PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I. or we, JAMES WESLEY ISNER 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,

bereby petition for a Variance from Section 238.2 to allow a side yard setback of for the existing building (4215 North Point Boulevard) in lieu of the required 30' and a side and rear yard setback of 6' and 11' respectively in lieu of the required 30° for the "proposed" building. Section 102.2 to permit a distance between the "proposed" and existing buildings of 3' in lieu of the required 60'. Section 409.26(5) to permit 5 parking spaces in

lies of the required 12 spaces of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Additional service building required to provide necessary service for existing business purposes and sufficient space does not exist to locate the building on any other portion of the property in compliance with setback requirements. Adjacent property owners are in agreement with the request for Variance and proposed building. Variance for parking is requested due to the fact the flow of business does not require any more parking spaces and for other reasons to be stated at the hearing.

to be posted and advertised as prescribed by Zoning Regulations I ar we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this i further agree to and are to be bound by the zoning regulations and restrictions of County adopted pursuant to the Zoning Law For Baltimore County James Wesley Isner Legal Owner Contract purchaser Address 4215 North Point Blvd. Baltimore, Md. 21222 though there are Patrick Cavanaugh, Petitioner's Attorney Protestant's Attorney Address 2 N. Dundalk Ave. Baltimore, Md. 21222 ORDERED By The Zoning Commissioner of Baltimore County this 11th

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 166, County Office Building in Towson, Baltimore

_A._M.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

- L or we. JAMES WESLEY ISNER 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

VAP.

.

The property is currently zoned BR. Said property is adjacent to the property which is owned by the Petitioner and operated as a used car lot, and the Fetitioner desires to expend the car lot for offices and display purposes on the adjacent property.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore used car lot (4213 North County, to use the herein described property, for.

Point Boulevard) 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 filiar 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

James weely Manes James Wesley Isner 4215 North Point Blvd. Baltimore, Maryland 21222 Kalugh (five we Protestant's Attorney 2 N. Dundalk Ave., #21222

required by the Zoning Law of Baltimore County, in two newspapers of general exculation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

...A. M.

133

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES WESLEY ISNEE __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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning

Commissioner should approve an amendment to Special Exception Case #65-60 to allow an additional building to be constructed for the expansion of the

existing used car operation at 4215 North Point Boulevard.

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

I, or we, agree to pay expenses of above Special Hearing 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 Mess XII ghPetitioner's Actorney Address 2 N. Dundalk Avenue

James Weeley Jones Legal Owner

Address 4215 North Point Blvd. Baltimore, Maryland 21222

Protestant's Attorney

Baltimore, Maryland 21222

day of November .198_79 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 _____ 20th ____ day of December ___ 198_72, at10115_o'clock_A._M.

Zoning Commissioner of Baltimore County

(over)

. BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCES OF BALTIMORE COUNTY PETITION FOR SPECIAL HEARING SW/S of North Point Blvd., 1400 and 1500 feet SE of New Battle Grove Rd., : 15th District : Case No. 80-133-XASPH

JAMES WESLEY ISNER, Petitioner 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 Max Zimmerman Deputy People's Counsel

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

I HEREBY CERTIFY that on this 30th day of November, 1979, a copy of the aforegoing Order was mailed to Patrick Cavanaugh, Esquire, 2 N. Dundalk Avenue, Baltimore, Maryland 21222, Attorney for Petitioner.

John W. Hessian. III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE FLAM

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for ...

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

600 Sicholas B. Commodari CHALFMAN.

Borney of Engineering Department of Traffic Engineering

State Boads Commission Nareau of Fire Prevention Bealth Department Project Planning Building Department hoard of Education

Soning Administration

Industrial Development.

December 13, 1979

Patrick Cavanaugh, Esquire 2 North Dundalk Avenue Baltimore, Maryland 21222

RE: Item No. 10 Petitioner - James W. Isner Special Exception, Special Hearing, and Variance Petitions

Dear Mr. Cavanaugh:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petitions 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 west side of North Point Blvd., approximately 1,400 feet south of New Battle Grove Road in the 15th Election District, the subject of this petition involves two contiguous parcels of land, Both parcels are presently improved with the facilities of your client's used car sales business.

The Special Exception is requested for the northerly parcel in order to legalize the existing used car operation, while the Special Hearing and Variances are requested for the southerly property, which w s granted a previous Special Exception as a result of Case No. 65-60-1 The requests on this latter property are required because your client constructed a building without a permit from Baltimore County, in violation of the Baltimore County Zoning Regulations and the aforemuntioned Special Exception.

At the time of field inspection, it was quite obvious that the existing operation is not being operated as shown on the submitted site plans. Because of this, I wanted to arrange a meeting with you and your client in order to revise the plans. However, in conversation with you on November 11th, you indicated you wanted to proceed with the petitions as submitted.

Particular attention should be afforded the comments of the Bureau of Engineering, State Highway Administration, Current Planning, Item No. 10 - James W. Isner Page Two December 13, 1979

and the Department of Permits & Licenses.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. These petitions are 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

Very truly yours,

Mich by B. Commen. NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC/sf Enclosures

cc: W. T. Sadler, Inc. 305 W. Chesapeake Avenue Towson, Maryland 21204

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further 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 Zoning Commissioner of Baltimore County, this 3 day of April . 19.80, that the Variances to permit a side yard setback from the north property line of 23 feet in lieu of the required 30 feet, a side yard setback from the south property line of 6 feet in lieu of the required 30 feet, a rear yard setback from the west property line of 11 feet in lieu of the required 30 feet, and a distance of 3 feet between the existing improvement and the proposed new improvement in lieu of the required 60 feet 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.

IS FURTHER ORDERED that, by reason of failure to show practical difficulty and unreasonable hardship, the Variance to permit 5 parking spaces in lieu of the required 12 spaces be and the same is hereby DENIED.

> Zoning Commissioner of **Baltimore County**

RECEIVED

ORDER

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Pursuant to the advertisement, posting of preperty, and public hearing on the above Petition and it appearing that by reason of by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a used motor vehicle outdoor sales area at 4213 North Point Boulevard, separated from the sales agency building and to be used in conjunction with the Special Exception (Case No. 65-60-X) granted on August 26, 1964, and as herein amended, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Balt.more County, this 3 day of April, 1980, that the herein Petition for Special Exception for a used motor vehicle outdoor sales area, in conjunction with the Special Exception referred to above, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. Compliance with the setback and parking requirement of the Baltimore County Zoning Regulations.
- 2. Compliance with the comments submitted by the Maryland Department of Transportation, dated July 25, 1979.
- A revised site plan be submitted, incorporating the above restrictions, and approved by the Maryland Department of Transportation, the Departof Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Carrent Planning and Development Division.

Zoning Commissioner of Baltimore County

hearing on the above Petition and it appearing that by reason of the following finding of facts that a Special Exception (Case No. 65-60-X) for a used motor vehicle outdoor sales area at 4215 North Point Boulevard was originally granted on August 26, 1964, by the then Zoning Commissioner, John G. Rose; that the used motor vehicle outdoor sales area has continued to operate on the subject property since that date; that the testimony indicated a need for additional land for the used motor vehicle outdoor sales area; and that to amend the special exception, as herein provided, will not be detrimental to the health, safety, and general welre of the community and will be within the spirit and intent of the Baltimore County aning Hagulations. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of April, 1980, that the amendment to the Special Exception for used hiptor vehicle outdoor sales area (Case No. 65-60-X), to allow for the conof an additional building to be used in connection with the used motor vehicle ales area, as requested in the herein Petition for Special Hearing, should ' .

d the same is GRANTED, from and after the date of this Order, subject to the Jerms, provisions, and conditions of the accompanying Special Exception Order. Mant

Pursuant to the advertisement, posting of property, and public

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this -----day of _____, 19 ___, that the nerein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

-----Zoning Commissioner of Baltimore County

Zoning Commissioner of

Baltimore County

DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

THORNTON M. MOURING DIRECTOR

August 17, 1979

Mr. William E. Hammond Coning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #10 (1979-1980) Property Owner: James W. Isner S/WS North Point Blvd. 1400' S/E New Battle Grove Rd. Existing Zoning: B.R.-C.S. 1 Proposed Zoning: Special Exception for a used car lot. Variance to permit a side setback of 23' for the existing building and side and rear setbacks of 6' and 11', respectively for the proposed building in lieu of the required 30'; to permit a distance between buildings of 3' in lieu of the required 60' and to permit 5 parking spaces in lieu of the required 12 spaces. Special Hearing to amend Case No. 65-60 to allow an additional building to be constructed for expansion of the existing used car operation.

> > July 25, 1979

Very truly yours,

Charle Lie

Access Permits

Charles Lee, Chief

By: John E. Meyers

Bureau of Engineering

Acres: 1.021 District: 15th

Dear Mr. Hammond:

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

Comments were supplied for the easternmost portion of this overall site in connection with the Zening Advisory Committee review for Item 163 (1971-1972). Those comments are referred to for your consideration.

Highways:

General:

North Point Boulevard (Md. 20) 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.

Ttem #10 (1979-1980) Property Owner: James W. Isnex August 17, 1979

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:

Sediment Control:

E Sep

 α

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

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

Approximately two-thirds of this overall site is below elevation 10, subject to tidal flooding by Schoolhouse Cove at Elevation 8.676 (Baltimore County Datum).

The United States Department of Housing and Urban Development P.I.A. Map 73 indicates this property as subject to moderate flooding by Schoolhouse Cove.

As stated for Item 163 (1971-1972), a flood plain and drainage reservation must be established within the westernmost portion of this site, and will be required in connection with any grading or building permit application.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels and other special construction features are required.

Water and Sanitary Sewer:

There is a public 24-inch water main and 10-inch public sanitary sewerage in North Point Boulevard.

Chief, Bureau of Engineer

END: EAM: PWR: 55 cc: D. Grise, J. Somers E-SW Key Sheet, 13 SE 29 Pos. Sheet SE 4 H Topo, 104 Tax Map

baltimore county office of planning and zening TOWSON, MARYLAND 21204 (301) 494-3211 John D. Seyffert XINDOWSK XINCHEX DIRECTOR

September 13, 1979

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

Dear Mr. Hammond:

Comments on Item \$10, Zoning Advisory Committee Meeting, July 9, 1979, are as follows:

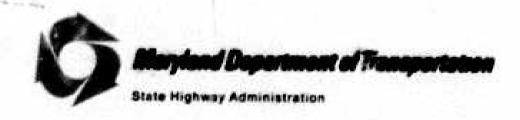
Property Owner: James W. Isner Location: SW/S North Point Blvd 1400' SE New Battle Grove Road Existing Zoning: B.R.-C.S.1 Proposed Zoning: Special Exception for a used car lat. Variance to permit a side setback of 23' for the existing buildings and side and rear setbacks of 6' and 11' respectively for the proposed building in lieu of the required 30'; to permit a distance between buildings of 3' in lieu of the required 60' and to permit 5 parking spaces in lieu of the required 12 spaces. Special Hearing to amend Case No. 65-60 to allow an additional building to be constructed for expansion of the existing used car operation. Acres: 1,021 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.

Landscoping should be provided where possible.

Current Planning and Developm

Very truly yours,



James J. O'Bennell Secretary M. S. Caltrider

July 25, 1979

Mr. William E. Hammond Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, July 9, 1979 ITEM: 10. Property Owner: James W. Location: SW/S North Point Blvd. (Route 151) 1400' SE New Battle Grove Road Existing Zoning: B.R.-C.S. 1 Proposed Zoning: Special Exception for a used car lot. Variance to permit a side setback of 23' for the existing building and side and rear setbacks of 6' and 11' respectively for the proposed bldg. in lieu of the required 30'; to permit a distance between buildings of 3' in lieu of the required 60' and to permit 5 parking spaces in lieu of the required 12 spaces. Special Hearing to amend Case No. 65-60 to a'low an additional building to be constructed for expansion of the existing used car operation. Acres: 1.021 District: 15th

Dear Mr. Hammond:

The plans must indicate standard concrete curb between the right of way line and the parking lots. On sheet 2, at the south property line, the curb must continue along the extended property line, to the property corner, to preclude the parking of vehicles on the right of way. The plan must be revised prior to the hearing date being assigned.

- 2 -

By talephone number is (301) 383-4320

CL: JEM: vrd

Mr. W. E. Hammond (Cont.'d.)

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

August 20, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Tewson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #10, Zoning Advisory Committee meeting of July 9, 1979, are as follows:

> Property Owner: Location:

James W. Isner SW/S North Point Blvd. 1400 SE New Battle

Crove Rd.

BeR. - C.S. 1

Existing Zoning: Preposed Zoning:

Special Exception for a used car lot. Variance to permit a side setback of 231 for the existing building and side and rear setbacks of 61 and 111 respectively for the proposed building in lieu of the required 30°; to permit a distance between buildings of 3* in lieu of the required 50* and to permit 5 parking spaces in lieu of the required 12 spaces. Special Hearing to amend Case No. 65-60 to allow an additional building to be constructed for expansion of the existing used car operation.

Acres:

District:

Metropolitan water and sewer exists. Therefore, no health hazards are anticipated.

1.021

15

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, HARYLAND 21204

Date:

1979

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

Z.A.C. Meeting of: July 9, 1979

RE: Item No: 8, 9, 10, 11, 12 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Dinenna:

No hearing on student population.

Very truly yours, W. Nick Petrovich, Field Representative

题P/bp

ROSE W MISSINGHE INTRIDENT MARCUS M. HOTZERIA

THOMAS H. POTER MRS. LOGICHER, F. CHISCUS MOSER D. MATPEN

SECRET Y. BUILL STREETSTERM

PHS. WEITON B. STORM JR. RICHARD W. YRACEY, D.V.M.

August 20, 1979 Mr. William E. Hammond

A Permit to Construct from the Division of Air Pollution Control 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 which exhausts into the atmosphere.

BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:phc

3013

WILLIAM R EVANS

PATRICK CAVASALGIE

Dan 110.16

LAW DEFICES ARNICK EVANS & CAVANAUGH 2 N. DUNDALK AVENUE BALTIMORE MARYLAND 21222

(501) 288-2900

THIN S. ABNICK.

April 8, 1980

APP 9'80 AM

SAMES WESLEY ZENER 80-133 XASPH

W. T. Sadler, Inc. 305 W. Chesapeake Avenue Towson, Maryland 21204

RE: Job #6254

Plot Plan for Variance for Used Car Lot 4215 North Point Boulevard

Dear Mr. Sadler:

Confirming our telephone conversation of April 7, 1980, enclosed herewith you will find copies of Orders passed by the Zoning Commissioner of Baltimore County on April 3, 1980, regarding the above captioned property.

You will note that the Zoning Commission has required several changes on the drawings in question and it is my understanding that they are to be filed with the Zoning Commissioner no later than May 3, 1980, and that you will complete the drawings in compliance with the requirements of the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including additional curbing, landscaping and screening approval by the current Planning and Development Committee.

I also call your attention to the fact that Mr. Isner's request for a variance to permit five parking spaces in lieu of the required twelve spaces has been denied, and the revised drawing should also include twelve customer parking spaces. Mr. Isner will advise you where these spaces can be located if you will call him at 477-1122.

TOWSON, MARYLAND 21204

Paul H. Reincke

August 10, 1979

William E. Hammond Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21:204

Attention: N. Commodari, Chairman Zoning Advisory Committee

Ro: Property Comer: James W. Isner

Location: SW/S North Point Blvd. 1400' SE New Battle Grove Rd.

Zoning Agenda Meeting of 7/9/79 Itam No.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Dureau 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 _____f t along an approved road in accordance with Baltimore County Standards as published by the Department of Public Yorks.
- () 2. A second means of vehicle access is required for the site.
- () 3. The wehicle dead and condition shown at _____ ECCEPEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Pirc Provention Code prior to occupancy or beginning of operations.

If you have any additional questions, please

Sincerely yours,

Patrick Cavanaugh

- (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. 10. "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Pire Provention Bureau has no comments, at/this

do not hesitate to contact me.

CC: William E. Hammond,

James W. Isner

Zoning Commissioner

Mr. David H. Morganthall

John W. Hessian, III, Esq.

4132 Eder Road, #21222

W T. Sadler, Inc.

April 8, 1980

Page 2

PC/dg

CEBITTI

battimore county

(301) 494 3610

Ted Zaleski

XXXXXXXXXXXX

DIRECTOR

department of permits and licenses TOWSON, MARYLAND 21204

Mr. dilliam E. Hammond, Zoning Commissioner

The items checked below are applicables

application for a building permit.

Mr. Joseph Nolan 494-3373.

of property line.

I. No Comment.

an application for a building permit.

Comments on Item # 10 Zoning Advisory Committee Meeting, July 9, 1979

Property Owner: James W. Inner
Location: SWS North Point Blvd - 1400' SE New Battle Grove Road
Existing Zoning: B.R. - C.S. 1

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

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

E. Three sets of construction drawings will be required to file an

X P. Three sets of construction drawings with a registered Maryland

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

Architect or Engineer's original seal will be required to file

Contact Building Department if distance is between 3'0" and 6'0"

XJ. Comment: It appears the building was constructed without a permit Call

drawing submitted to the office of Planning and Zoning and are not

Charles E. Burnham, Chief

Plane Review

NOTE: These comments reflect only on the information provided by the

to be construed as the full extent of any permit.

XG. Wood frame walls are not permitted within 3'0" of a property line.

H. Requested setback variance conflicts with the Baltimore County

Building Code. See Section

Handicapped and aged and other applicable codes.

C. Additional _____Permits shall be required.

1970 Edition and the 1971 Supplement, State of Maryland Code for the

Proposed Zoning: Special Exception for aused car lot. Variance to permit a side set

respectively for the proposed building in lieu of the required 30'; to permit a distance between buildings of 3' in lieu of the required 60' and to permit 5 Acres: 1.021 parking spaces in lieu of the required 12 spaces. Special Hearing District: 15th to spend Case No. 65-60 to allow an additional building to be constructed for expansion of the existing used car operation.

back of 23' for the existing building and side and rear setbacks of 6' and 11'

Office of Planning and Zoning

County Office Building

Towson, Maryland 21204

Dear Mr. Hammond:

are as follows:

Patrick Cavanaugh, Esquire 2 North Dundalk Avenue Baltimore, Maryland 21222

> RE: Petitions for Special Exception, Variances, and Special Hearing SW/S of North Point Boulevard, 1400' and 1500' SE of New Battle Grove Road - 15th Election District James Wesley Isner - Petitioner NO. 80-133-XASPH (Item No. 10)

Dear Mr. Cavanaugh:

I have this date passed my Orders in the above referenced matters in accordance with the attached

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/orl

Attachments

ec: Mr. David H. Morganthali 4132 Eder Road Saltimere, Maryland 21222

> John W. Hoseian, III, Esquire People's Counsel

August 13, 1979

April 3, 1980

david a gerkens



DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION-USED MOTOR VEHICLE OUTDOOR SALES AREA

OWNER APPLICANT: JAMES W. ISNER TRADING AS DED AUTO SALES

LOCATION: 4213 NORTH POINT BOULEVARD 15th ELECTION DISTRICT BALTIMORE COUNTY, WARYLAND

DATE: APRIL 19, 1979

DESCRIPTION:

Beginning for the same at a point on the Southwest side of North Point Boulevard (as laid out 150' wide) at a distance of 1400 feet more or less measured Southeasterly from the intersection formed by the East side of New Battle Grove Road and the Southwest side of North Point Boulevard thence leaving said Boulevard and running the three following courses and distances viz;

South 61 degrees 32 minutes West 354.30 feet South 83 degrees 03 minutes East binding on the waters of School House Cove 170.82 feet and

North 61 degrees 32 minutes East 200.94 feet to the southwest side of North Point Boulevard thence running and binding on the southwest side of said Boulevard

North 20 degrees 20 minutes West 100.00 feet to the place of beginning. Containing 27,483 square feet of land, more or less; save and except that rear portion of the above described property that lies within the DR-5.5 Zone

BALTIMORE COUNTY, MARILAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond TO Zoning Commissioner Date December John D. Seyffert, Director FROM Office of Planning and Zoning

SUBJECT Petition No. 80-133 XASpH - Item 10

Petition for Special Exception for used car lot, Variance for side and rear yard setbacks, distance between buildings and parking and Special Hearing for an amendment Southwest side of North Point Boulevard, 1400 and 1500 feet Southeast of New Battle Grove Road Petitioner - James Wesley Isner

15th District

HEARING: Thursday, December 20, 1979 (10:15 A.M.)

This office is not opposed to the granting of the petitioner's request. If granted, it is requested that details of landscaping, submitted to and approved by the Division of Current Planning and Development, be required.

JDS:JGH:dne

david a gerkens

Being all the same property which by deed dated June 14, 1978 was conveyed by Victor J. Previti and Mary C. Previti his wife to James W. Isner, trading as D&D Auto Sales, recorded among the Land Records of Baltimore County, in Liber 5897 folio

Note: Compiled from deeds and records



Being all the same property which by deed dated December 23, 1976 was conveyed by Union Trust Company of Maryland to James W. Isner, recorded among the Land Records of Baltimore County, Maryland in Liber 5710 folio 949

Note; Compiled from deed and records



DESCRIPTION TO ACCOMPANY APPLICATION FOR VARIANCES AND SPECIAL HEARING

OWNER APPLICANT: JAMES W. ISNER LOCATION: NO 4215 NORTH POINT BOULEVARD

> 15th Election District BALTIMORE COUNTY, MARYLAND

DATE: APRIL 19, 1979

Beginning for the same at a point on the Southwest side of North Point Boulevard (as laid out 150° wide) at a distance of 1500 feet, more or less measured Southeasterly from the intersection formed by the East side of New Battle Grove Road and the Southwest side of North Point Boulevard, thence leaving said Boulevard and running the three following courses and distances viz;

South 60 degrees 14 minutes West 202 feet

South 55 degrees 08 minutes East binding on the

waters of School House Cove 109.54 feet and

North 60 degrees 14 minutes East 140.84 feet to the southwest side of North Point Boulevard, thence running and binding on said Boulevard

North 21 degrees 35 minutes West 100 feet to the place of beginning Containing 0.39 Acres of Land, more or less.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., and the same and published in Towson, Baltimore County, Md., and the same new salaspenses before the _20th ____ appearing on the 2)th day of Newscaber

Cost of Advertisement, \$_____

8555

86 33 XACA

CERTIFICATE OF POSTING 2000000 DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

District. 15	Date of Posting . 2.// / Y
Posted for Latetier for Carrentes	C. F. messal Idanso
Petitioner: James Markery L	asic.
Location of property 20015 of 1.14 4	a 1561. 1. 1500 51.6 160
Location of Signe found for the septon	Cy LH 4215 2 1 1 10 10 10
Remarks:	
Posted by Signature	Date of return
2 0000	

-xc-233 x 76 %

CERTIFICATE OF POSTIMO EGONOMO DEPARTMENT OF BALTIMORE COUNTY Tourse, Maryland

District / 5	Date of Posting
Posted for California for golden	L'expelient
Petitioner: - Jan 22161 - Marchery Les	140
Location of property	coles 140 21 6 11615
Bottle Grand	4 12 4313 W. Blefi.
Location of Signs Chican & Assembled	\$ t
Remarks:	Date of return
Posted by Signature	

silve

PETITION	MAPPING		PROGRESS			SHE	ET			
FUNCTION	Wall Map		Original		Duplicat		Tracing		200 Sheet	
	date	Ьу	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										-
Granted by										
ZC, BA, CC, CA Reviewed by:					d Fin		Ш			
Previous case: 65-	60	3			- in ou		or desc	riptio		Yes No



