned until the matter of access is resolved and the plan is revised.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Mayers

CLJEM:vr

My telephone number is (301) 393-4320

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



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

LESLIE H. GRIFF
DIRECTOR

October 24, 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 #48, Zoning Advisory Committee Meeting, August 24, 1978, are as follows:

Property Owner: Thomas G. Young III, et al
Location: NE/C Eastern Ave. and Simmons Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an automotive service station
Acres: 0.432
District: 12th

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.

An overall site plan for the entire property must be submitted, since the property has recently been cleared and graded. A subdivision plan will have to be processed and approved.

It appears that one driveway in common would be sufficient to serve both sites. A landscape plan for the entire property should be submitted.

Very truly yours,

John L. Wimbley Jr.
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(301) 484-3260

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

September 26, 1978

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

Dear Mr. DiNenna:

Comments on Item #48, Zoning Advisory Committee Meeting, August 29, 1978, are as follows:

Property Owner: Thomas G. Young III, et al
Location: NE/C Eastern Ave. & Simmons Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an automotive service station.
Acres: 0.432
District: 12th

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.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

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

TBD:JEP:jlg

cc: W. L. Phillips



Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 484-3860

STEPHENE COLLINS
DIRECTOR

October 20, 1978

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

Item No. 48 - ZAC - Meeting of August 29, 1978
Property Owner: Thomas G. Young, III, et al
Location: NE/C Eastern Ave. & Simmons Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an automotive service station

Acres: 0.432
District: 12th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception for and automotive service station.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/gjm



Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(301) 484-3260

Paul H. Reinke
CHIEF

October 5, 1978

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

Attention: J. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Thomas G. Young III, et al
Location: NE/C Eastern Ave. & Simmons Ave.

Item No. 48

Zoning Agenda Meeting of 08/29/78

Compliance: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be able 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.

Noted and Approved: *George M. Hegardt*
Special Inspection Division
Fire Prevention Bureau

RECEIVED: *George M. Hegardt*
Planning Division
Special Inspection Division



Baltimore County
Department of Health and Licenses
TOWSON, MARYLAND 21204
(301) 484-3261

JOHN D. SEITZ
DIRECTOR

September 22, 1978

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

Dear Mr. DiNenna:

Comments on Item #48 Zoning Advisory Committee Meeting, August 29, 1978 are as follows:

Property Owner: Thomas G. Young III, et al
Location: NE/C Eastern Ave. & Simmons Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for an automotive service station

Acres: 0.432
District: 12th

The items checked below are applicable:

- X 1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 2100 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and equal and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- C 3. Additional _____ permits shall be required.
- X 4. Building shall be upgraded to new use - requires alteration permit.
- X 5. Three sets of construction drawings will be required to file an application for a building permit.
- X 6. Three sets of construction drawings with a registered Maryland Architect or Engineer's original and will be required to file an application for a building permit.
- C 7. 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.
- X 8. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
1. No Comment.
- X 9. Comment: Please be aware of the limitations of Section 147.0 of the B.C.B.C. Basic Building Code.

Very truly yours,

Charles E. Ruckman
Charles E. Ruckman
Plans Review Chief

CEB:ms

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 1978

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

Z.A.C. Meeting of: August 29, 1978

RE: Item No: 48
Property Owner: Thomas G. Young III, et al.
Location: NE/C Eastern Ave. & Simmons Ave.
Present Zoning: B.L.
Proposed Zoning: Special Exception for an automotive service station

District: 12th
No. Acres: 0.432

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Rick Petros
W. Rick Petros
Field Representative

WRP/bp

JOSEPH H. MCCORMACK, PRESIDENT
T. RAYMOND WILKINS, JR., VICE-PRESIDENT
MARSHALL H. BOWMAN

THOMAS H. BOYER
MRS. LORRAINE T. CHURCH
ROGER E. HAYTH

ROBERT T. DUBEL, REPRESENTATIVE

ALVIN LORECK
MR. HAYDON B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Owner(s) Name: Thomas G. Young, III, et al

Reviewed by: Nicholas B. Commodari

Donald C. Halls, Engineer
Wright & Potts
4th Floor, Sun Life Building
Baltimore, Maryland 21201

cc: George Voth Associates, Inc.
Architects
1000 Century Plaza
Columbia, Maryland 21044

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 4th day of December, 1978.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Thomas G. Young, III, et al

Petitioner's Attorney: David C. Halls

Reviewed by: Nicholas B. Commodari

David C. Halls, Engineer
Wright & Potts
4th Floor, Sun Life Building
Baltimore, Maryland 21201

cc: George Voth Associates, Inc.
Architects
1000 Century Plaza
Columbia, Maryland 21044

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 21, 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., on the day of January, 1979, the first publication appearing on the 21st day of December, 1978.

THE JEFFERSONIAN
S. Leach, Jr., Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Dundalk, Md. 19
Dec. 10, 1978

THIS IS TO CERTIFY, that the annexed advertisement of S. ERIC DI BONA, Zoning Commissioner, in matter of Petition by THOMAS G. YOUNG ET AL was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, on the 22nd day of December, 1978; that is to say, the same was inserted in the issue of December 21, 1978

Kimbel Publication, Inc.
Publisher.

By Linda J. Chelle

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

79-143-X

District: 12 Date of Posting: 12/14
Posted for: Petition for Special Zoning
Petitioner: Thomas G. Young, Jr. et al
Location of property: 4614 Linden Road, Dundalk, Md.
Location of Sign: 4614 Linden Road, Dundalk, Md.
Remarks: Sign
Posted by: Sean Holmes
Date of return: 12/14

PETITION MAPPING PROGRESS SHEET

FUNCTION	With Map		Original		Duplicate		Revised		Change in Outline	
	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: SRS	Revised Plans:					Change in Outline of District:				
Previous case: 79-143-X	Map # 100									

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

No. 76218

DATE: December 5, 1978 AMOUNT: \$1-00

PAID TO: Weight and Scale

For: Cost of Advertising and Printing Date No. 79-143-X

878 F 11 2 9075 MC

VALIDATION OR SIGNATURE OF CLERK

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

No. 76183

DATE: Dec. 11, 1978 AMOUNT: \$1-00

PAID TO: Weight and Scale

For: Billing Date No. 79-143-X

878 F 11 12 5000 MC

VALIDATION OR SIGNATURE OF CLERK

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21st day of

August 1978 Filing Fee \$ 50.00 Received ☒ Check
☐ Cash
☐ Other

May Young
Sally H. Brown
Petitioner Thomas Young
Submitted by David Hale
Petitioner's Attorney David Hale
Reviewed by Donald Dethlefs

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





GRADING and

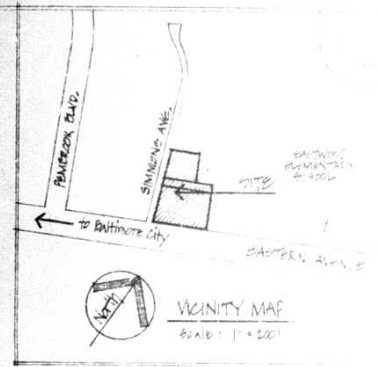
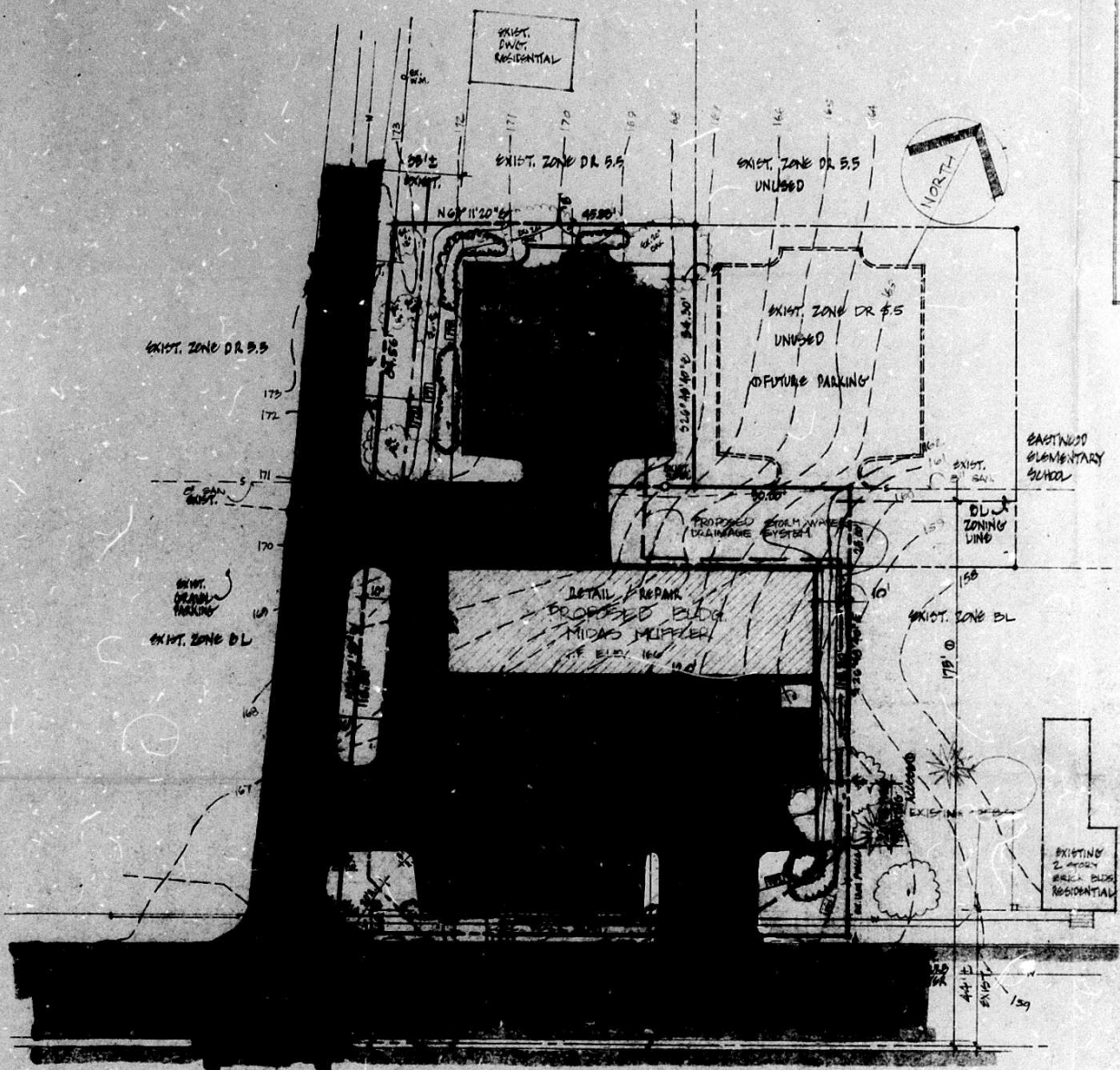
ST. PAUL ST. BALTIMORE, MD.

1000 CENTURY PLAZA COLUMBIA MD.





Whitney, Bailey, Cox & Magnani
11/15/78



GENERAL SITE INFORMATION

- AREA ① existing Zone DR 5.5 w/ Special Exception for Parking (Granted by Hearing 100.75-195R)
- AREA ② existing Zone BL and S.W.
- AREA ③ 10,041.5 sq. ft. or 0.23 Acres w/ existing Zone BL with proposed Special Exception for Nonresidential.

Eastern Avenue, and Simmons Avenue
Election District No. 12
Baltimore County, Maryland
Deed Reference: C.W.D. No. 249-2 Parcel 10
Owners: Thomas Gerbush Young
Mary Addison Bane Young
Sarah Tyler Young, Wilkinson

Area: 20,812.515 square feet ± Total
0.707 Acres ± Total

Parking Requirements:
One parking bay per 240 sq. ft. of Building Floor Area
Proposed Bldg. Floor Area = 4200 sq. ft.
Parking bays Required = 18
Parking bays Given = 23

Existing Grades shown thus 100
New Grades shown thus 100

All existing information taken from survey
done by VAN HEUTH and WEBSTER, INC.
SURVEYING ENGINEERS
2509 YORK ROAD
TOWSON, Maryland 21204

REVISED PLAN
DEC 4 1978 PM
SITE OF EXISTING BUILDING

PLAT for ZONE BL w/ SPECIAL EXCEPTION

GRADING and SITE LAYOUT

WHITNEY, BAILEY, COX & MAGNANI
CONSULTING ENGINEERS
ST. PAUL ST. BALTIMORE, MD

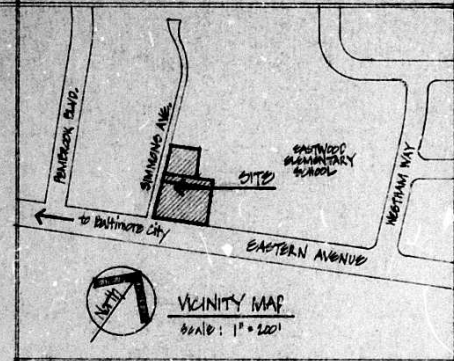
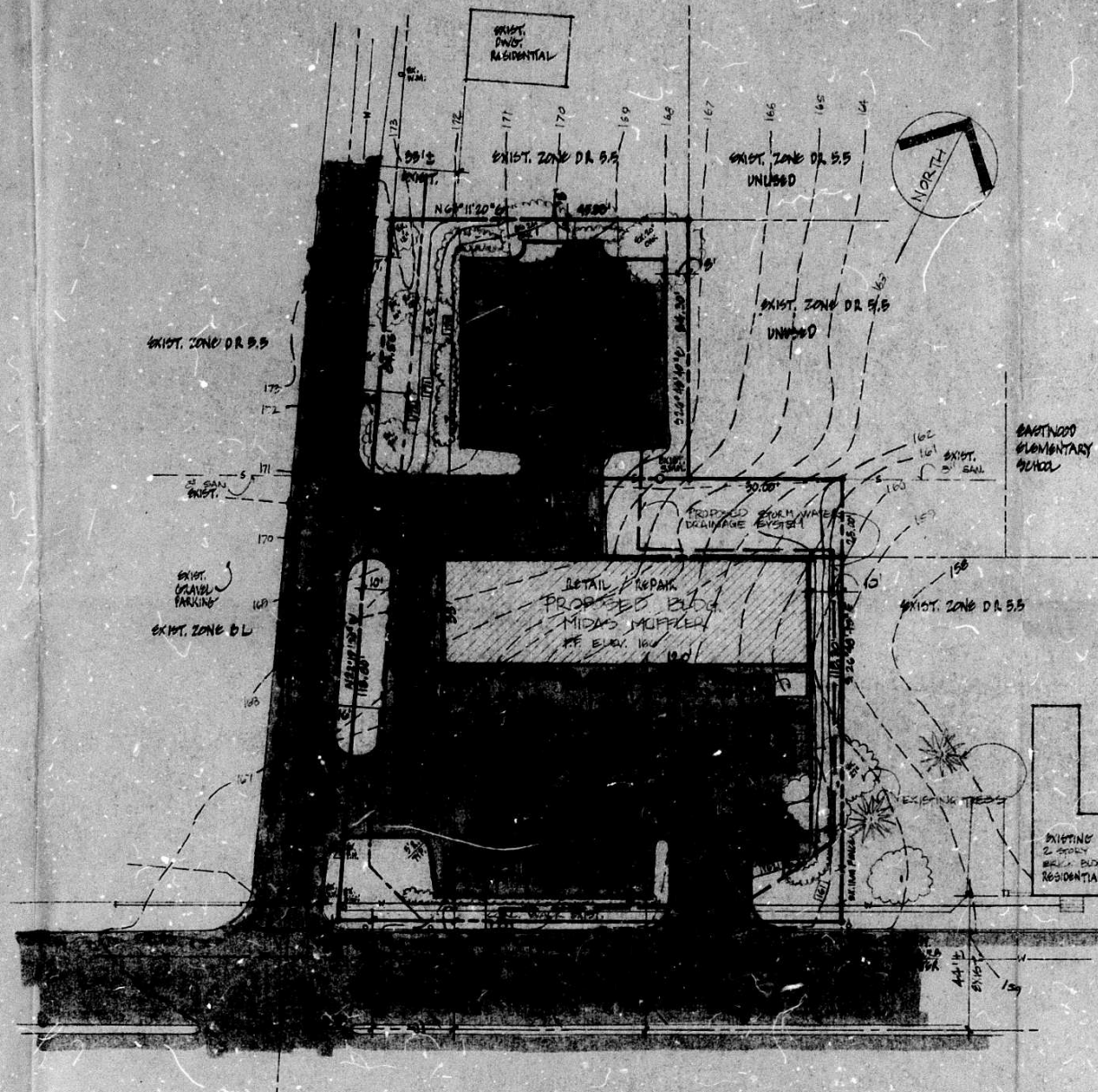
GEORGE VAETH
ASSOCIATES INC.
ARCHITECT
1000 CENTURY PLAZA COLUMBIA, MD

REVISIONS
11-20-78 - CD AS per Baltimore County
Planning & Zoning Commission

MIDAS MUFFLER
JOSEPH SIFOCZ
7009 KITCHIE HWY.
GLENN BURNIE, MD.

JOB: 7804
SCALE: 1"=50'
DATE: 7/18/78
SI-1





General Site Information

- AREA ① existing Zone DR 5.5 and Special Exception for Parking.
- AREA ② existing Zone BL and R/W.
- AREA ③ 10,241.5 sq. ft. at 0.402 Acres ± existing Zone BL with Proposed Special Exception for Muffler Shop.

Eastern Avenue and Simmons Avenue
 Election District No. 12
 Baltimore County, Maryland
 Record Reference: C.W.B., Jr. 949-2 Parcel ID
 Owners: Thomas George Young
 Mary Addison Page Young
 Sarah Tyler Young Wilkinson

Area: 20,612.015 square feet ± Total
 0.707 Acres ± Total

Parking Requirements:
 one parking bay per 200 sq. ft. of Building Floor Area
 Proposed Bldg. Floor Area = 1200 sq. ft.
 Parking Bays Required = 21
 Parking Bays Given = 23

existing grades shown thus 100
 new grades shown thus 100

All existing information taken from survey
 done by VAN HEATH and WEISNER, INC.
 SURVEYING ENGINEERS
 2509 YORK ROAD
 TOWSON, MARYLAND 21204

MAP NO.	7804
SECTION	3E 2E
DISTRICT	12
DATE	8-27
TYPE	PLAN
REVISION	1
BY	JLH
CHECKED	
DATE	

PLAT for ZONE BL w/ SPECIAL EXCEPTION

GRADING and SITE LAYOUT

MIDAS MUFFLER	JOB: 7804
JOSEPH EPOCZ	SCALE: 1"=20'
2009 RITCHIE HWY	DATE: 7/18/78
GLENN ELENIE, MD.	SI-1

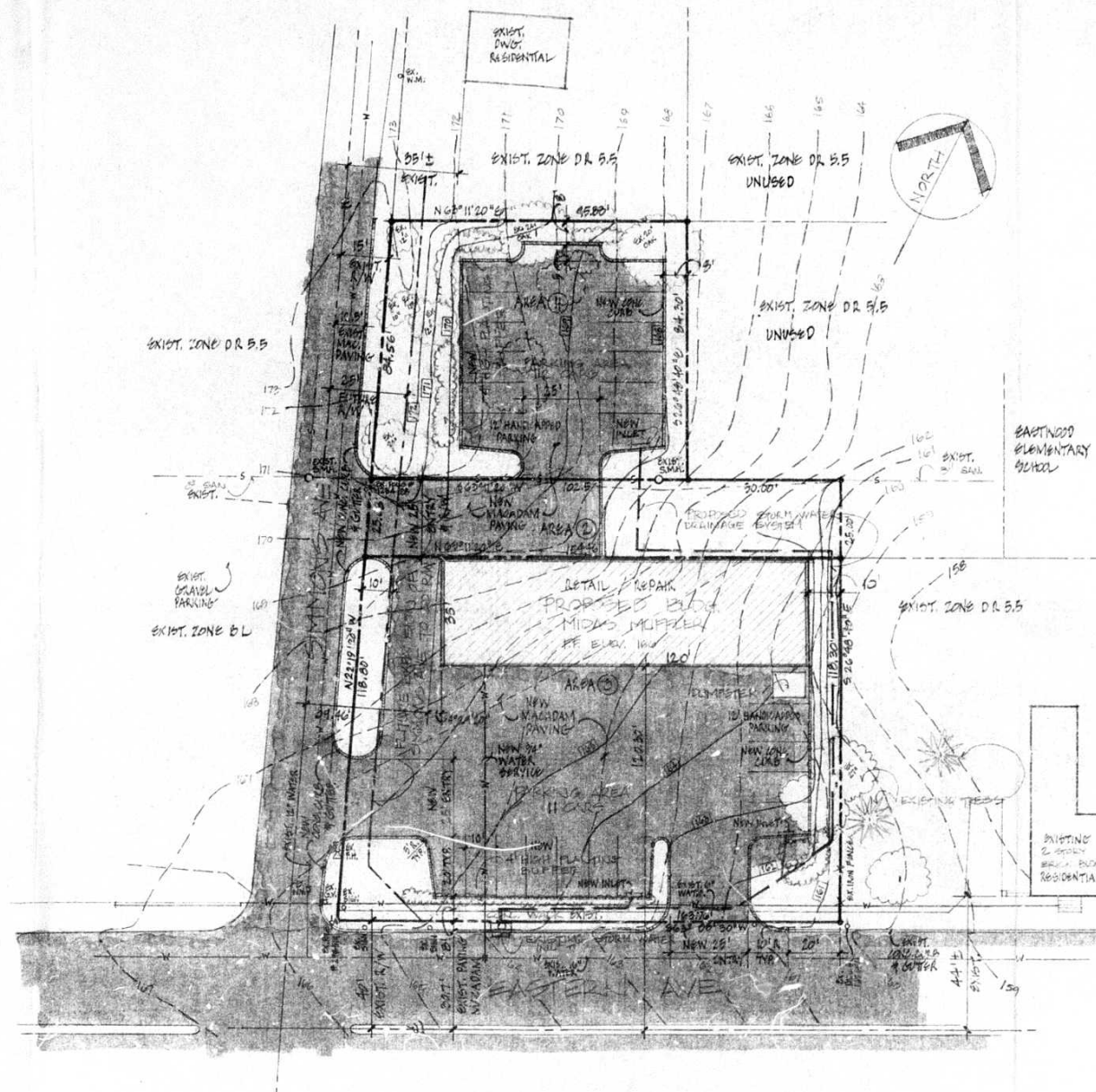
STATE OF MARYLAND
 PUBLIC & PRIVATE UTILITIES
 ENGINEERING
Small signature
 5/19/78

WHITNEY, BAILEY COX & MAGNANI
 CONSULTING ENGINEERS
 ST. PAUL ST. BALTIMORE, MD.

GEORGE VAETH
 ASSOCIATES INC.
 ARCHITECT
 1000 CENTURY PLAZA COLUMBIA, MD.

REVISIONS





General Site Information

Area (1) Existing Zone DR 5.5 and Special exception for parking.

Area (2) Existing Zone BL and R/W.

Area (3) 10,241.5 sq. ft. at 0.402 Acres ± existing Zone BL with proposed special exception for Multi-Use.

Eastern Avenue and Simmons Avenue
 Election District No. 12
 Baltimore County, Maryland
 Deed Reference: C.W.B., Jr. 249-2 Parcel 10
 Owners: Thomas George Young
 Mary Addison Page Young
 Sarah Tyler Young Wilkinson

Area: 20,812.015 square feet ± Total
 0.707 Acres ± Total

Parking Requirements:
 one parking bay per 200 sq. ft. of Building Floor Area
 Proposed Bldg. Floor Area = 1200 sq. ft.
 Parking Bays Required = 21
 Parking Bays Given = 20

Existing Grades shown this way ——— 100
 New Grades shown this way ——— 100

All existing information taken from survey done by
 VAN BENTH and WEISNER, INC.
 SURVEYING ENGINEERS
 5509 YORK ROAD
 TOWSON, MARYLAND 21204

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
Small signature
 5/14/78

PLAT for ZONE BL w/ SPECIAL EXCEPTION

GRADING and SITE LAYOUT

WHITNEY, BAILEY COX & MAGNANI
 CONSULTING ENGINEERS
 ST. PAUL ST. BALTIMORE MD

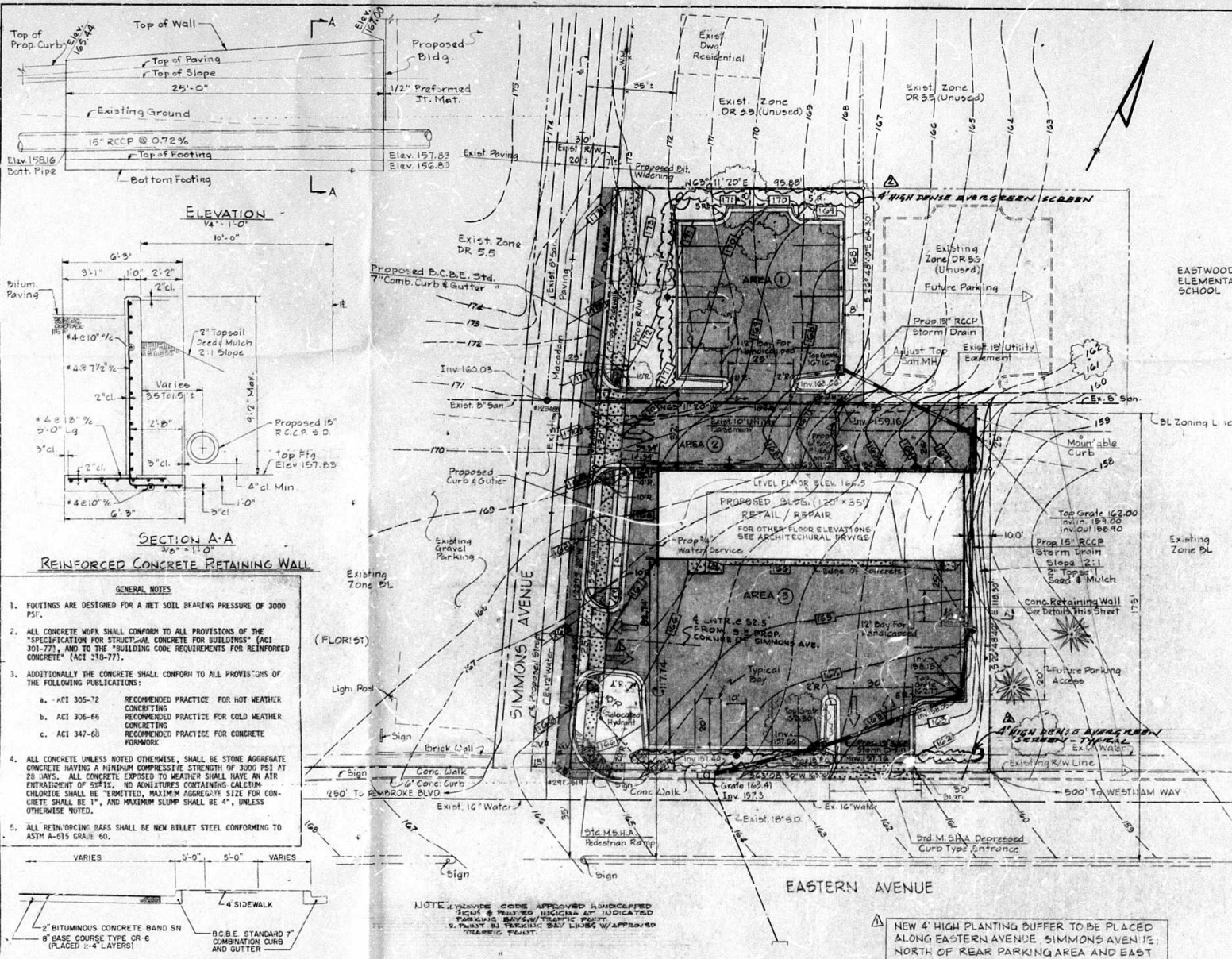
GEORGE VAETH
 ASSOCIATES INC.
 ARCHITECT
 1000 CENTURY PLAZA COLUMBIA, MD

REVISIONS

MIDAS MUFFLER
 JOSEPH SPOCZ
 7009 RITCHIE HWY
 GAITHERSBURG, MD

JOB: 7804
 SCALE: 1"=20'
 DATE: 7/18/78
 SI-1





PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 7-19-79
 C-621-79



GENERAL SITE INFORMATION

- AREA ① 8,374.6 SQ. FT. = 0.192 ACRES
 EXISTING ZONE DR 5.5 W/ SPECIAL EXCEPTION FOR PARKING (GRANTED BY HEARING NO. 79-195R)
- AREA ② 3,843.16 SQ. FT. = 0.088 ACRES
 EXISTING ZONE BL AND USE IN COMMON
- AREA ③ 10,662.4 SQ. FT. = 0.243 ACRES
 EXISTING ZONE BL W/ PROPOSED SPECIAL EXCEPTION FOR MUFFLER SHOP
- EASTERN AVENUE AND SIMMONS AVENUE
 ELECTION DISTRICT NO. 12
 BALTIMORE COUNTY, MARYLAND
 DEED REFERENCE: LBLK 5958, PAGE 460
- OWNER: JOSEPH M. SIPOCZ
- AREA 4: 31,080.15 SQ. FT. = 0.714 ACRES
 LESS 2483.0 SQ. FT. = 0.057 ACRES
 EQUAL TOTAL AREA TO BE DEVELOPED
 28,596.95 SQ. FT. = 0.657 ACRES
- DRAINAGE: STORMWATER MANAGEMENT NOT REQUIRED
 PARKING REQUIREMENTS
 ONE PARKING BAY PER 200 SQ. FT. OF BUILDING FLOOR AREA
 PROPOSED BUILDING FLOOR AREA: 4200 SQ. FT.
 PARKING BAYS REQUIRED = 21
 PARKING BAYS GIVEN = 23
- EXISTING GRADES SHOWN THUS: 160
 NEW GRADES SHOWN THUS: 160
- ALL EXISTING INFORMATION TAKEN FROM SURVEY DONE BY:
 VAN REUTH AND WEINER, INC.
 SURVEYING ENGINEERS
 3509 YORK ROAD
 TOWSON, MARYLAND 21212
 DATED MAY, 1978

LEGEND

- Concrete Pavement [Symbol]
 Bituminous Pavement [Symbol]
 Light Pole [Symbol]
 Storm Drain [Symbol]
 Std. Type 5 Inlet [Symbol]
 Fire Hydrant [Symbol]
 B.C.B.E. Pedestrian Ramp [Symbol]

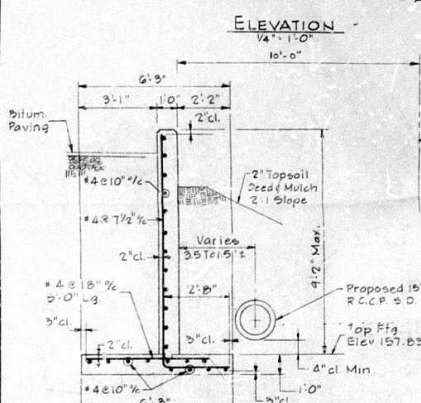
CONSTRUCTION NOTES

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST BALTIMORE COUNTY, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AND ALL EDITIONS AND AMENDMENTS THEREOF.

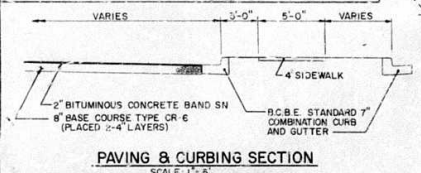
FOR STANDARD DETAILS SEE PLATE 105:

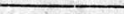
W-22 - 3/4" WATER SERVICE
 L-2-18-TYPE 3 CONCRETE INLET
 S-19 - CROWNED CULVERT
 R-20 - MOUNTABLE CURB

R-21 - 7" COMBINATION CURB & GUTTER
 R-32 - INTERLOCK
 R-34 - PRESTRESSING WALL
 R-36A - PRESTRESSING RAMP



- ### GENERAL NOTES
- FOOTINGS ARE DESIGNED FOR A NET SOIL BEARING PRESSURE OF 3000 PSF.
 - ALL CONCRETE WORK SHALL CONFORM TO ALL PROVISIONS OF THE "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301-77), AND TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-77).
 - ADDITIONALLY THE CONCRETE SHALL CONFORM TO ALL PROVISIONS OF THE FOLLOWING PUBLICATIONS:
 - a. ACI 305-72 RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING
 - b. ACI 306-66 RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING
 - c. ACI 347-68 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK
 - ALL CONCRETE UNLESS NOTED OTHERWISE, SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSF AT 28 DAYS. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 5% MIN. NO AGGREGATES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE FOR CONCRETE SHALL BE 1", AND MAXIMUM SLUMP SHALL BE 4", UNLESS OTHERWISE NOTED.
 - ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.



R. H. SIEGEL & ASSOCIATES, INC. MECH./ELEC. ENGINEERS 2313 ST. PAUL ST BALTIMORE, MARYLAND 21218	WHITNEY BAILEY COX MAGNANI CONSULTING ENGINEERS 2315 St. Paul St. Baltimore, Maryland 21218		GEORGE VAETH ASSOCIATES, INC. ARCHITECT 1000 CENTURY PLAZA COLUMBIA, MARYLAND 21044	REVISIONS		SITE PLAN MIDAS MUFFLER SHOP EASTERN & SIMMONS AVENUES BALTIMORE COUNTY, MARYLAND 41 J.M.S. INC. 7420 EASTERN AVENUE BALTIMORE, MARYLAND 21224	PROJECT NO. 7894	
				NO.	DATE		ITEM	DATE
				1	8-6-79		ENTR. LOCATION	8/6/79
				2	8-6-79		PLANTING BUFFER NOTE	
				3	8-15-79	SEE ADVERTISED TERMS PER TELE. OF D. SWACK	SCALE 1"=20'	
							DRAWING NO. 25-1	