

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James A. Jennings, 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 232.3b to allow a rear yard set back of one foot (1') instead of the required twenty feet (20'); and Section 409.2b(5) to allow 24 parking spaces instead of the required 31 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The Petitioner wishes to construct an addition to an existing building which requires a variance for rear yard set back as he is not able to physically move the present structure without destroying same. Due to the configuration of the lot and density of the lot, Petitioner requires a parking variance.

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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____ Legal Owner _____
Address: 5123 Kenwood Avenue
Baltimore, Maryland 21206
Protestant's Attorney _____
Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 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 8th day of November, 1979, at 10:30 o'clock A.M.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James A. Jennings, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; 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 a service garage (transmission and Drive Train repair).

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 _____ Legal Owner _____
Address: 5123 Kenwood Avenue
Baltimore, Maryland 21206
Protestant's Attorney _____
Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 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 8th day of November, 1979, at 10:30 o'clock A.M.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 19, 1979

Mr. Robert J. Romadka
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 163
Petitioner - Jennings
Special Exception/
Variance Petition

Dear Mr. Romadka:

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 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 southeast corner of Eastern Avenue and Woodward Drive in the 15th Election District, the subject of this petition is presently improved with a former service station building, which at the time of field inspection was being utilized as a transmission repair facility. Because of your client's proposal to legalize the existing operation and construct a two-story addition to the rear of the existing building, this combination Special Exception/Variance is required. This property is presently the subject of a zoning violation case (#78-336-V), which is being held in abeyance pending the outcome of this hearing.

As indicated in your letter dated March 28, 1979, and incorporated as part of this file, it is your position that the future widening of the alley to the rear of this property will be handled at a future time. However, because of the enclosed comments from the State Highway Administration, Office of Current Planning and the Department of Traffic Engineering, I have decided to withhold the scheduling of a

Mr. Robert J. Romadka
April 19, 1979
Page Two

hearing date for this petition until revised plans reflecting these comments are submitted to this office. In addition, your attention should be afforded the comments of the Department of Permits and Licenses.

If you have any questions, please do not hesitate to contact me at 474-2391.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/jl

cc: David W. Dallas, Jr. & Sons

Enclosures

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 23, 1979

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

Re: Item #163 (1978-1979)
Property Owner: James A. Jennings
870 cor. Harbor Ave. & Woodward Dr.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for a service garage and Variance to permit a rear setback of 1' in lieu of the required 20' and to permit 25 parking spaces in lieu of the required 31 spaces.
Acres: 0.333 District: 15th

Dear Mr. DiNenna:

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

Highways:

Eastern Boulevard (Md. 150) 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.

Woodward Drive, an existing County road, is improved, in this vicinity, as a 36-foot closed section roadway on a 50-foot right-of-way. No further highway improvements are proposed at this time. Highway right-of-way widening consisting of a fillet area for right distance at the Eastern Boulevard intersection will be required in connection with any grading or building permit application, or further development of this property.

The 10-foot alley paving is in disrepair. This alley should be improved in the future as a 20-foot commercial type alley on a 24-foot right-of-way; right-of-way widening will be required in the future, including any necessary reversible easements for slopes, to accomplish such improvements.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 24, 1979

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

Chairman
Nicholas B. Commodari

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

Robert J. Romadka, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Item No. 163
Petitioner - James A. Jennings
Special Exception/Variance Petition

Dear Mr. Romadka:

As a subsequent comment to my letter of April 19, 1979, I would like to remind you that this petition has been scheduled for a hearing date, even though the proposed addition conflicts with the comment of the Department of Engineering concerning the widening of the alley to the rear of this site. Particular attention should be afforded to this comment, and the future status of the widening should be addressed at the scheduled hearing.

In addition, the revised site plans do not indicate the closing of the southerly property line, as indicated in the comments of the Office of Current Planning. I spoke with Mr. Jack Wimbley, and he indicated that his original comment is still in effect. Also, because the revised plans indicate 24 parking spaces to be provided, the petition forms have been changed accordingly.

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: David W. Dallas, Jr. & Sons
7006 Harford Road
Baltimore, Maryland 21234

Item #163 (1978-1979)
Property Owner: James A. Jennings
Page 2
February 23, 1979

Sediment Control:

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

Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 8-inch water main and 12-inch public sanitary sewerage in Eastern Boulevard.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: J. Trenner
J. Somers

I-SW Key Sheet
5 NE 27 Pos. Sheet
NE 2 G Topo
97 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1980, that the herein Petition for Variances to permit a rear yard setback of one foot instead of the required 20 feet and 24 parking spaces instead of the required 31 spaces, should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

Jan. M. H. Jung
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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above Variance be and the same is hereby DENIED.

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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a service garage (transmission and drive train repair) should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1980, that the herein Petition for Special Exception for a service garage (transmission and drive train repair) should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compact evergreen screen planting and wheel stops being installed adjacent to the alley between the back-around area and the alley.
2. A four (4) feet high landscaping strip with curbing on the interior side along Woodward Drive continuously from Eastern Avenue to the driveway located on Woodward Drive.
3. Strict compliance with the site plan as submitted; with the addition of the above restrictions, and approved by the Department of Public Works and the Office of Planning and Zoning.

Jan. M. H. Jung
Deputy Zoning Commissioner of Baltimore County

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



Maryland Department of Transportation
State Highway Administration

James J. O'Brien
Secretary
M. S. Calver
Assistant Secretary

February 15, 1979

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, February 6, 1979
Item: 163
Property Owner: James A. Jennings
Location: SE/C Eastern Ave. (Rte. 150) & Woodward Drive
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for a service garage and Variance to permit a rear setback of 1' in lieu of the required 20' and to permit 25 parking spaces in lieu of the required 31 spaces.

Acres: 0.333
District: 15th

Dear Mr. DiNenna:

Parking space No. 6 will seriously restrict the entrance from Eastern Ave. Since the northerly entrance from Woodward Drive is to be closed (per the planning office directive) an additional space can be provided adjacent to space No. 11.

The insufficient parking, that will be provided, could cause some problems.

The width of the entrance from Eastern Ave. must be indicated. The concrete parking lot barrier curb along Eastern Blvd. must be noted as proposed.

The plan must be revised prior to a hearing date being assigned.

CL:JEM:dj

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

My telephone number is 383-4320

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



STEPHEN E. COLLINS
DIRECTOR

April 4, 1979

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

Item No. 163 - SAC - February 6, 1979
Property Owner: James A. Jennings
Location: SE/C Eastern Ave. & Woodward Dr.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for a service garage and Variance to permit a rear setback of 1' in lieu of the required 20' and to permit 25 parking spaces in lieu of the required 31 spaces.
Acres: 0.333
District: 15th

Dear Mr. DiNenna:

The requested variance to parking can be expected to cause parking problems in this area.

The parking in the proposed service garage is very tight and problems can be expected.

This site shall be limited to one entrance on Woodward Drive.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

NSP/hmd



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

March 14, 1979

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

Dear Mr. DiNenna:

Comments on Item #163, Zoning Advisory Committee Meeting, February 6, 1979, are as follows:

Property Owner: James A. Jennings
Location: SE/C Eastern Ave and Woodward Drive
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for a service garage and Variance to permit a rear setback of 1' in lieu of the required 20' and to permit 25 parking spaces in lieu of the required 31 spaces.
Acres: 0.333
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.

Must comply with the State Highway Administration requirements. The south driveway on Woodward Drive should be closed and the north driveway should be relocated approximately 18 feet to the south. Landscaping should be provided along Woodward Drive.

Very truly yours,

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



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

March 28, 1979

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

Dear Mr. DiNenna:

Comments on Item #163, Zoning Advisory Committee Meeting of February 6, 1979, are as follows:

Property Owner: James A. Jennings
Location: SE/C Eastern Ave. & Woodward Dr.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for a service garage and variance to permit a rear setback of 1' in lieu of the required 20' and to permit 25 parking spaces in lieu of the required 31 spaces.
Acres: 0.333
District: 15th

Metropolitan water and sewer exist.

Very truly yours,

John J. Forrest
John J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/RF/eth



Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heinicke
CHIEF

February 8, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: James A. Jennings

Location: SE/C Eastern Ave. & Woodward Dr.

Item No. 163 Zoning Agenda Meeting of 2/6/79

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 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 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.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Carl J. Kelly* 2/14/79
Planning Bureau
Special Inspection Division

Noted and Approved: *Charles M. Heinicke*
Fire Prevention Bureau



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3211

JOHN SEVIERST
DIRECTOR

February 8, 1979

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

Dear Mr. DiNenna:

Comments on Item #163 Zoning Advisory Committee Meeting, February 6, 1979 are as follows:

Property Owner: James A. Jennings
Location: SE/C Eastern Ave. & Woodward Drive
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for a service garage and Variance to permit a rear setback of 1' in lieu of the required 20' and to permit 25 parking spaces in lieu of the required 31 spaces.
Acres: 0.333
District: 15th

The items checked below are applicable:

- X.A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 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.

- X.C. Additional Change of occupancy from Use B to B-1 is required. Permits shall be required.

- D. Building shall be upgraded to new use - requires alteration permit.

- N. 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 will be required to file an application for a building permit.

- X.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".

- the east wall being a fire wall. South wall (Rear) and the outside wall shall be masonry with

- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

- I. No Comment.

- X.I. Comment: Building would be closed as a speciality repair shop, B-1 Use Groups in the Building Code. Comply with Section 15.0 also note Section 417 among others.

Very truly yours,

Charles E. Dunham
Charles E. Dunham
Plans Review Chief

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: February 5, 1979

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

Z.A.C. Meeting of: February 6, 1979

RE: Item No: 163
Property Owner: James A. Jennings
Location: SE/C Eastern Ave., Woodward Drive
Present Zoning: R.L.-C.S.A.
Proposed Zoning: Special Exception for a service garage and Variance to permit a rear setback of 1' in lieu of the required 20' and to permit 25 parking spaces in lieu of the required 31 spaces.

District: 15th
No. Acres: 0.333

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

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

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER A. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

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

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
PHONE (410) 283-8200

August 20, 1980

RE: James A. Jennings
Case No: 80-115XA
Item No. 163

Board of Appeals
219 Court House
Towson, Maryland 21204

Attention: Mr. Walter A. Reitor

Dear Mr. Reitor:

This is to advise that we are hereby withdrawing our Appeal of Case No. 80-115-XA.

Very truly yours,

James A. Pine
James A. Pine

Charlotte W. Pine
Charlotte W. Pine

JAP:EE

RECEIVED
BALTIMORE COUNTY
CLERK OF APPEALS
Aug 21 10 10 AM '80

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCES
SE corner of Eastern Ave. and
Woodward Dr., 15th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JAMES A. JENNINGS, Petitioner : Case No. 80-115-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
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 24th day of October, 1979, a copy of the foregoing Order was mailed to Robert J. Romacka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.

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

March 20, 1980

Case No. 80-115-XA
Item No. 163

James A. Jennings - Petitioner
SE/C of Eastern Avenue and Woodward
Drive - 15th Election District

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting 1 sign
- ☒ 4. Copy of Certificate of Publication 10/18/79
- ☒ 5. Copy of Comments from the Director of Planning
- ☒ 6. Copy of Zoning Advisory Committee Comments
- ☒ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance, John W. Hessian, III, Esquire
- ☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
- ☒ 10. Copy of Plat of Property
- ☒ 11. 200' Scale Location Plan
- ☒ 12. 1000' Scale Location Plan
- ☒ 13. Memorandum in Support of Petition
- ☒ 14. Letter(s) from Protestant(s)
- ☒ 15. Letter(s) from Petitioner(s)
- ☒ 16. Protestants' Exhibits ___ to ___
- ☒ 17. Petitioners' Exhibits 1 to 10 Photographs 8x10
- ☒ 18. Letter of Appeal, Mr. & Mrs. James A. Pine - Protestants

James A. Jennings
5123 Kenwood Avenue
Baltimore, Maryland 21206

Petitioner

Robert J. Romacka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Attorney for Petitioner

Charlotte Pine, Esquire
607 Baltimore Avenue
Towson, Maryland 21204

Protestant

John W. Hessian, III, Esquire

People's Counsel

James E. Dyer

Request Notification

RE: PETITION FOR SPECIAL EXCEPTION
for Service Garage
and VARIANCE from Sec. 232.3b to allow
a rear yard setback of 1' instead of the
required 20', and Sec. 409.2b(5) to allow
24 parking spaces instead of the required
31 spaces
SE corner of Eastern Avenue and
Woodward Drive
15th District

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 80-115-XA

James A. Jennings, Petitioner

ORDER OF DISMISSAL

Petition of James A. Jennings for a Service Garage and Variance from Section 232.3b to allow a rear yard setback of 1' instead of the required 20', and Sec. 409.2b(5) to allow 24 parking spaces instead of the required 31 spaces on property located on the southeast corner of Eastern Avenue and Woodward Drive, in the 15th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed August 21, 1980, (a copy of which is attached hereto and made a part hereof) from the Appellants in the above entitled matter.

WHEREAS, the Appellants request that the appeal filed in their behalf be dismissed and withdrawn as of August 21, 1980.

IT IS HEREBY ORDERED this 21st day of August, 1980, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keiter, Jr.
Walter A. Keiter, Jr., Chairman

John V. Murphy
John V. Murphy

Patricia Millhouser
Patricia Millhouser

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
15th District

ZONING: Petition for Special Exception for a service garage and Variance for rear yard setback and parking
LOCATION: Southeast corner of Eastern Avenue and Woodward Drive
DATE & TIME: Thursday, November 8, 1979 at 10:30 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:

Petition for Special Exception for a service garage (transmission and Drive Train repair) and Variance to allow a rear yard setback of one foot instead of the required 20 feet and to allow 24 parking spaces instead of the required 31 spaces

The Zoning Regulations to be excepted as follows:

Section 232.3b - rear yard setbacks
Section 409.2b(5) - offstreet parking

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of James A. Jennings, as shown on Plat plan filed with the Zoning Department

Hearing Date: Thursday, November 8, 1979 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. RAYMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION
for Service Garage
and VARIANCE from Sec. 232.3b to allow
a rear yard setback of 1' instead of the
required 20', and Sec. 409.2b(5) to allow
24 parking spaces instead of the required
31 spaces
SE corner of Eastern Avenue and
Woodward Drive
15th District

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 80-115-XA

James A. Jennings, Petitioner

ORDER OF DISMISSAL

Petition of James A. Jennings for a Service Garage and Variance from Section 232.3b to allow a rear yard setback of 1' instead of the required 20', and Sec. 409.2b(5) to allow 24 parking spaces instead of the required 31 spaces on property located on the southeast corner of Eastern Avenue and Woodward Drive, in the 15th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed August 21, 1980, (a copy of which is attached hereto and made a part hereof) from the Appellants in the above entitled matter.

WHEREAS, the Appellants request that the appeal filed in their behalf be dismissed and withdrawn as of August 21, 1980.

IT IS HEREBY ORDERED this 21st day of August, 1980, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keiter, Jr.
Walter A. Keiter, Jr., Chairman

John V. Murphy
John V. Murphy

Patricia Millhouser
Patricia Millhouser

80-115-XA
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 15
Date of Posting 11/19/79
Posted for: Letter for Special Exception & Variance
Petitioner: James A. Jennings
Location of property: SE corner of Eastern Avenue and Woodward Drive
Location of Sign: corner of property facing East of E. Woodward Drive
Remarks: Petitioner's Exhibits 1 to 10 Photographs 8x10
Posted by: James A. Pine
Signature: James A. Pine
Date of return: 11/21/79

October 25, 1979

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
and Variance
SE/O Eastern Ave. and Woodward Dr.
James A. Jennings - Petitioner
Case No. 80-115-XA

Dear Sir:

This is to advise you that \$57.47 is due for
advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and
remitt to Sandra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WES:eJ

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: SE/O Eastern Ave. and Woodward Drive - Petition for Special
Exception and Variance - James A. Jennings - Case No. 80-115-XA

TIME: 10:30 A.M.

DATE: Thursday, November 8, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

Date: October 24, 1979

TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning

SUBJECT: Petition #80-115XA, Item 163

Petition for Special Exception for a service garage and Variance for rear yard
setback and parking
Southeast corner of Eastern Avenue and Woodward Drive
Petitioner - James A. Jennings

15th District

HEARING: Thursday, November 8, 1979 (10:30 A.M.)

The proposed use would be appropriate here. If granted, it is requested that a
detailed landscaping plan be submitted for approval to the Division of Current
Planning and Development.

It is my understanding that the Essex Revitalization and EDCO are currently
working with the owner to develop satisfactory plans.

JDS:JGH:rw

John D. Seyffert, Director
Office of Planning and Zoning

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(BETHESDA FEDERAL BUILDING)
ESSEX, MARYLAND 21221

March 28, 1979

Baltimore County Office
of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
Attn: Mr. Nicholas Commodari

RE: James A. Jennings,
Special Exception Variance
for service garage
601 Eastern Boulevard

Dear Mr. Commodari:

Please accept this letter as further acknowledge-
ment to you and the Zoning Advisory Committee concerning
their comments pertaining to the future widening of the
alley located to the rear of the above captioned property.
Because of the narrowness of the subject property, my
client is unwilling to convey to Baltimore County any of
his property for the proposed future widening of said alley.

There are many improvements located along said
alley which would have to be removed if Baltimore County
were to widen same in the future. Therefore, the Committee's
request is respectfully denied by my client and I would
appreciate this matter being set in for hearing at the
Commissioner's earliest convenience.

Very truly yours,

Robert J. Romadka

RJR/jc

cc: Mr. James A. Jennings

Request for Assistance

Date: 1-11-80

Suspense Date: Jan. 18, 1980

CITIZEN INFORMATION

Council Dist: 5 (15)

Name: Mrs. Charlotte Pine

Telephone: 823-5200

Address: 607 Baltimore Ave. 21204

Form Initiated By: Holman/T.H.

PROBLEM between 601 and 603 Eastern Ave.; Jim's Transmission
There are metal scraps in yard against the fence
of the above property.

CITIZEN CONTACT 1/17/80 - 2 phone messages

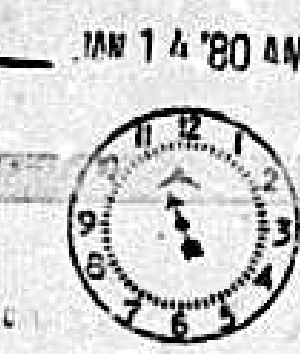
Contact By: J.E. Holman

AGENCY ACTION

Advised citizens of active Petition
Case No. 80-115-XA and active
violation Case No. 78-836-V.
Name will be entered
into both files for notification
of all further developments.

J. Holman

FINAL DISPOSITION



Completed By:

DCA Staff Person:

Division of Community Affairs

March 20, 1980

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: SE/O of Eastern Avenue and
Woodward Drive
James A. Jennings - Petitioner
Case No. 80-115-XA

Dear Mr. Romadka:

Please be advised that an Appeal has been filed by Mr. and Mrs.
James Pine, Protestants, from the decision rendered by the Deputy
Zoning Commissioner of Baltimore County in the above-referenced matter.

You will be notified of the date and time of the appeal hearing
when it is scheduled by the County Board of Appeals.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WES:eJ
001 John W. Cassian, III, Esquire
People's Counsel

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
PHONE (410) 823-8800

August 20, 1980

RE: James A. Jennings
Case No: 80-115XA
Item No. 163

Board of Appeals
219 Court House
Towson, Maryland 21204

Attention: Mr. Walter A. Reiter

Dear Mr. Reiter:

This is to advise that we are hereby withdrawing
our Appeal of Case No. 80-115-XA.

Very truly yours,

James A. Pine

Charlotte W. Pine

JAP:EE

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
August 21, 1980

Charlotte Pine, Esq.
607 Baltimore Ave.
Towson, Md. 21204

Dear Ms. Pine:

Re: Case No. 80-115-XA
James A. Jennings

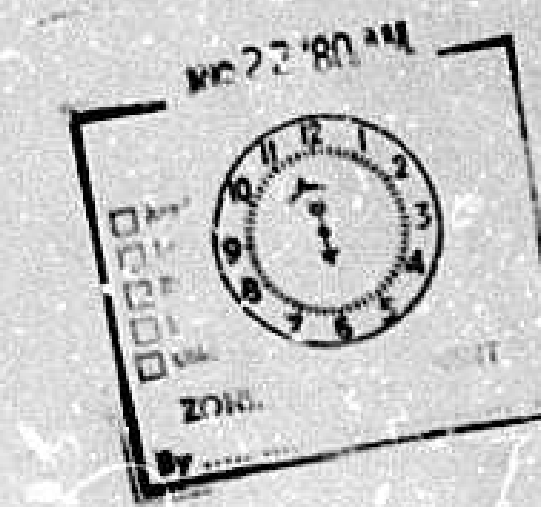
Enclosed herewith is a copy of the Order of Dismissal passed
today by the County Board of Appeals in the above entitled case.

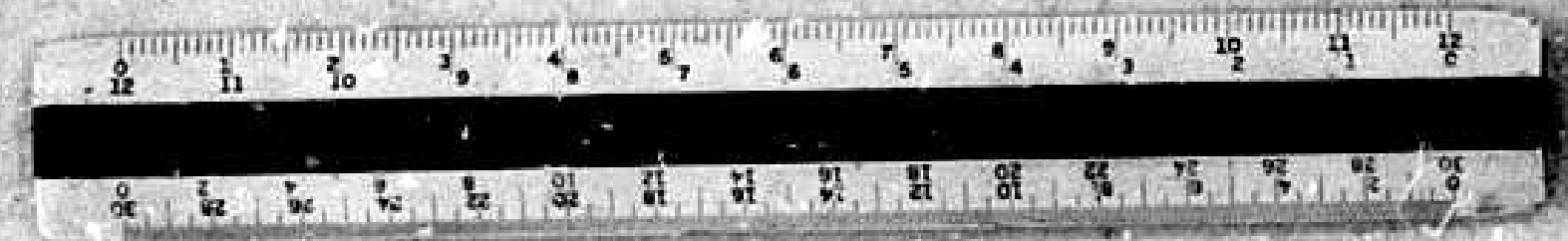
Very truly yours,

John W. Cassian, III
John W. Cassian, III, Esquire
John W. Cassian, III, Esquire

Encl.

cc: Mr. James A. Jennings
Robert J. Romadka, Esq.
John W. Cassian, Esq.
J. E. Dyer
William Hammond





Zoning Data

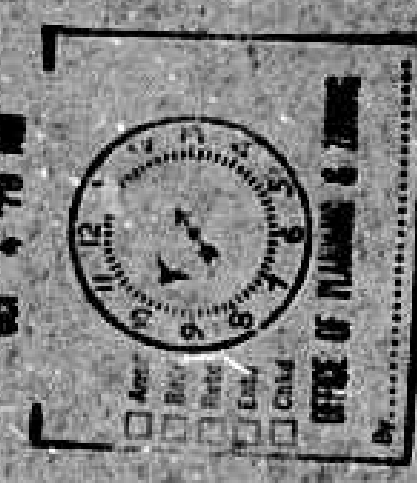
1. Existing zoning of tract	2. 234 District
3. Gross Acreage	14.50 AC.
4. Proposed Dist.	C-1333 AC.
5. Proposed zoning	City of Chicago
6. Special Exceptions for Chicago	234 District with
7. References to Chicago	Ordinance
8. Parking Requirements	2000
9. Building Area	2250 SF
10. Existing Station	234 District
11. Proposed Station	234 District
12. Total Area	2250 SF
13. Minimum Building Height	10' 3"
14. Required Parking	2000
15. Existing Station	234 District
16. Proposed Station	234 District
17. Total Area	2250 SF
18. Building Area	2250 SF
19. Existing Station	234 District
20. Proposed Station	234 District
21. Total Area	2250 SF
22. Building Area	2250 SF
23. Existing Station	234 District
24. Proposed Station	234 District
25. Total Area	2250 SF

REQUESTED SPECIAL EXEMPTION FOR GARRIS SERVICE IN
a BL 2002. Position 2301.3

REQUESTED VARIANCE to allow a person's service of 1 full
instead of the required 50 feet. Position 2302.0

REQUESTED VARIANCE to allow 34 working spaces instead
of 40 permitted BL spaces. Position 2005

62-161
REVENUE PLANS



ZONING PLAT
FOR
JIM'S AUTOMATIC TRANSMISSION
SERVICE

15th Election District
Suite 100-230
1750 3rd Street, N.
Minneapolis, MN 55403
General Elect.
The Public Land Co.
Attn: EHR 01/14/75
The EHR Co. Sec 24
James A. Jennings
C.A. Johnson Ave. Eagan, MN 55121
Phone 301-1120

