

80-139-544 58 **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jack Farley, 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 the removal of Restriction No. 1 from Case No. 74-247-X to allow a proposed addition to the existing service garage and an amendment of the site plan filed with Case #74-247-X.

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 _____ Legal Owner _____
Address _____ Address 1200 Old Eastern Avenue
Baltimore, Maryland 21221
Petitioner's Attorney _____ Protestant's Attorney _____
Robert J. Romadka
Address 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By the Zoning Commissioner of Baltimore County, this 13th day of November, 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 10th day of January, 1980, at 10:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

December 27, 1979

ofo

Nicholas B. Commodari

Chair

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. 58
Petitioner - Jack Farley
Special Hearing 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.

The subject property, currently located on the northeast corner of Park and Eastern Avenues in the 15th Election District, is presently improved with the facilities of your client's service garage which was granted a Special Exception as a result of Case No. 74-247-X. Because of your client's proposal to remove Restriction No. 1 in the above referenced case, which stated that the existing structure be utilized, and construct an addition to said building, this Special Hearing is required.

The submitted site plan should be revised, as discussed with your surveyor, Mr. Frank Lee, to include the additional service building in the rear, which was shown on the previous site plan and is still existing, as well as those comments from the Office of Current Planning. Said revised site plan must also indicate a note that all parking areas will be paved with either macadam or bituminous concrete, tar and chip, etc. In addition, particular attention should be afforded to all comments from the Department of Permits and Licenses and the Fire Department.

Item No. 58 - Jack Farley
Page Two
December 27, 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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosures

cc: Mr. Frank Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
February 28, 1974

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF
Mr. S. Frie DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #139 (1973-1974)
Property Owner: Gordon J. Radecke
N/E corner of Eastern Ave. and Park Ave.
Existing Zoning: B.L. CSA and B.R. CSA
Proposed Zoning: Special Exception for a service garage
No. of Acres: 15,708 sq. ft. District: 15th

Dear Mr. DiMenna:

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

Highways

Park Avenue, an existing County road, is improved as a 18-foot closed-type roadway cross-section on an 80-foot right-of-way. Additional highway improvements are not required for Eastern Avenue at this time.

Park Avenue, an unimproved road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements, including highway right-of-way, a 111-foot area for right distance at the intersection of Eastern and Park Avenues, and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The status of the unimproved 20-foot alley is unknown. It is the responsibility of the Petitioner to ascertain and clarify rights therein. To conform with Baltimore County Standards, the alley if improved, must be constructed as a 20-foot commercial alley.

Sidewalks are required along the entire frontage of this property. Any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc., will be the full responsibility of the Petitioner.

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

Item #139 (1973-1974)
Property Owner: Gordon J. Radecke
Page 2
February 28, 1974

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 Sewers

Public water supply and sanitary sewers are serving this property.

Very truly yours,
[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: FAN/PWR:ss

cc: G. A. Reiser

1-SW Key Sheet
6 & 7 NE 30 Pos. Sheets
NE 2 N Topo
97 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. HAMMOND
DIRECTOR

November 13, 1979

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

Re: Item #58 (1979-1980)
Property Owner: Jack Farley
N/E cor. Eastern Ave. and Park Ave.
Existing Zoning: B.L.-C.S. & B.R.-C.S.A.
Proposed Zoning: Special Hearing to amend Case No. 74-247X (Item No. 139 - 1973-1974) to allow a 1747 sq. ft. addition.
Acres: 0.326 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.

General

The comments applied in conjunction with the Zoning Advisory Committee review of this property for Item 139 (1973-1974), Case No. 74-247X, remain valid and applicable to this Item 58 (1979-1980), and are referred to for your consideration.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: FAN/PWR:ss

1-SW Key Sheet
6 & 7 NE 30 Pos. Sheets
NE 2 N Topo
97 Tax Map

Attachment

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
497-3211

JOHN D. SEYFFERT
DIRECTOR

November 19, 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 #58, Zoning Advisory Committee Meeting, September 11, 1977, are as follows:

Property Owner: Jack Farley
Location: NE/C Eastern Avenue and Park Avenue
Existing Zoning: BL-CSA and BR-CSA
Proposed Zoning: Special Hearing to amend Case No. 74-247-X (Item #139: 1973-74) to allow a 1747 sq. ft. addition
Acres: 0.326
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.

All access to the site must be from Park Avenue and egress must be provided to deny access to the front of the property.

Landscaping should be provided where possible.

Very truly yours,

[Signature]
John L. Wintley
Planner III
Current Planning and Development

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:

- On May 24, 1974, the then Zoning Commissioner, S. Eric DiNenna, granted a special exception for a service garage to the then Petitioner, together with the Contract Purchaser, Jack Farley, on a tract of land containing 14,200 square feet, more or less, and located on the northeast corner of Eastern and Park Avenues (Case No. 74-247-X).
- Said Order contained, among other restrictions, the following:

"1. The present structure be utilized."

In order for the needed improvements to be made to the existing building, it is necessary that this restriction be removed and the site plan be amended as such.

- Testimony in the aforementioned case referred to the intended use of the then existing improvement to be "...as a Service Garage for the servicing of all conditioning units and some body and fender work on automobiles."
- In the instant case, the Protestants who appeared at the hearing testified that the Petitioner was committing various and sundry acts of zoning violations which culminated in a violation hearing (Case No. 81-25-V) and a subsequent Order by the Deputy Zoning Commissioner, Jean M.H. Jung, in which it was ordered:

"1. All unlicensed and inoperable vehicles must be kept within the screened enclosure at all times and

2. all vehicle parts and miscellaneous automotive debris may be kept within said enclosure but must be stored in a neat and orderly manner at all times."

- The Baltimore County Zoning Regulations define a service garage as "A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired, or kept for renameration, hire or sale."
- To approve the removal of the aforementioned restriction and the amendment to the site plan would not be detrimental to the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of December, 1980, that the removal of restriction No. 1 from the Order dated May 24, 1974 (Case No. 74-247-X), together with the amendment to the site plan dated January 7, 1974, for the expressed purpose of constructing an addition to the existing improvement (service garage), in accordance with the site plan prepared by Frank S. Lee, revised December 13, 1979, and marked Petitioner's Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

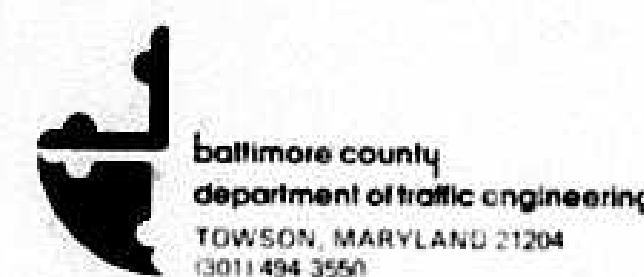
- Compliance, in each and every respect, with the aforementioned site plan.
- Erection and maintenance of an eight foot high fence along both sides and rear of the property. The fence along the side lot lines shall be attached to the rear building line of the existing improvement as well as the addition.
- Curbing shall be constructed on Eastern Avenue for the entire frontage of the property.

ORDER RECEIVED FOR FILING

DATE: December 5, 1980

BY: [Signature] ADMINISTRATIVE ASSISTANT

[Signature]
Zoning Commissioner of
Baltimore County



STEPHEN E. COLLINS
DIRECTOR

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

Item No. 58 - ZAC - Meeting of September 11, 1979
Property Owner: Jack Farley
Location: NE/C Eastern Ave. & Park Ave.
Existing Zoning: B.L.-C.S.A. & B.R.-C.S.A.
Proposed Zoning: Special Hearing to amend Case No. 74-247-X (Item No. 139; 1973-74) to allow a 1747 sq. ft. addition.

Acres: 0.326
District: 15th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested 1747 sq. ft. addition to this site.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineering Associate II

MSF/mjm



Paul H. Reinke
CHIEF

September 19, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Jack Farley

Location: NE/C Eastern Ave. & Park Ave.

Item No. 58

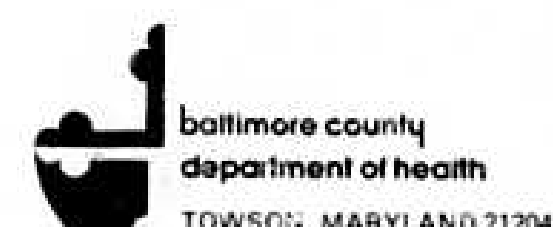
Zoning Agenda: Meeting of 9/11/79

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 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.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division



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

November 1, 1979

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

Dear Mr. Hammond:

Comments on Item #58, Zoning Advisory Committee Meeting of September 11, 1979, are as follows:

Property Owner: Jack Farley
Location: NE/C Eastern Ave. & Park Ave.
Existing Zoning: B.L.-C.S.A. & B.R.-C.S.A.
Proposed Zoning: Special Hearing to amend Case No. 74-247-X (Item No. 139; 1973-74) to allow a 1747 sq. ft. addition.
Acres: 0.326
District: 15th

Metropolitan water and sewer exist.

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.

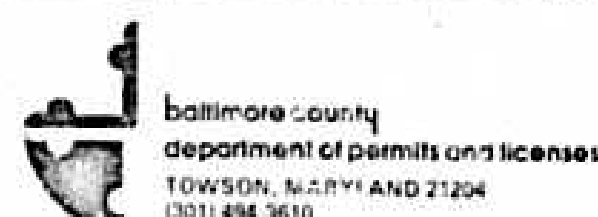
The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LTF/JEP/rth#

cc: W. L. Phillips



JOHN D. SEYFERT
DIRECTOR

September 25, 1979

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

Dear Mr. Hammond:

Comments on Item #58 Zoning Advisory Committee Meeting, September 11, 1979 are as follows:

Property Owner: Jack Farley
Location: NE/C Eastern Ave. & Park Ave.
Existing Zoning: B.L.-C.S.A. & B.R.-C.S.A.
Proposed Zoning: Special Hearing to amend Case No. 74-247-X (Item No. 139; 1973-74) to allow a 1747 sq. ft. addition.

Acres: 0.326
District: 15th

The items checked below are applicable:

- 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 Age and other applicable codes.
- A building permit shall be required before construction can begin.
- Additional miscellaneous permits shall be required.
- Building shall be upgraded to new use - requires alteration permit.
- Three sets of construction drawings will be required to file an application for a building permit.
- 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.
- 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.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section.
- Consent. Show compliance to State Handicapped Code - If rains spraying is involved it could classify a portion of this structure as high hazard, resulting in stringent Code measures. Architectural drawings will not be waived.
- NOTES: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

[Signature]
Charles E. Burden, Chief
Plans Review

CBS:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 10, 1979

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

RE: Item No. 55, 56, 57, 58
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Z.A.C. Meeting of: September 11, 1979

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BOTKIN

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HATTON

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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE corner of Eastern Ave. and : OF BALTIMORE COUNTY
Park Ave., 15th District
JACK FARLEY, Petitioner : Case No. 80-139-SPH

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

I HEREBY CERTIFY that on this 21st day of December, 1979, a copy of the foregoing Order was mailed to Robert J. Romacka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.

[Signature]
John W. Hession, III

RE: ALLEGED ZONING VIOLATION
1200 Old Eastern Avenue
15th Election District
Jack A. Farley
Eastern Auto and Air
1200 Old Eastern Avenue
Baltimore, Maryland 21221
Defendant
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY
81-25-V, C-80-823

A complaint has been filed with the Zoning Office concerning an alleged violation of the Baltimore County Zoning Regulations on property at the above location. A hearing was held to determine whether a violation exists.

The following Baltimore County Zoning Regulations are involved:

Section 102.1 - "No land shall be used or occupied and no building or structure shall be erected, altered, located, or used except in conformity with these regulations and this shall include any extension of a lawful nonconforming use."

Section 101 - Definitions - "Junk Yard: Any land used commercially or industrially for storage or for sale of scrap metal, waste paper, rags, or other junk, and including non-commercial storage of non-operating or non-drivable motor vehicles, dismantling or storage of such vehicles or parts thereof,...."

Section 230 - "Use Regulations (B.L. Zone)."

Section 405A. - "Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements."

Section 500.4 - "In cases in which no building permit is required, any person desiring to use any land for any purpose other than that for which said land is being used at the time of adoption of this Order and Resolution, shall make application to the Zoning Commissioner for a use permit, upon such form as the Zoning Commissioner may prescribe. If such use is permissible the Zoning Commissioner may issue a use permit, conditioned by other provisions contained in the Regulations which shall indicate that it authorizes particular use applied for."

Section 500.9 - "The Zoning Commissioner shall have the power to require the production of plats of developments or subdivisions of land, or of any land in connection with which application for building or use permits or petitions for a Special Exception, a

reclassification, or a temporary use shall be made, such plats to show the location of streets or roads and of buildings or other structures proposed to be erected, repaired, altered or added to. All such plats shall be drawn to scale and shall clearly indicate the proposed location, size, front, side and rear setbacks from property lines and elevation plans of proposed buildings or other structures. Such details shall conform in all respects with Zoning Regulations. No such plats or plans, showing the opening or laying out of roads or streets, shall be approved by the Zoning Commissioner unless such plats or plans shall have been previously approved by the Office of Planning and the Department of Public Works of Baltimore County."

The testimony of the assigned inspector indicated that only one inspection was made because of the prior history of similar complaints with regard to the use of the property. That inspection revealed only one unlicensed vehicle being parked/stored outside the required screened enclosure.

The complaining witnesses stated that such vehicles often remain outside the screened enclosure for periods up to three days. In response, the Defendant stated that such vehicles never remain outside the enclosure for more than a day.

Additional testimony by the Complainants indicated that vehicles are dismantled on the premises and that parts are haphazardly stored on the property. The Defendant acknowledged that he purchases portions of used vehicles, as well as entire used/wrecked vehicles, and uses them for parts.

A review of all information pertaining to this case reveals that the property additionally enjoys approval for a Baltimore County Police Towing License and conditional approval for an Auto Wrecker's License with the State of Maryland. In the latter instance, approval was conditioned upon the use of the license solely for the disposal of vehicles abandoned on the premises after being towed. All dismantling was to be limited to the removal of gas tanks, drive shafts, and wheels, all necessary prior to removal to a scrap metal processor.

Based on all of the testimony and evidence of the instant case as well as taking judicial note of the prior cases and license approvals, it is the opinion of the Deputy Zoning Commissioner that violations do exist.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of September, 1980, that the following corrections must be made IMMEDIATELY:

1. All unlicensed and inoperable vehicles must be kept within the screened enclosure at all times and
2. all vehicle parts and miscellaneous automotive debris may be kept within said enclosure but must be stored in a neat and orderly manner at all times.

It is FURTHER ORDERED that, in the event that the first of the two above corrections is not effected and maintained, the Zoning Enforcement Office is directed to withdraw any and all approvals for a Baltimore County Police Towing License and to advise the Baltimore County Police Department of same.

It is FURTHER ORDERED that, inasmuch as testimony and evidence acknowledged at least in part by the Defendant, as to the dismantling of vehicles and parts thereof, in excess of that allowed under the aforementioned conditional approval, the Zoning Enforcement Office is to notify the licensing authorities within the State of Maryland that any and all approvals for an Auto Wrecker's License are withdrawn as of this date and that any existing license is to be revoked.

Any appeal from this decision must be in accordance with Section 500.10 of the Baltimore County Zoning Regulations within 30 days.

Jan M. Jones
Deputy Zoning Commissioner
of
Baltimore County

*Jack Farley
1/10/80 @ 10:30
80-139-SPH
Jan 10-80
80-37
809-14*

1308 Eastern Avenue
Essex, Maryland 21221
January 2, 1980

Mr. William E. Hammond
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Special Hearing on
NE Corner of Eastern Avenue
and Park Avenue - Essex

Dear Mr. Hammond:

I protest the removal of any restrictions currently in effect on this property.

Those of us who have invested considerable sums of money in our homes do not wish to see our properties "go down the drain." I believe in keeping Essex as nice as possible.

The property in question now leaves much to be desired. Look at it on any given day - the fence or enclosure is a horrible mess, wrecked cars are parked all over the place and parts are being sold daily. It has the earmarks of becoming an area like the one West of Back River Bridge. This is not needed in our area. I have a nice home and intend to live at my present address. I do not want my property devaluated by a place of this type.

I plan to attend the hearing unless my mother's illness or death prevents my being able to do so.

Yours sincerely,

Carville A. Lauenstein
Carville A. Lauenstein

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

NOTICE OF HEARING

RE: Petition for Special Hearing - NE/C Eastern Avenue and Park Avenue - Jack Farley - Case No. 80-139-SPH

TIME: 1:30 P.M.

DATE: Thursday, February 26, 1980 (continued from 1/10/80)

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

NOTICE OF HEARING

RE: Petition for Special Hearing - NE/C Eastern Avenue and Park Avenue - Jack Farley - Case No. 80-139-SPH

TIME: 10:30 A.M.

DATE: Thursday, January 10, 1980

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 11, 1980

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

RE: Petition for Special Hearing
NE/C Eastern Ave and Park Ave
Jack Farley - Case No. 80-139-SPH

Dear Sir:

This is to advise you that \$58.75 is due for advertising and posting of the above-property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

VEH:sj

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 28, 1979

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

RE: Petition for Special Hearing
Jack Farley - NE/C Eastern Avenue
and Park Avenue - Case No. 80-139-SPH

Dear Sir:

This is to advise you that \$58.75 is due for advertising and posting of the above-property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

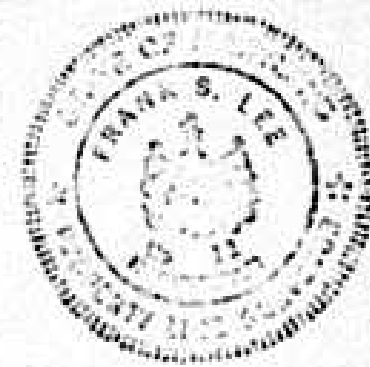
VEH:sj

FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21237

1277 NEIGHBORS AVENUE
1277 NEIGHBORS AVENUE 5/48
1277 NEIGHBORS AVENUE, Maryland

Deposited for the site at the northeast corner of Eastern Avenue and Park Avenue as laid out and shown on the plat of the Essex Subdivision, said plat being recorded among the land records of Baltimore County in Plat Book 5 Folio 43, and thence running and binding on the north side of Eastern as now widened to 60 feet, North 63 degrees 46 minutes East 88.75 feet, thence leaving Eastern Avenue and binding on part of the division line between lots 49 and 50 on plat above referred to North 6 degrees 14 minutes West 160 feet, thence running for a line of division parallel with Eastern Avenue South 83 degrees 46 minutes West 88.75 feet to the east side of Park Avenue (50 feet wide), and thence running and binding on the east side of Park Avenue South 6 degrees 14 minutes West 160 feet to the place of beginning.

Containing 14,200 square feet of land.



PETITION FOR SPECIAL HEARING
15th District

ZONING: Petition for Special Hearing
LOCATION: Northeast Corner of Eastern Avenue and Park Avenue
DATE & TIME: Thursday, January 10, 1980 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 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 the removal of Restriction No. 1 from Case No. 74-247-X to allow a proposed addition to the existing service garage

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

Being the property of Jack Farley, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, January 10, 1980 at 10:30 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

PETITION FOR SPECIAL HEARING
15th District

ZONING: Petition for Special Hearing
LOCATION: Northeast Corner of Eastern Avenue and Park Avenue
DATE & TIME: Tuesday, February 26, 1980 at 1:30 P.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 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 the removal of Restriction No. 1 from Case No. 74-247-X to allow a proposed addition to the existing service garage and an amendment of the site plan filed with Case No. 74-247-X

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

Being the property of Jack Farley, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 26, 1980 at 1:30 P.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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-139-SPH Item 58
Date: December 19, 1979

Petition for Special Hearing
Northeast Corner of Eastern Avenue and Park Avenue
Petitioner - Jack Farley

15th District

HEARING: Thursday, January 10, 1980 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this position.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:dne

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 5, 1980

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

RE: Petition for Special Hearing
NE corner of Eastern and Park
Avenues - 15th Election District
Jack R. Farley - Petitioner
NO. 80-139-SPH (Item No. 58)

Dear Mr. Romadka:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEK/srl

Attachments

cc: Mr. Victor J. Basta, Sr., President
Essex Improvement Association
334 Margaret Avenue
Baltimore, Maryland 21221

Mr. Carville Lauenstein
1308 Eastern Avenue
Baltimore, Maryland 21221

Mr. Wilke Smith
1314 Eastern Avenue
Baltimore, Maryland 21221

Mrs. Alberta Y. Pugh
843 Middlesex Road
Baltimore, Maryland 21221

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

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

cc: Mr. Frank Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

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 19th day of November, 1979.

Petitioner: Jack Farley
Petitioner's Attorney: Romadka

WILLIAM E. HAMMOND
Zoning Commissioner

Reviewed by: Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15
Posted for: Petition for Special Hearing
Petitioner: Jack Farley
Location of property: NE/C. Eastern Ave. and Park Ave.
Location of Sign: Front of Property (1200 Old Eastern Ave.)
Remarks: 1 sign
Posted by: [Signature] Date of return: 2/14/80

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15
Posted for: Petition for Special Hearing
Petitioner: Jack Farley
Location of property: NE/C. Eastern Ave. and Park Ave.
Location of Sign: Front of Property (1200 Old Eastern Ave.)
Remarks: 1 sign
Posted by: [Signature] Date of return: 2/14/80

PETITION FOR SPECIAL HEARING
15th District

ZONING: Petition for Special Hearing
LOCATION: Northeast Corner of Eastern Avenue and Park Avenue
DATE & TIME: Tuesday, February 26, 1980 at 1:30 P.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 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 the removal of Restriction No. 1 from Case No. 74-247-X to allow a proposed addition to the existing service garage and an amendment of the site plan filed with Case No. 74-247-X
All that parcel of land in the Fifteenth District of Baltimore County
Being the property of Jack Farley, as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, February 26, 1980 at 1:30 P.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

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 7, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 7th day of February, 1980, the first publication appearing on the 7th day of February, 1980.
THE JEFFERSONIAN
Manager
Cost of Advertisement, \$ 26.25

PETITION FOR SPECIAL HEARING
15th District

ZONING: Petition for Special Hearing
LOCATION: Northeast Corner of Eastern Avenue and Park Avenue
DATE & TIME: Thursday, January 10, 1980 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 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 the removal of Restriction No. 1 from Case No. 74-247-X to allow a proposed addition to the existing service garage and an amendment of the site plan filed with Case No. 74-247-X
All that parcel of land in the Fifteenth District of Baltimore County
Being the property of Jack Farley, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, January 10, 1980 at 10:30 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

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. February 7, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 7th day of February, 1980, the first publication appearing on the 7th day of February, 1980.
THE JEFFERSONIAN
Manager
Cost of Advertisement, \$ 26.25

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: December 12, 1979
AMOUNT: \$25.00
FOR: Robert J. Romadka, Esquire
Filing Fee for Case No. 80-139-SPH
25.00
5857578

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: January 10, 1980
AMOUNT: \$26.25 (Cash)
FOR: Advertising and Posting for Case No. 80-139-SPH
26.25
5857578

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ERS</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <u>74-272 X</u>	Map # _____									

PETITION FOR SPECIAL HEARING
 15th District
 Zoning: Petition for Special Hearing
 Location: Northeast Corner of Eastern Avenue and Park Avenue
 Date & Time: Tuesday, February 26, 1980 at 1:30 P.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 Hearing under Section 900.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and Deputy Zoning Commissioner should approve the removal of Restriction No. 1 from Case No. 74-247-X to allow a proposed addition to the existing service garage and on-site parking of the site plan filed with Case No. 74-247-X.
 All that parcel of land in the Fifteenth District of Baltimore County
 Beginning for the same at the northeast corner of Eastern Avenue and Park Avenue as laid out and shown on the plat of the 15th District Subdivision, said plat being recorded among the land records of Baltimore County in Plat Book 6 folio 46, and thence running and binding on the north side of Eastern Avenue as now widened to 80 feet, North 83 degrees 46 minutes East 88.75 feet, thence leaving Eastern Avenue and binding on part of the division line between lots 9 and 50 on plat above referred to North 6 degrees 14 minutes West 180 feet, thence running for a line of division parallel with Eastern Avenue South 82 degrees 46 minutes West 80.75 feet to the east side of Park Avenue 80 feet wide, and thence running and binding on the east side of Park Avenue South 8 degrees 14 minutes West 180 feet to the place of beginning.
 Containing 14,300 square feet of land.
 Being the property of Jack Farley, as shown on plat plan filed with the Zoning Department.
 Hearing Date: TUESDAY, FEBRUARY 26, 1980 AT 1:30 P.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

THE ESSEX TIMES
 Bel Air, Md., Feb 2 1980
 This is to Certify, That the annexed
Special Hearing
Farley
 was inserted in **THE ESSEX TIMES**, a newspaper printed and published in Harford County, once in each of _____ successive weeks before the 26th day of Feb. 1980
Charles M. Hays Publisher.

PETITION FOR SPECIAL HEARING
 15th District
 Zoning: Petition for Special Hearing
 Location: Northeast Corner of Eastern Avenue and Park Avenue
 Date & Time: Thursday, January 10, 1980 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 Hearing under Section 900.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and Deputy Zoning Commissioner should approve the removal of Restriction No. 1 from Case No. 74-247-X to allow a proposed addition to the existing service garage.
 All that parcel of land in the Fifteenth District of Baltimore County
 Beginning for the same at the northeast corner of Eastern Avenue and Park Avenue as laid out and shown on the plat of the 15th District Subdivision, said plat being recorded among the land records of Baltimore County in Plat Book 6 folio 46, and thence running and binding on the north side of Eastern Avenue as now widened to 80 feet, North 83 degrees 46 minutes East 88.75 feet, thence leaving Eastern Avenue and binding on part of the division line between lots 49 and 50 on plat above referred to North 6 degrees 14 minutes West 180 feet, thence running for a line of division parallel with Eastern Avenue South 83 degrees 46 minutes West 80.75 feet to the east side of Park Avenue 80 feet wide, and thence running and binding on the east side of Park Avenue South 8 degrees 14 minutes West 180 feet to the place of beginning.
 Containing 14,300 square feet of land.
 Being the property of Jack Farley, as shown on plat plan filed with the Zoning Department.
 Hearing Date: THURSDAY, JANUARY 10, 1980 AT 10:30 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

THE ESSEX TIMES, INC.
 812 EASTERN BLVD.
 BALTIMORE, MD. 21221

Bel Air, Md., Dec 20 1979
 This is to Certify, That the annexed
Petition
Jack Farley
 was inserted in **THE ESSEX TIMES**, a newspaper printed and published in Harford County, once in each of _____ successive weeks before the 20th day of Dec. 1979
Sam D. Wright Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

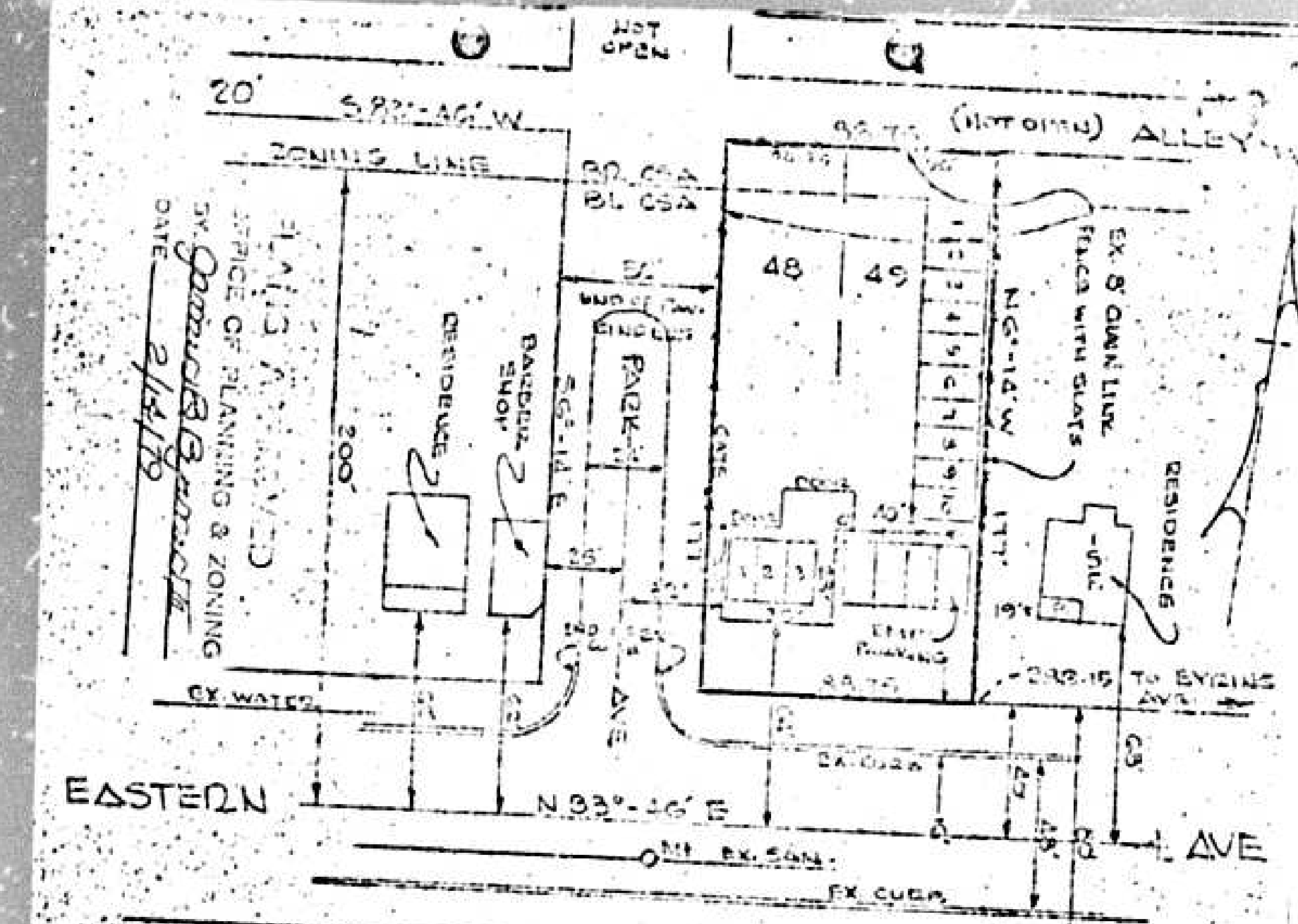
County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received this 31 day of Aug. 1979.
 Filing Fee \$ 25.00 Received: ☒ Check ☐ Cash ☐ Other

William E. Hammond
 William E. Hammond, Zoning Commissioner

Petitioner Jack Farley Submitted by Russell
 Petitioner's Attorney Michael Partridge Reviewed by ERS

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



EXISTING USE - SERVICE GARAGE
PROPOSED USE - SAME
EXISTING ZONING - B3C, B3C-2, WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
PROPOSED ZONING - B3C-2
AREA OF LOT - 15,708 SQ. FT.
AREA OF BLDG. - 1292 SQ. FT.
PETITIONER'S EXHIBIT 2
PARKING DATA
 NO. OF PARKING SPACES PROVIDED FOR DAMAGED DISABLED VEHICLES - 15 (10 IN YD, 5 IN GAR.)
 NO. OF EMPLOYED SPACES PROVIDED - 4
 ALL PARKING AND STORAGE AREAS TO BE MAINTAINED AS DURABLE AND CRUSTLESS SURFACES.
 NO DISABLED OR DAMAGED VEHICLES WILL BE STORED OUTSIDE OF DESIGNATED AREA.
OTS 48 & 49 ESSEX SUBDIVISION 5/48
15TH DISTRICT BALTIMORE CO, MARYLAND
SCALE: 1"=50'
DATE: 2-14-79
FRANK G. LINT
1877 NINTH AVE. AVE.

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 19 day of Mar. 1980.

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Farley Reviewed by Nicholas B. Commodari
 Petitioner's Attorney James M. Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee

