

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

80-17-X
192

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Frederick Mueller, Ann Mueller,
 and Mary K. Deane, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

FILED
 ELECTION
 DATE
 TYPE
 NUMBER
 BY
 INDEXED
 NO.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Service Garage (Upholstery Shop).

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

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

Contract purchaser: Mary K. Deane
 Address: 8412 Tachbrook Road, Baltimore, Maryland 21236, 256-7398
 Petitioner's Attorney: _____
 Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, 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 _____ day of _____, 1979, at _____ o'clock _____ A. M.

William E. Hammond
 Zoning Commissioner of Baltimore County.

(over)

80-17-X
 80-17-X
 80-17-X

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NE corner of Mace Ave. and :
 Gerries Ave., 15th District : OF BALTIMORE COUNTY
 FREDERICK MUELLER, et al, : Case No. 80-17-X
 Petitioners :

ORDER TO ENTER APPEARANCE

Mr. Commissioners:
 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
 Peter Max Zimmerman
 Deputy People's Counsel

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

I HEREBY CERTIFY that on this 6th day of July, 1979, a copy of the foregoing Order was mailed to Frederick Mueller, Ann Mueller, and Mary K. Deane, 8412 Tachbrook Road, Baltimore, Maryland 21236, Petitioners.

John W. Hessian, III
 John W. Hessian, III

E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

OFFICE: 828-9808 March 2, 1979 RESIDENCE: 771-4882

Description to Accompany Petition for Special Exception
 Frederick Mueller Et. Al. Property
 Mace Avenue and Gerries Avenue

Beginning for the same at a point on the east side of Mace Avenue, at a distance of 15.00' north easterly from the intersection formed by astermost side of Mace Avenue and the northernmost side of Gerries Avenue, running thence and binding on the easternmost side of Mace Avenue N 19°30'10" E 115.00', thence leaving the easternmost side of Mace Avenue and binding on the outline of Frederick Mueller, the two following courses and distances: (1) S 70°29'50" E 150.00' and (2) S 19°30'10" W 130.00' to the northernmost side of Gerries Avenue, running thence and binding of the northernmost side of Gerries Avenue, N 70°29'50" W 135.00', thence by a curve to the right with a radius of 15' for a distance of 23.56' to the place of beginning.

Containing 0.447 Acres of land more or less.
 Being the property of Frederick Mueller et al and also being known as #501 Mace Avenue.

E. F. Raphael
 Eugene F. Raphael
 Reg. Pro. Land Surveyor
 No. 2246



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 Zoning Commissioner
 TO: _____ Date: July 17, 1979
 John D. Seyffert, Director

Office of Planning and Zoning
 FROM: _____
 Petition #80-17X, Item 192

SUBJECT: _____
 Petition for Special Exception for Service Garage
 Northeast corner of Mace Avenue and Gerries Avenue
 Petitioner - Frederick Mueller, et al

15th District
 HEARING: Tuesday, July 24, 1979 (10:15 A.M.)

The proposed use of this former service station property would not be inappropriate. If granted, it is requested that the petitioner be required to submit details of landscaping to the Division of Current Planning and Development for their approval. Further, it is requested that consideration be given to closing the existing entrance on Gerries Avenue.

John D. Seyffert
 John D. Seyffert, Director
 Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 294-3353

August 20, 1979

Mr. Frederick Mueller
 8412 Tachbrook Road
 Baltimore, Maryland 21236

RE: Petition for Special Exception
 NE/corner of Mace Avenue and
 Gerries Avenue - 15th Election
 District
 Frederick Mueller, et al -
 Petitioners
 Case No. 80-17-X (Item No. 192)

Dear Mr. Mueller:
 I have this date passed my Order in the above captioned matter in accordance with the attached.
 Very truly yours,
Jean M.H. Jung
 JEAN M.H. JUNG
 Deputy Zoning Commissioner

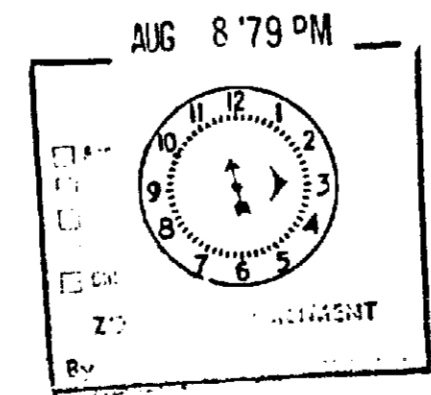
JMHJ/mc
 cc: Miss M. Linda Martinak
 408 Gerries Avenue
 Essex, Maryland 21221
 John W. Hessian, III, Esquire
 People's Counsel

8412 Tachbrook Road
 Baltimore, Maryland 21236
 August 1, 1979

Ms. Jean Jung
 Deputy Zoning Commissioner
 Baltimore County Office Building
 Baltimore, Maryland 21204

Dear Ms. Jung,
 This letter is in reference to the zoning reclassification of the property at 507 Mace Avenue in Essex.
 Site plans are being redrawn to correct the parking specifications. They will be resubmitted when completed.
 We do not request another hearing.

Sincerely,
Ann Mueller
 Ann Mueller



79-56-1
 507 Mace Ave
 Dates over Friday - 8/8

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Frederick Mueller
 8412 Tachbrook Road
 Baltimore, Maryland 21236

cc: E. F. Raphael & Assoc.
 201 Courtland Avenue
 Towson, Maryland 21204

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 _____ day of _____, 1979.

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner: Frederick Mueller, et al
 Petitioner's Attorney: _____
 Reviewed by: Nicholas E. Commodari
 Nicholas E. Commodari
 Chairman, Zoning Plans
 Advisory Committee

ORDER RECEIVED FOR FILING

DATE August 29, 1979
BY Jack P. Long, etc.
Administrative Director

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, the Special Exception for a service garage (upholstery shop) should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of August, 1979, that the herein Petition for Special Exception for a service garage (upholstery shop) should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No vehicles are to be stored outside of the building.
2. All underground gasoline storage tanks must be properly abandoned in accordance with the Fire Department Regulations.
3. Three foot high compact screening along Mace Avenue.
4. No repair of motor vehicles on the premises.
5. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

John M. N. Jones
Deputy Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197 __, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 11, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

000
Nicholas B. Commodari
Chairman

- MEMBERS
- Bureau of Engineering
 - Department of Traffic Engineering
 - State Roads Commission
 - Bureau of Fire Prevention
 - Health Department
 - Project Planning
 - Building Department
 - Board of Education
 - Zoning Administration
 - Industrial Development

Mr. Frederick Mueller
8412 Tachbrook Road
Baltimore, Maryland 21236

RE: Item No. 192
Petitioners - Frederick Mueller, et al
Special Exception Petition

Dear Mr. Mueller:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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 Mace and Gerries Avenues in the 15th Election District, the subject property is presently improved with an abandoned service station, which is proposed to be converted to an automobile upholstery shop. Surrounding properties are improved with commercial uses to the north, while individual dwellings are situated to the east, south and west of this site.

A review of the submitted site plan indicates that two (2) parking spaces are proposed along the north side of the existing building. However, a field inspection indicated that an attached canopy is presently existing in this location. The removal of same should be indicated on revised site plans. Said plans should also incorporate the widening of the abutting roads, the required 8' parking setback along Gerries Avenue, and all comments from the Office of Current Planning. In addition, particular attention should be afforded the comments of the Fire Department concerning the existing gasoline storage tanks.

Item No. 192
Page 2
July 11, 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:nr

Enclosures

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

June 14, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #192, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

Property Owner: Frederick Mueller, et al
Location: NE/C Mace Ave and Gerries Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage (upholstery shop)
Acres: 0.447
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 assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Four foot high compact screening is required along Mace Avenue.

The site should be landscaped.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

April 26, 1979

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

Re: Item #192 (1978-1979)
Property Owner: Frederick Mueller, et al
N/E cor. Mace Ave. & Gerries Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage (Upholstery Shop)
Acres: 0.447 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.

General:

The location or disposition of the underground fuel storage tanks is not indicated on the submitted plan.

Highways:

Mace and Gerries Avenues, existing public roads, are proposed to be improved in the future as 40 and 30-foot closed section roadways on 60 and 50-foot rights-of-way, respectively. Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

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

Storm Drains:

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.

Item #192 (1978-1979)
Property Owner: Frederick Mueller, et al
Page 2
April 26, 1979

Water and Sanitary Sewer:

Public water mains and sanitary sewerage exist in Mace and Gerries Avenues.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

1-SW Key Sheet
5-NE 27 Pos. Sheet
7E 2 G Topo
97 Tax Map

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEVEERT
DIRECTOR

March 23, 1979

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

Dear Mr. DiNenna:

Comments on Item # 192 Zoning Advisory Committee Meeting, March 20, 1979 are as follows:

Property Owner: Frederick Mueller, et al
Location: NE/C Mace Ave. & Gerries Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage (Upholstery shop)

Acres: 0.447
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin. Change of occupancy from business to B-1 storage required.
- X C. Additional _____ permits shall be required.
- X 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 Maryland Architect or Engineer's original seal MAY 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 setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comment: O.K. as long as there is no repair of motor vehicles.

Very truly yours,
Charles E. Hummel
Plans Review Chief

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 5, 1979

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

Item No. 192 - ZAC - March 20, 1979
Property Owner: Frederick Mueller, et al
Location: NE/C Mace Ave. & Gerries Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage (Upholstery shop)

Acres: 0.447
District: 15th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,
Michael S. Flanigan
Engineer Associate II

MSF/mjm

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

May 15, 1979

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

Dear Mr. DiNenna:

Comments on Item #192, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: Frederick Mueller, et al
Location: NE/C Mace Ave. & Gerries Ave.
Existing Zoning: B+L - C+N+S
Proposed Zoning: Special Exception for a service garage (Upholstery Shop)
O. 447
Acres: 0.447
District: 15th

Metropolitan water and sewer exist.

All underground gasoline storage tanks must be properly abandoned in accordance with Fire Department regulations.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:phg

Paul H. Reincke
CHIEF

March 29, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Frederick Mueller, et al

Location: NE/C Mace Ave. & Gerries Avs.

Item No. 192 Zoning Agenda Meeting of 3/20/79

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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 _____ RECORDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (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", 1976 Edition prior to occupancy. Remove or fill existing gas tanks according to NFPA Standard #30, Appendix "C".
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Wagonet* Noted and Approved: _____
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 19, 1979

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

Z.A.C. Meeting of: March 20, 1979

RE: Item No: 187, 188, 189, 190, 191, 192, 193, 194
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MNP/bp

J. SEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSBARIS

THOMAS H. ROYER
MRS. LORRAINE F. CHIRCUS
ROGER S. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

40-17-X

District: 15 Date of Posting: 7/1/79
Posted for: Posting for Special Exception
Petitioner: Frederick Mueller, et al
Location of property: NE/C Mace Ave. & Gerries Ave.
Location of Signs: Corner of property at Mace Ave. & Gerries Ave. (S&L Mace Ave.)
Remarks:
Posted by: Sean Collins Signature Date of return: 7/1/79

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7th day of March 1979. Filing Fee \$ 50.00 Received Cash Other

Ann Mueller *Sean Collins*
Mary K. Diane *S. Eric DiNenna*
Petitioner: Frederick Mueller Submitted by Walter Rasmussen
Petitioner's Attorney: _____ Reviewed by Dianette

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

OFFICE OF THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 July 5 1979

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Frederick Mueller, et al was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 5th day of July 1979, that is to say, the same was inserted in the issues of July 5, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Berger*

PETITION FOR SPECIAL EXCEPTION
15 DISTRICT

LOCATION: Northeast corner of Mace Avenue and Gerries Avenue
DATE & TIME: Tuesday, July 24, 1979 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Special Exception for Service Garage (Upholstery Shop) All that parcel of land in the 15th District of Baltimore County containing 0.447 acres and bounded on the east side of Mace Avenue, at a distance of 18.00' northerly from the intersection formed by Mace Avenue and Gerries Avenue, running thence and binding on the east side of Mace Avenue, N 19° 20' 00" W 130.00' to the northernmost side of Gerries Avenue, running thence and binding on the northernmost side of Gerries Avenue, N 19° 20' 00" W 130.00' to the northernmost side of Gerries Avenue, N 19° 20' 00" W 130.00' to the northernmost side of Gerries Avenue, N 19° 20' 00" W 130.00', thence by a curve to the right with a radius of 13' for a distance of 23.98' to the place of beginning. Containing 0.447 Acres of land, more or less.

Being the property of Frederick Mueller et al, as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday, July 24, 1979 at 10:15 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF WILLIAM E. HAMMOND, ZONING COMMISSIONER OF BALTIMORE COUNTY July 5

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 5, 1979

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time successive weeks before the 24th day of July, 1979, the 5th publication appearing on the 5th day of July 1979.

THE JEFFERSONIAN,

L. Paul Stricker
Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND No. 78752
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 26, 1979 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Frederick G. and Ann C. Mueller

FOR: Posting and Advertising of Case No. 80-17-X

200520 20 50.00 00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 83121
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: August 16, 1979 ACCOUNT: 01-662

AMOUNT: \$71.29

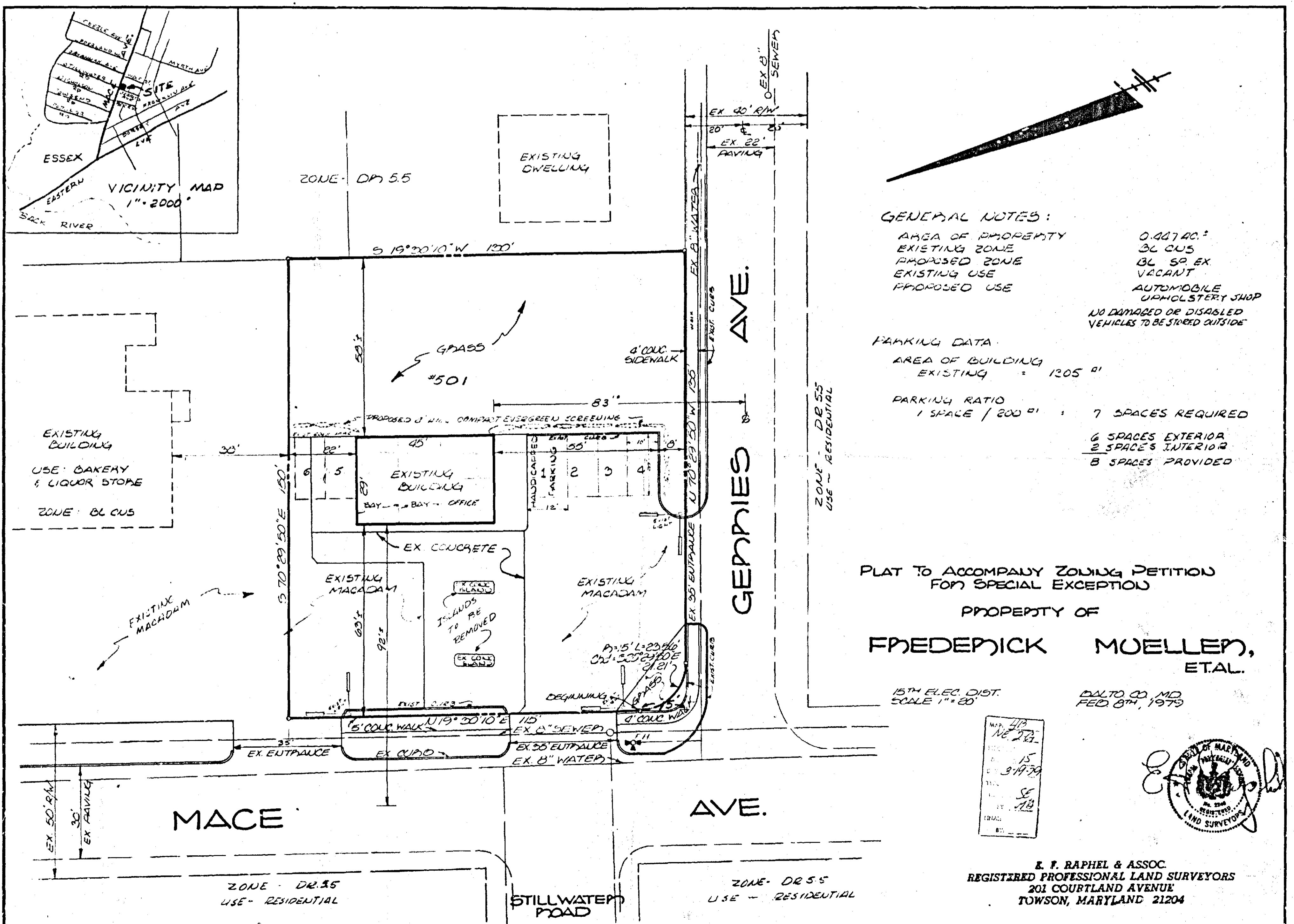
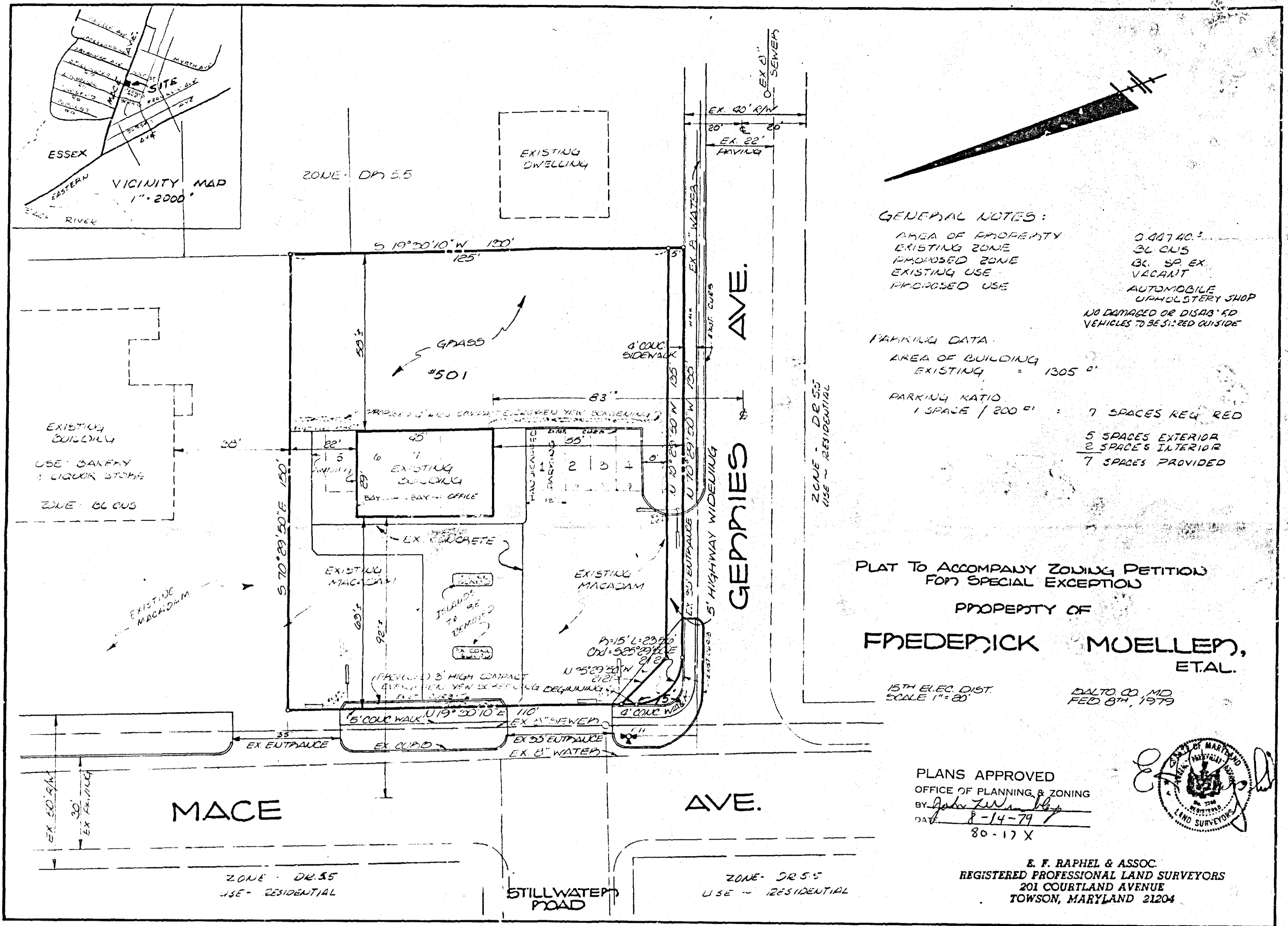
RECEIVED FROM: Ann Mueller

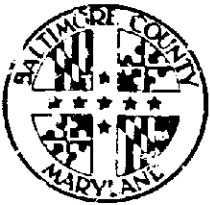
FOR: Advertising and Posting for Case No. 80-17-X

200520 20 71.29 00

VALIDATION OR SIGNATURE OF CASHIER







Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 22, 1997

Michael P. Smith, Esquire
Bodie, Nagle, Dolina, Smith & Hobbs
21 West Susquehanna Avenue
Towson, MD 21284-5279

RE: Zoning Verification
501 Mace Avenue
15th Election District

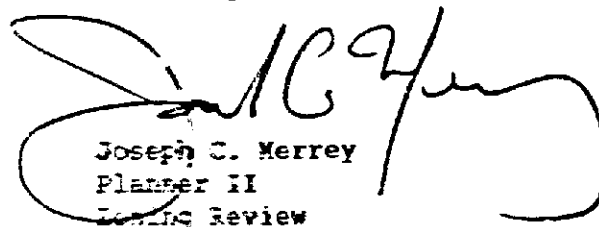
Dear Mr. Smith:

Per your letter of December 17, 1997, you have requested that in consideration of a zoning change on the subject property from B.L. to B.M.-A.S., that special exception case 80-17-X be determined to have "no impact" on a current request to place a service garage on the property as the B.M.-A.S. zone permits such a use as a matter of right.

Please be advised that per M. Carl Richards, Jr., Supervisor of Zoning Review, this office will accept your letter as notice of abandonment of special exception case #80-17-X and; therefore, the current request for the subject service garage will not be subject thereto.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,



Joseph C. Merrey
Planner II
Zoning Review

JCM:rye

c: zoning case 80-17-X

Enclosure





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 3, 1998

Thomas J. Dolina, Esquire
Bodie, Nagle, Dolina, Smith & Hobbs
21 West Susquehanna Avenue
Towson, Maryland 21204-5279

Dear Mr. Dolina:

RE: 501 Mace Avenue, Zoning Case 80-17-X & 65-267-X, 15th Election District

In response to your letter of November 25, 1998, the following has been determined.

The above property is currently classified B. M. - A. S. (Business Major - Automotive Services) as per the Baltimore County map # NE 2-G (copy enclosed).

The permitted uses of a B.M. zone are listed in Section 233 of the Baltimore County Zoning Regulations (BCZR)(copy enclosed).

Finally, our records are showing two zoning cases regarding the subject property. The first (65-267-X) was a special exception for a gasoline station (granted) and the second (80-17-X) was also a special exception for a service garage/upholstering shop (also granted). However, in 1997 a request was made that past special exceptions be abandoned, which was accepted (copy enclosed). The property was also sighted for a zoning violation (case 98-1460), but the case was closed on February 5, 1998.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

R. David Duvall
Drafting Technician II
Zoning Review

RDD:cjs

Enclosure

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No. 060380	PAID RECEIPT PROCESS ACTUAL TIME 12/02/1998 12/01/1998 16:23:31 REV 15005 CASHIER PUES PEW DRAWER 3 15 MISCELLANEOUS CASH RECEIPT Receipt # 067583 UFLN CR NO. 060380 40.00 CHECK Baltimore County, Maryland
DATE <u>11/30/98</u> ACCOUNT <u>001-6150</u> AMOUNT \$ <u>40.00 (DD)</u>			
RECEIVED FROM: <u>Bodie, Nagle, Dolina, Smith & Hobbs</u> FOR: <u>VERIFICATION #98-5231</u> <u>501 Mace Avenue</u>			
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION		

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11/11/98
WLP

**BODIE, NAGLE, DOLINA,
SMITH & HOBBS**
A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
21 West Susquehanna Avenue
Towson, MD 21204-5279
(410) 823-1250
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November 25, 1998

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Arnold Jablon, Director
Permits & Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Verification for 501 Mace Avenue

Dear Mr. Jablon:

Please provide me with a "Zoning Verification Letter" for the property located at:

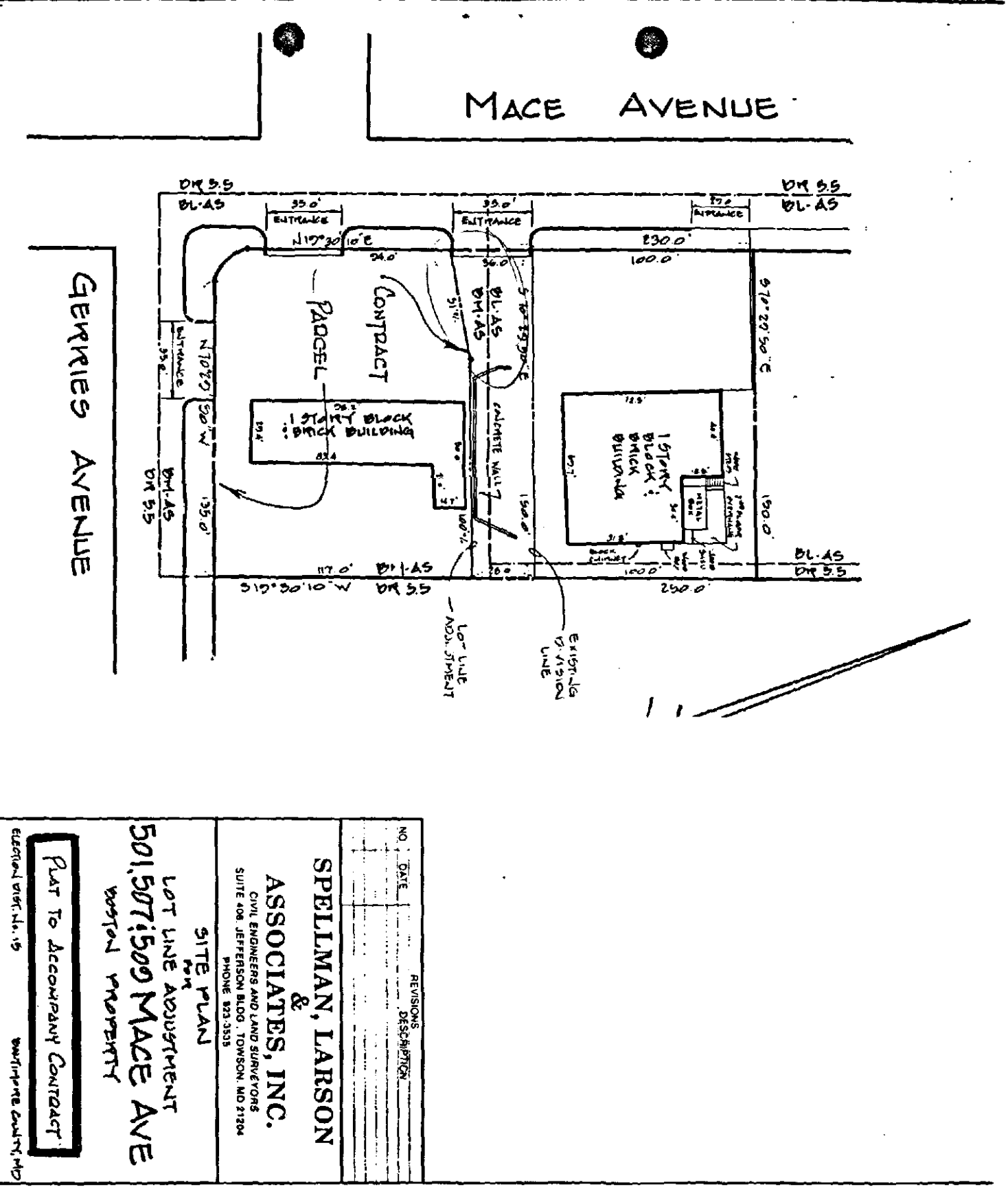
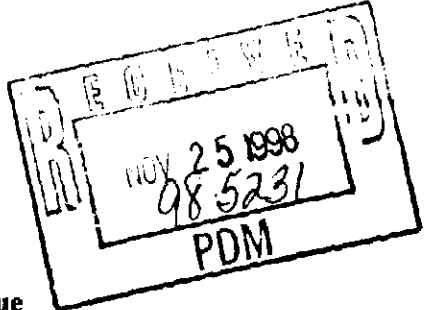
501 Mace Avenue
Baltimore, Maryland 21221
(Copy of Plat attached)

Please include in the letter a statement of: 1) the zoning classification for the property; 2) all permitted uses; and 3) any zoning cases regarding the property. Enclosed is a check in the amount of \$40.00 to cover the cost of this service. I would appreciate it if you could process this request as quickly as possible, as settlement is scheduled for the very immediate future.

Thank you for your attention to this matter. Should you have any questions please do not hesitate to call me.

Very truly yours,
Thomas J. Dolina
Thomas J. Dolina

Enclosures



NE G 2