### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. William M. Biensach \_\_\_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 409.2.b. (5 & 6) to permit 17 parking

spaces in lieu of the required 20 spaces.

of the Zoning Regulations of Baltimere County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Hardship: 1.e., the required additional 3 spaces could be provided on the Northeastern side of the building at en estimated cost in excess of \$10,000 by relocating the 2 existing utility poles, excavating into the embankment sloping upward from the existing paved parking area, and constructing a retaining wall varying in height to about 8 feet maximum.

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

Bill's Arco ( Selecus U Tea acl Mr. William M. Biensach, Prop. Legal Owner Contract purchaser Address 7940 Harford Road Baltimore, MD 21234 Protestant's Attorney Petitioner's Attorney CRDER'D By The Zoning Commissioner of Baltimore County, this 7th day

of February 197 2, 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 4th day of April 197 2, at 2:00 o'clock \_\_P.\_M. ting Commissioner of Baltimore County.

# MARYLAND SUEVEYING AND ENGINEERING CO., INC.

Affiliated With LYON ASSOCIATES, INC. BALTIMORE, MARYLAND 21207 .

> BILL'S ARCO SURVEYOR'S DESCRIPTION OF SPECIAL EXCEPTION FOR SERVICE GARAGE AND PARKING VARIANCE

BEGINNING FOR THE SAME at a point on a course of North 58° 47' 45" West 73.75 feet from an iron pipe set on the corner formed by the intersection of the Northwest side of Harford Road sixty feet wide with the Northeast side of Linwood Avenue forty feet wide; and running thence for the following courses and distances, to wit: (1) North 58° 47' 45" West 88.60 feet; (2) North 19° 13' 35" East 137.74 feet; (3) South 62° 31' 58" East 11.00 feet; (4) North 32° 10' East 68.44 feet; (5) South 43° 19' East 40.25 feet; (6) South 21° 16' 30" West 60.33 feet; (7) South 68° 43' 30" East 41.57 feet; (8) South 21° 16' 30" West 27.00 feet; (9) North 68° 43' 30" West 27.00 feet; (10) South 21° 16' 30" West 52.00 feet; (11) South 68° 43' 30" East 16.50 feet; (12) South 21° 16' 30" West 62.25 feet to the place of beginning.

Containing 14,574.8 square feet of land, more or less.

Saving and excepting that portion of the tract zoned DR 5.5.

Signed This 30 th day November 1975

## PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we William M. Bieneach legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and maue a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified; pursuant 

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulation, of Baltimore County, to use the herein described property, for a service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Bill's Arco Filles Mr. William M. Biensach, Prop. -Gontract-purchaser-Address 7940 Barford Road Baltimore, MD 21234 Protestant's Attorney Petitioner's Attorney

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 Ream 106, County Office Building in Towson, Baltimore County, on the hth day of April , 197 9, at 2:00 o'clock

\_\_ P\_\_M.

battimore county

S. ERIC DINENNA

ZONING COMMISSIONER

office of planning and zoning

TOWSON, MARYLAND 21204

Mr. William M. Biensach

Saltimore, Maryland 21234

7940 Harford Road

Dear Mr. Biensach:

SED:ne

Attachments

accordance with the attached.

cc: Parkville Community Council

2903 Manns Avenue

Feople's Counsel

c/r John Geer Disney, Esquire

Baltimore, Maryland 21234

John W. Hessian, III, Esquire

April 23, 1979

RE: Petitions for Special Exception

NW/corner of Harford Road and

William M. Biensach - Petitioner

Linwood Avenue - 9th Election

NO. 79-225-XA (Item. No. 143)

Zoning Commissioner

and Variance

District

I have this date passed my Order in the above referenced matter in

TO

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE NW/corner of Harford Road and Linwood Avenue - 9th Election District William M. Biensach - Petitioner

BEFORE THE ZONING COMMISSIONER NO. 79-225-XA (Item No. 143)

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for Special Exception for a service garage in a B. L. Zone and, additionally, a Petition for Variance to permit seventeen parking spaces in lieu of the required twenty spaces, for property at the above location.

Without reviewing the evidence in detail but based on all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the Special Exception should be granted. Likewise, the prerequisites of Section 307 of the aforementioned Regulations have been met and the Variance should also be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Paltimore County, this 23 day of April, 1979, that both the Petition for Special Exception for a service garage and the Petition for Variance to permit seventeen parking spaces in lieu of the required twenty spaces should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

- 1. The sidewalk adjoining and the entrances to the subject property must be repaired and suitably acceptable to both Baltimore County and the State of Maryland.
- 2. The site must be maintained in a clean and sanitary condition at all times.
- 3. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, to include landscaping approval by the Current Planning and Development Division

+. Said Special Exception must be utilized within five years or become null and void.

Zoning Commissioner of

March 22, 1979

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE NW corner of Harford Rd. and

Linwood Avenue, 9th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

WILLIAM M. BIENSACH, Petitioner : Case No. 79-225-XA

1111111

#### 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 Nox Zimmermon Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 20th day of March, 1979, a copy of the aforegoing Order was mailed to Mr. William M. Beinsach, Proprietor, Bill's Arco, 7940 Harford Read, Baltimore, Maryland 21234, Petitioner.

> John W. Hessin H John W. Hessian, III

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

S.Eric DINenna Zoning Commissioner Leslie H. Groef, Director

PROM Office of Planning and Zoning

Petition #79-225XA. Item 143

Petition for Special Exception for a service garage and Variance for parking Northwest comer of Harford Road and Linwood Avenue Petitioner - William M. Biensach

9th District

HEARING: Wednesday, April 4, 1979 (2:00 P.M.)

The proposed use would not be inappropriate here. If granted, it is suggested that the order be conditioned to require that a landscaping plan be submitted to and approved by the Division of Current Planning and Development.

Leslie H. Granfper J. Gottorwell

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

SCALE 10 f. - 1 inch

File No. 2547-001

### 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 7th day of February 1979n 6

Chairman, Zoning Plans

Advisory Committee

cc: Maryland Surve, ing & Engineering Co. Inc.

6707 White Stone Road

Baltimore, Maryland 21207

Zoning Commissioner Petitioner Biensach

Petitioner's Attorney Mr. William M. Biensach

dba Bill's Arco 7940 Harford Road Baltimore, Maryland 21234 BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 %. Chesspeake Ave. Towcon, Maryland 21204

Micholas B. Commodari Chairman

MEMBERS Bursau of I ginvering Department of Truffic Engineering State Roads Commission

Pureau of Fire Prevention Health Department Project Planning

Building Department

Board of Education Zoning Administration Industrial Development

March 19, 1979

Mr. William M. Biensach dba Bill's Arco 7940 Harford Road Baltimore, Maryland 21234

> RE: Item No. 143 Petitioner - Beinsach Special Exception and Variance Petition

Dear Mr. Biensach:

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 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 she 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.

Because of your proposal to construct a large addition to the edisting service station for additional service bays and auto parts sales and storage area, this combination hearing is required. The location of the damaged and disabled vehicles has not been indicated on the submitted site plan. However, as per my conversation with Mr. Fred Skelton of Maryland Surveying and Engineering Co., Inc., he stated that no outside storage area of said vehicles is proposed. If this petition is granted and at the time of application for the necessary building permits, a note indicating same, must be stated on the submitted site plans. In addition, said site plans must be sealed by an engineer or surveyor.

Item No. 143 Petitioner - Biensach Page 2 March 19, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours.

NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC/sf

enclosures

cc: Maryland Surveying & Engineering Co., Inc. 6707 White Stone Road Baltimore, Maryland 21207

baltimore county department of public works TOWSON, MARYLAND 2. 14

THURNTON M. MOURING, P.E. DIRECTOR

February 7, 1979

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

> Re: Item #143 (1978-1979) Property Owner: William M. Beingach N/W cor. Harford Rd. & Linwood Ave. Existing Zoning: P.L. Proposed Zoning: Special Exception for a service garage. Acres: 0.3346 District: 9th

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 sulject item.

Highways:

Harford Road (Md. 147) 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.

Linwood Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including a fillet area for sight distance at the Harford-Linwood intersection and any necessary revertible easements for slopes.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment @ontrol:

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

Item #143 (1978-1979) Property Owner: William M. Beinsach Page 2 February 7, 1979

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damager to sujacent properties, especially by the concent: ition 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 mains and sanitary sewerage exist in Linwood Avenue and Harford

Very truly yours, Elloworth M. Hiver for ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 55

cc: J. Somers M-SE Key Sheet

29 KE 14 & 15 Pos. Sheets NE 8 D Toro 21 Tax Map

baltimore county office of planning and zoning TOWSON, MARYLAND 21204

LESUE H. GRAFF

March 5, 1979

Mr. S. Eric Di Nenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning B altimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item \*143, Zoning Advisory Committee Meeting, December 29, 1978, are as follows:

Property Owner: William M. Beinsach Location: NW/C Harford Road and Linwood Ave Existing Zoning: b. L. Proposed Zoning: Special Exception for a service garage Acres: 0.3346 District: 9th

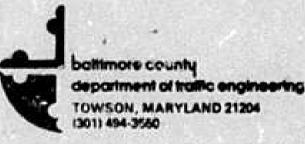
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

An area nust be shown for the storage of damaged and disabled vehicles.

Very truly yours,

Planner III

Current Planning and Development



STEPHEN E. COLLINS DIRECTUR

January 18, 1979

Mr. S. Eric DiNenna Zoning Commissioner County Office Building "- son, Maryland 21204

> Location: Existing Zoning: Proposed Zoning:

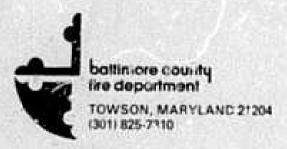
Property Owner: William M. Beinsach NW/C darford Rd. & Linwood Ave. Special Excention for a service garage

Acres: District.

Dear Mr. L. Nenna:

No traffic problems are anticipated by the requested Special Exception for a service garage.

MSF/SEW/hm.



Paul H. Reincke

January 18, 1979

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

Attention: N. Commodari. Chairman Zoning Advisory Committee

Ro: Property Comer: William N. Beinsach

Location: NW/C Harford Rd. & Linwood Ave.

Tuning Agenda Heeting of 12/26/78 Item No. 143

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. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public Norks.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

ECCESOS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site wall comply with all applicable requirements of the National Fire Protection Association Stary rd No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Provention Bureau has no commette, at this time.



M. S. Caltrider

for a service garage.

Re: Z.A.C. Meeting, December 26, 1978

January 11, 1979

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Property Owner: William M. Beinsach Location: NW/C Harford Rd. (Rte. 147) & Linwood Ave. Existing Zoning: B.I. Proposed Zoning: Special Exception

Acres: 0.3346 District: 9th

Irem: 143

Dear Mr. DiNenna:

The existing entrance channelization is acceptable to the State Highway Administration, however, the entrance paving is in poor condition and should be replaced.

CL: JEM: dj

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

My telephone number is \_\_\_\_\_383-4320

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

all that percel of land in the



THIS IS TO CERTIFY, that the annexed advertisement of PETITON FOR SPECIAL EXCEPTION & VARIANCE-Wm. M. Biensach was inserted in the following:

☐ Catonsville Times □ Dundalk Times

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEO CASH RECEIPT

FROM VILLIAM Bioneach

285 2 T卖的版 7

FOR Filing Fee for Case No. 79-225-ZA

March 7, 1979

☐ Towson Times Arbutus Time:

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 16 day of March 1979, that is to say, the same was inserted in the issues of Farch 15. 1979.

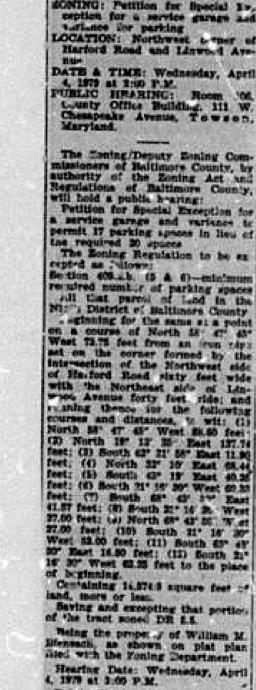
> STROMBERG PUBLICATIONS, INC. BY Lauro Pannebecker

> > No. 78568

AMOUNT \$50.00

VALIDATION OR SIGNATURE OF CASHIER

5000 0 MBC



	TOWSON,	MD.,	Herch 1	ž 1
THIS I	S TO CERTIF	Y, that the	annexed :	advertisement
	n THE JEFFE			
	ed in Towson			
	steno			
	April			
	the 15t			

Maryland.
The Coning/Deputy Eming Com- niasioners of Baltimore County, by authority of the Zoning Act and legulations of Baltimore County, will hold a public hearing: Putition for Special Exception for
service garage and variance to ermit 17 parking appears in lieu of an required 20 spaces. The Boning Regulation to be ex- epted as . slowe;
e tion 400 ab. (5 & 6)—minimum is ured number of parking spaces all that purces of Lod in the first District of Bultimors County aginting for the same at a point in a course of North Et 67 45 Yest 73.75 feet from an our ray; at on the corner formed by the state-section of the Northwest side of Hasford Road sixty feet wide the Northwest side of Hasford Road sixty feet wide the Northwest side of Lin-
et on the corner formed by the structure of the Northwest side ( Ha-ford Road sixty feet wide the he Northwest side of Linguis Avenue forty feet ride; and aning themes our the following
Harford Road sixty feet wide of Harford Road sixty feet wide of Ldn- roa Avenue forty feet ride; and aning themes forty feet ride; and aning themes in the following nurses and distances, 's wit: (1) forth 52° 47° 45° West 88.80 feet; (3) South 62° 21° 58° East 137.74 set; (5) South 62° 21° 58° East 12.80 set; (6) South 62° 19° East 68.44 set; (6) South 62° 19° East 69.50 feet; (7) South 68° 43° 50° West 69.50 feet; (8) South 68° 43° 50° West 69.50 feet; (8) South 68° 43° 50° West 69.50 feet; (8) South 12° 16° 20° East 69.50 feet; (10) South 11° 16° 30°
et; (E) South 21 15 30 West 20 33 et; (T) South 22 40 5
200 feet; (3) North 68" 43" 26" W et 200 feet; (10) South 21" 16" 20" eet 32.00 feet; (11) South 21" Fast 16.50 feet; (12) South 21" 20" West 62.25 feet to the place beginning. Containing 16,574.5 square feet 2" ad, more or less. Saving and excepting that poetics. 'the trust soused DR 5.5.
densacii, as chown on plat plan led with the Youing Department. Hearing Date: Wednesday, April 1979 at 2:00 P.M.
Public Cearing: Room 104, Coun- Office Milding, 111 W. Chesa- ske Avenue, Fewnon, Maryland. By Order Of E. ERIC DINENNA, Soning Commissioner of Baltimore County
or many more security

department of health

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

TOWSON, MARYLAND 21204

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning

December 26, 1978, are as follows:

Existing Zoning: B.L.

Location:

Acres:

istration requirements.

IJE/JRP/fth6

co: We L. Phillips

District:

which exhausts into the atmosphere.

County Office Building

Towson, Maryland 21204

Dear Mr. DiNenna:

February 1, 1979

Comments on Item #143, Zoning Advisory Committee Meeting of

Proposed Zoning: Special Exception for a service garage.

at this location, revised plans must be subsitted showing method providing

for the elimination of waste oil in accordance with Water Resources Admin-

is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process

NW/C Harford Rd. & Linwood Ave.

If additional lubr cation work and oil changes are to be performed

A Permit to Construct from the Division of Air Pollution Control

Fores

Ian J. Forcest, Acting Director BURRAU OF ENVIRONMENTAL SERVICES

CERTIFICATE OF PUBLICATION

S. Leank Structur

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

Property Owner: William M. Beinsach

Metropolitan water and sever exist.

0.3346

bortry of the Zoning Act and bortry of the Zoning Act and unlations of Baltimore County, hold a public brazing: wiltion for Special Exception for service garage and variance to mit 17 parking appears in lieu of required 20 spaces he Zoning Regulation to be an ind as "slower than 400 ab (5 A 6) and a lieu of the county of t	
ted as . slower than 400 ab. (5 & 6)—enin'mum ulred number of parking spaces in that pured of Lod in the . District of Baltimore County aginting for the same six a point a course of North Lit 67 45 on the corner formed by the section of the Northwest side Ha. ford Road sixty feet wide to Northeast side of Lin-	
Avenue forty feet ride; and sing themes for the following was and distances, to wit: (1) th 58° 47° 48" West 80.60 feet North 19" 12" 15" Peer 11"	
(3) South 62° 21' 58° East 11.80 (4) North 32° 10' East 65.44 (5) South 62° 19' East 60.25 (6) South 62° 19' East 60.25 (7) South 62° 40' 50' East feet; (8) South 52° 10' E West feet; (8) South 22° 16' 26' West of feet; (10) South 21' 18' 30' East; (10) South 63° 47' East 18.50 feet; (11) South 63° 47' East 18.50 feet; (12) South 63° 47' East 18.50 feet; (13) South 63° 47' East 18.50 feet; (13) South 63° 47' East 18.50 feet; (13) South 63° 47' East 18.50 feet; (14) South 63° 47' East 18.50 feet; (15) South 63° 47' East 18' E	
there or issue that portion with an excepting that portion the tract some DR E.S.  Ing the proper of William M.  sach, as shown on plat plan with the Youing Department	
aring Date: Wednesday, April 178 at 3:00 P.M.  Air "earing: Room 164, Coun- office	THE ROOM NAMED IN COLUMN TWO IS NOT THE OWNER.
THE PERSON NAMED IN COLUMN TWO	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISIO MICCELLANEGUS CASH RECEIPT	No. 78615
April 4, 1979	NT01-662
AMOU	NT \$57.81
PRON CO-t - C - Siensach	
ro. Cost of Advertising and	Posting Case No. 79-205-XA
1289 3 52 AFR 5	5201
VALIDATION OF SICH	57.81 isc



Jamuary 23, 1979

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

Dear Mr. Dillennas

Comments on Item #11,3 Zoning Advisory Committee Meeting. December 26, 1978 are as follows:

Property Owner: William M. Beinsach M.C Harford Road & Linwood Ave. Existing Zoning: B.L. Proposed Zoning: B.L.

Special Exception for a service garage

Acres: District:

The sleer checked below are applicable:

X A. Structure shall conform to Bultimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional \_\_\_\_\_Permits shall be required. D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Karyland Architect or Engineer's original seel will be required to file an application for a building permit.

G. 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.

H. Requested satback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

X J. Coment: Auto repair shop will place building in voilation of Section 117.0 unless the repair shop is separated from the auto parts sales and storage area by a 3 hour masonry fire wall to the natisfaction of the

2 rigno

Previous case: 387

79-225 XA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Tourson, Maryland

District	Date of Posting 3/19/79
Posted for: Setition for	
Petitioner: M. Alliam 17	Bunanch
Location of property: NW / Co.	men Markerd Ad & Serieserd
Location of Signs: Mart	property 579 40 Manford Rel
Remarks:	
Pried by Son Collman	Date of return: 7/40
Signature	Dest to return to a return to

PUNCTION	Wali Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	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										

Map # 4E 80

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1979

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

Z.A.C. Meeting of: December 26, 1978

RE: Item No: 143 Property Owner: William M. Beinsach Location: NW/C Harford Rd. & Linwood Ave. Present Zoning: B.L. · Proposed Zoning: Special Exception for a service garage

District: 9th No. Acres: 0.3346

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich, Field Representative

JOSEPH N. MCGOWAN, PRESIDENT

THOMAS H. BOYEN ROGET B. HAYDEN

MODERT T. QUEEL. SUPERINTENDENT

MRS. MILTON R. SMITH, JR.

ALVIN LORECK

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

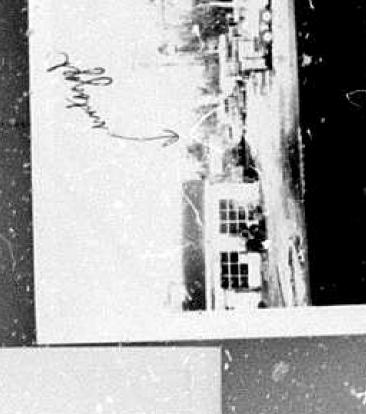
County Office Building 111 %. Chesapeake Avenue Townon, Maritani 21204

Your Petition has been received \* this /5 day of 

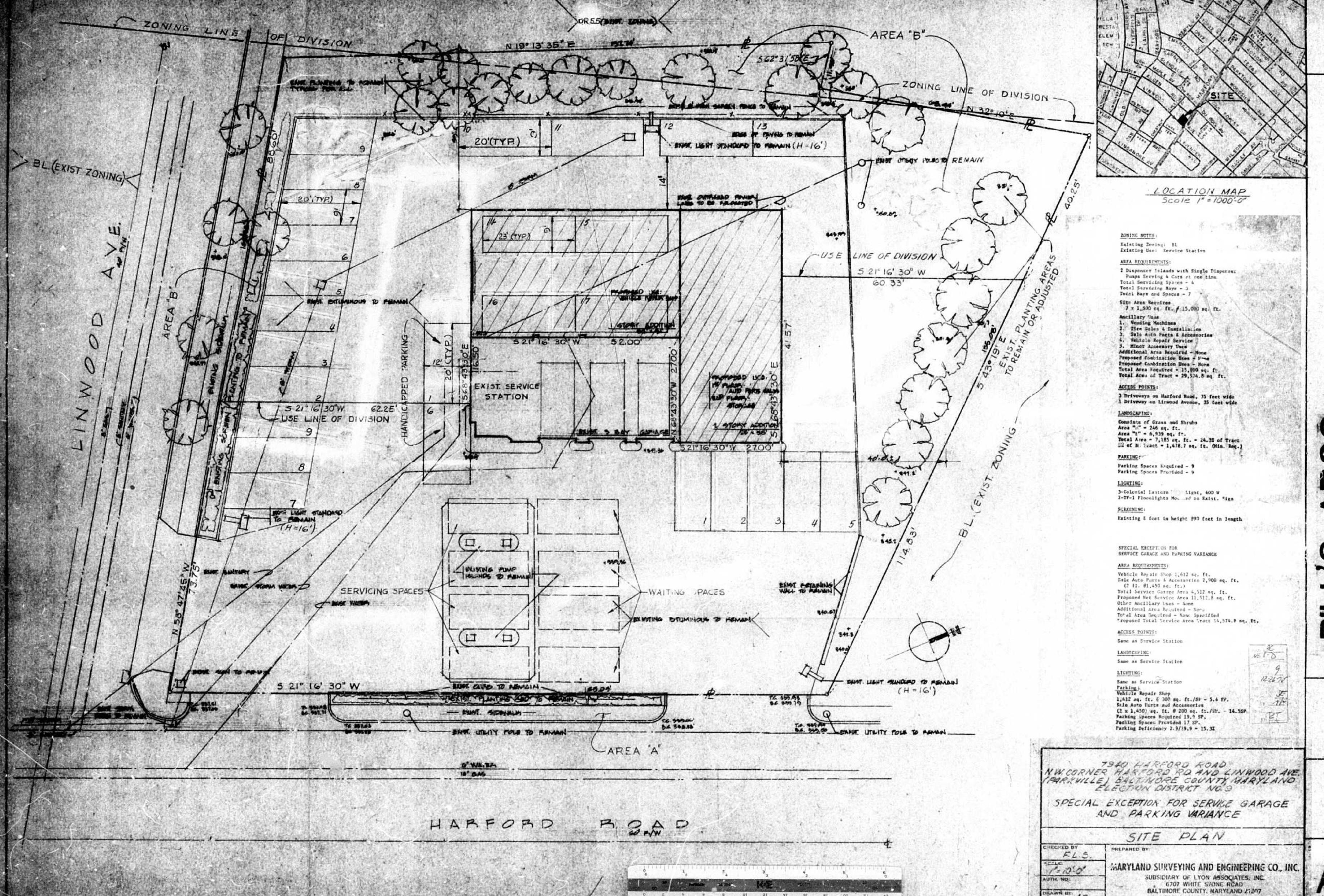
Petitioner Within M. Riversh Submitted by Petitioner's Attorney Reviewed by Ors

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









TELEPHONE 301-944-9291

2547-001

DATA NOV 1,1978

DRAWN BY AS

Diewa ee