

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
George W. Mudd and

XXXX we, Lucille Mudd, 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 the site plan filed with Case #3357-S to decrease the lot area of the existing service station from 29,243 sq. ft. to 21,808 sq. ft.

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 _____
Chase, Maryland
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 26th day of March, 1980, 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 5th day of May, 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
George W. Mudd and

XXXX we, Lucille Mudd, 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 405.4A.2.a to permit a front setback of 20 ft. to the future right-of-way line and 55 ft. to the centerline of the road in lieu of the required 35 ft. and 60 ft., respectively. Section 405.4A.3.a to permit a minimum curb tangent length between a driveway and property line to be 3 ft. in lieu of the required 10 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
The property in question is husband and wife owned and operated. It is the only full service gas station within a four (4) mile area. Since their assumption of the stations operation, under the name of Chase Auto Service, it has become a service facility on which the residents of the surrounding communities depend on for road service and automotive repairs as well as gasoline. Over a 100% increase in use of the repair facilities requires an expansion of the present structure to include an additional service bay and an enlarged work area in order to provide the residents repair and maintenance services in an efficient and timely manner.

Two new developments within the immediate area of the station will be providing the community with an additional 700 new families who will need gasoline and repair services.

Property is to be posted and advertised as prescribed by Zoning Regulations. XXXX 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 _____ Address _____
Chase, Maryland
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March, 1980 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 6th day of May, 1980 at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
NE corner of Eastern Ave. Extended
and Graces Quarters Rd., 15th District : OF BALTIMORE COUNTY

GEORGE W. MUDD, et ux, Petitioners : Case No. 80-224-ASPH

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
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of April, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. George W. Mudd, 12601 Eastern Avenue, Chase, Maryland 21027, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

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 26th day of March, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner George W. Mudd, Et Ux
Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

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

Nicholas B. Commodari
Chairman

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

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

RE: Item No. 115
Petitioners-George W. Mudd, et ux
Special Hearing and Variance
Petitions

Dear Mr. & Mrs. Mudd:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to the existing service station, located at the northeast corner of Eastern Avenue Extended and Graces Quarters Road, this Variance is required. The Special Hearing is required in view of the fact that the total area of the site that was granted for a service station as a result of Case No. 3357-S is no longer in tact. A part of this property, as shown on the submitted site plan, was sold to the adjacent property owners by the previous owner of this service station. Because of this, a Variance to permit the northerly entrance within 3 feet of this new property line in lieu of the required 10 feet has also been included in order to legalize this situation.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

ENC:mlch

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

February 27, 1980

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

RE: Item #145 (1979-1980)
Property Owner: George W. & Lucille Mudd
N/E cor. Eastern Ave. Ext'd. and Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in Case No. 3357-S from 29243 sq. ft. to 21808 sq. ft. and Variance to permit a front setback of 30' in lieu of the required 35'.
Acres: 0.501 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:

Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. The overall property comprises parts of Lots 60 thru 63 of the plat "Twin River Beach", recorded W.P.C. 8, Folio 11.

Highways:

In connection with the State Highway Administration Project for the elimination of the at-grade crossing of the Penn Central Railroad tracks (Amtrak High-Speed Trains) in this community, Ebenezers Road, an existing public road, is to be relocated northerly so as to provide the required grade separation. Improvement of portions of Eastern Avenue Extended and Graces Quarters Road fronting this property may be included in this project; further information may be obtained from the State Highway Administration.

Eastern Avenue Extended and Graces Quarters Road, existing public roads, are proposed to be improved in the future as 50-foot closed section roadways on 70-foot rights-of-way. Highway rights-of-way widenings, including a fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Entrances and their locations are subject to the approval of the Baltimore County Department of Traffic Engineering and the State Highway Administration.

Item #145 (1979-1980)
Property Owner: George W. & Lucille Mudd
Page 2
February 27, 1980

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 are public 12 and 16-inch water mains, and 12 and 24-inch public sanitary sewerage in Graces Quarters Road and Eastern Avenue Extended, respectively.

Very truly yours,

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

END:FAM:PWR:ss

cc: J. Sueners

MM-SW Key Sheet
24 NE 47 & 48 Pos. Sheets
NE & I Topo
83 Tax Map

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:

1. Pursuant to the Baltimore County Zoning Regulations in effect at the time of the filing of a Petition for Special Permit, former Zoning Commissioner Wilsie H. Adams, in an Order dated February 2, 1955, granted the subject property a special permit for use of the property as a gasoline service station (Case No. 3357-S).
2. The property has been developed and used as a gasoline service station since that date, although the Petitioner herein has only owned the property since his purchase in March of 1978.
3. At the time of purchase, the land area originally granted the special permit had been reduced in size from 29,243 square feet to 21,808 square feet.
4. The Petition for Special Hearing requests approval of "An amendment to the site plan filed with Case No. 3357-S to decrease the lot area of the existing service station from 29,243 sq. ft. to 21,808 sq. ft."
5. No one appeared at the time of the public hearing in protest of the subject Petition.
6. The subject property is zoned B.L. (Business, Local) and additionally enjoys a C.N.S. (Commercial, Neighborhood Shopping) District.
7. To approve the amendments will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the regulations.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of July, 1980, that the amendments to the site plan filed in Case No. 3357-S to reduce the land area devoted to the special permit granted for a gasoline service station from 29,243 square feet to 21,808 square feet, as requested in the herein Petition for Special Hearing, should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the terms and provisions of Section 405.8 of the Baltimore County Zoning Regulations, except to the extent that variances have been or may be granted pursuant to Section 405.9.
2. Approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

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 18th day of July, 1980, that the herein Petition for Variances to permit a front yard setback of twenty feet to the future right-of-way line and fifty-five feet to the centerline of Graces Quarters Road in lieu of the required thirty-five feet and sixty feet, respectively, and a minimum curb tangent length between a driveway and property line of three feet in lieu of the required ten feet should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and restrictions of the accompanying Special Hearing Order.

Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of July, 1980, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
W. S. Caltrider
Administrator

January 29, 1980

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

Re: Z.A.C. Meeting, Jan. 22, 1980
ITEM: 145.
Property Owner: George W. & Lucille Mudd
Location: NE/C Eastern Ave. Extended & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in case No. 3357-S from 29243 sq. ft. to 21808 sq. ft. and variance to permit a front setback of 30' in lieu of the required 35'.
Acres: 0.501
District: 15th
File: Penn. R.R. Crossing Grade Elimination

Dear Mr. Hammond:

In conjunction with the railroad grade crossing elimination at Ebenezer Road, the State Highway Administration proposes to improve a portion of Graces Quarters Road fronting the subject property, however, it does not appear that the proposed addition will be affected.

Our records indicate that the existing right of way is 21.7' from the centerline of Graces Quarters Road and not along the road-side curb as indicated on the plan.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrd
cc: Mr. F. Ringger
Mr. G. Dailey

My telephone number is (301)383-4320

By: John E. Meyers

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



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

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

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

Item No. 145 - ZAC - Meeting of January 22, 1980
Property Owner: George W. & Lucille Mudd
Location: NE/C Eastern Ave. Ext'd. & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in case no. 3357-S from 29243 sq. ft. to 21808 sq. ft. and variance to permit a front setback of 30' in lieu of the required 35'.

Acres: 0.501
District: 15th

Dear Mr. Hammond:

This site is very small and any future roadway improvements will impact this site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

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 #145, Zoning Advisory Committee Meeting, January 22, 1980, are as follows:

Property Owner: George W. and Lucille Mudd
Location: NE/C Eastern Avenue Ext'd. & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in case #3357-S from 29243 sq. ft. to 21808 sq. ft. and Variance to permit a front setback of 30' in lieu of the required 35'.

Acres: 0.501
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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley per R.H.
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 & COUNTY HEALTH OFFICER

February 11, 1980

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

Dear Mr. Hammond:

Comments on Item #145, Zoning Advisory Committee Meeting of January 22, 1980, are as follows:

Property Owner: George W. & Lucille Mudd
Location: NE/C Eastern Ave. Ext'd. & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in case No. 3357-S from 29243 sq. ft. to 21808 sq. ft. and Variance to permit a front setback of 30' in lieu of the required 35'.
Acres: 0.501
District: 15th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JLF/ltb



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. RENCKE
CHIEF

February 8, 1980

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: George W. & Lucille Mudd

Location: NE/C Eastern Ave. Ext'd. & Graces Quarters Rd.

Item No: 145 Zoning Agenda: Meeting of 1-22-80

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



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

Ted Zaleski, Jr.
DIRECTOR

January 30, 1980

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

Dear Mr. Hammond:

Comments on Item #145 Zoning Advisory Committee Meeting, January 22, 1980 are as follows:

Property Owner: George W. & Lucille Mudd
Location: NE/C Eastern Ave. Ext'd. & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in Case No. 3357-S from 29243 sq. ft.

Acres: 0.501
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition, 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 Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section.
- I. No Comment.
- X J. Comment: Show setbacks and dimensions and handicapped Code compliance. Review of structure for code compliance will be made when plans are submitted with 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,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION FOR VARIANCE AND SPECIAL HEARING

15th District

ZONING: Petition for Variance and Special Hearing
LOCATION: Northeast corner of Eastern Avenue Extended and Graces Quarters Road
DATE & TIME: Tuesday, May 6, 1980 at 9:30 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 Variances to permit a front yard setback of 20 feet to the future right-of-way line and 55 feet to the centerline of the road in lieu of the required 35 feet and 60 feet, respectively and a minimum curb tangent length between a driveway and property line to be 3 feet in lieu of the required 10 feet and 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 the site plan filed with Case #3357-S to decrease the lot area of the existing service station from 29,243 sq. re. feet to 21,868 square feet

The Zoning Regulations to be excepted as follows:

Section 405.4A.2.a - Setbacks
Section 405.4A.3.a - Access and Street Improvements

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

Being the property of George W. Mudd, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 6, 1980 at 9:30 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Date: April 14, 1980
FROM: Petition No. 80-224-ASPH Item 145
SUBJECT:

Petition for Variance and Special Hearing
Northeast corner of Eastern Avenue Extended and Graces Quarters Road
Petitioner - George W. Mudd, et ux

Fifteenth District

HEARING: Tuesday, May 6, 1980 (9:30 A.M.)

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

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ob

April 6, 1980

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

NOTICE OF HEARING

RE: Petition for Variance and Special Hearing - NE/C of Eastern Avenue Extended and Graces Quarters Road - Case No. 80-224-ASPH

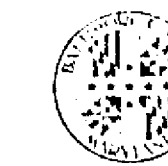
TIME: 9:30 A.M.

DATE: Tuesday, May 6, 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
494-0353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

RE: Petition for Variance and Special Hearing
NE/C Eastern Ave Extd and Graces Quarters Road
Case No. 80-224-ASPH

Dear Mr. & Mrs. Mudd:

This is to advise you that \$63.75 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
Zoning Commissioner

WEH:sj

90-7743
JAG:JLH

granted w/ restriction
7/18/80

OLIVER BEACH IMPROVEMENT ASSN. INC. 80-224-ASPH
ROUTE 14 BOX 188-A
BALTIMORE, MARYLAND 21220
August 6, 1980

Mr. William Hammond
Zoning Commissioner
Baltimore County
Towson, Maryland

Re: Request for zoning variance by George W. Mudd, et ux, corner of Eastern Avenue and Graces Quarters Road.

Dear Mr. Hammond:

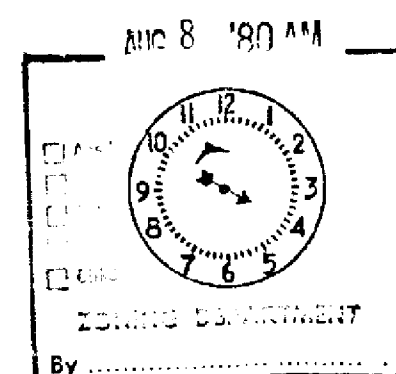
As president of the Oliver Beach Improvement Association, I wish to go on record in behalf of our association as being in total support to the request of George Mudd and his wife t/a Chase Auto Service in their request for a zoning variance in order to expand their servicing facilities.

This station has been a great asset to the residents of this community, and find ourselves dependent on its service facilities due to the closeness.

This is a local family owned and operated station, which desires to be a permanent part of the local community. We endorse Mr. Mudd's request for an opportunity to add an additional bay to his service facility.

Sincerely,

Charles P. Kazlo
President



Property Description:

Beginning at the corner formed by the intersection of the southeast side of Eastern Avenue Extended and the northeast side of Graces Quarters Road, and binding on the northeast side of Graces Quarters Road the following courses and distances viz:

- (1) South 63 - 35 East 65.00 feet
- (2) South 77 - 00 East 91.03 feet
- (3) North 28 - 55 East 127.14 feet
- (4) North 62 - 58 West 152.54 feet
- (5) South 28 - 55 West 150.00 feet to the beginning hereof. Containing 0.500 acres of land more or less.

July 18, 1980

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

RE: Petitions for Variances and Special Hearing
NE/corner of Eastern Avenue Extended and Graces Quarters Road - 15th Election District
George W. Mudd, et ux - Petitioners
NO. 80-224-ASPH (Item No. 145)

Dear Mr. & Mrs. Mudd:

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

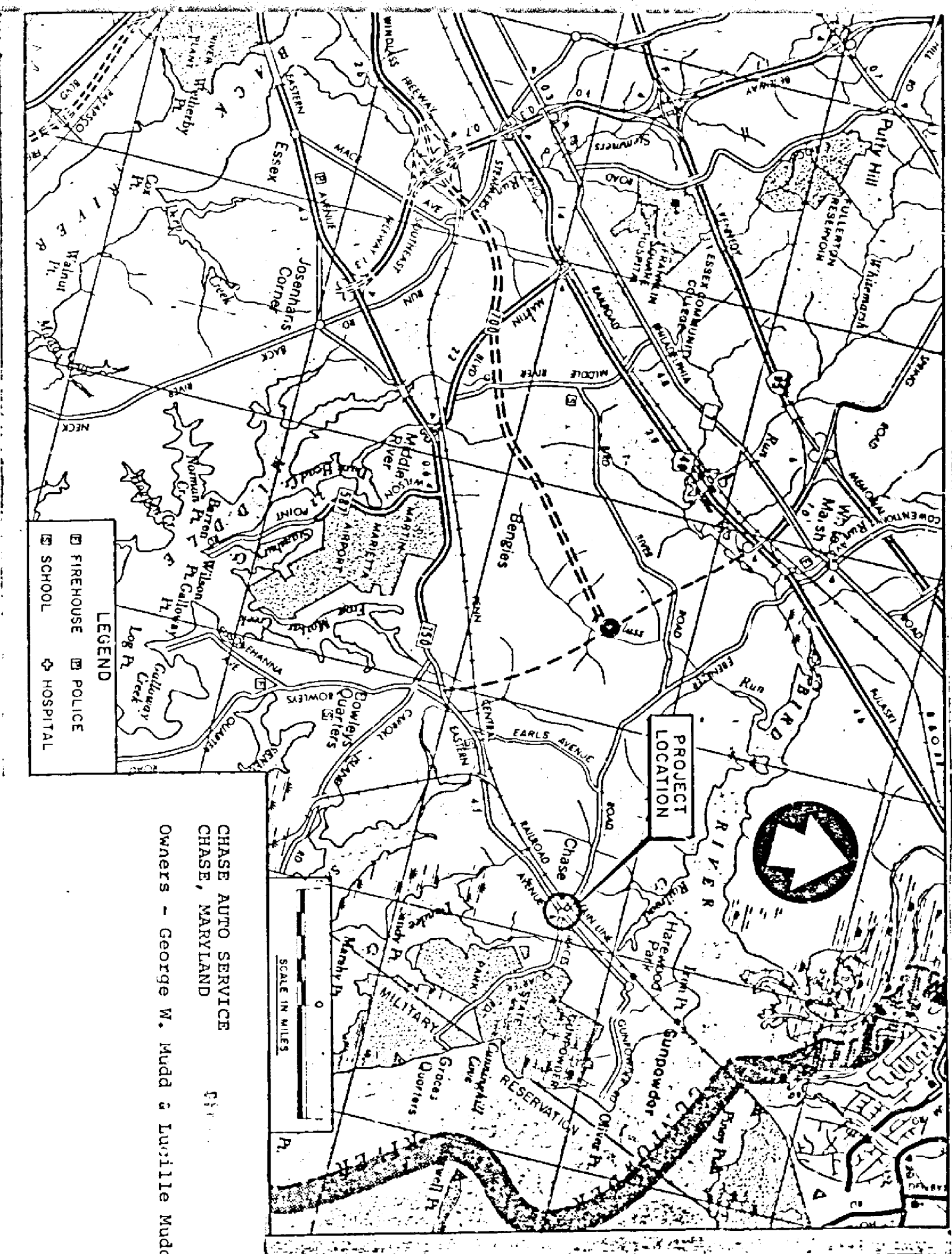
Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



THIS PLAT COMPILED FROM DEED OF RECORD.

PLAT SHOWING DIVISION OF LAND OF FRANK SCHEUERMAN, et al

15th ELECTION DISTRICT, BALTIMORE COUNTY, MD.

SHENK-STILL ASSOCIATES, INC.

43 EAST LEE STREET, BEL AIR, MARYLAND, 21014

DATE: 3 FEB. 1978 SCALE: 1"=50' FILE NO: 1424-G

PARCEL 1 - 0.500 AC ±

PARCEL 2 - 0.173 AC ±

PARCEL 3 - 0.105 AC ±

EASTERN AVENUE EXTENDED 528'55"W 150'00'

GRACES 563'35"E 65'00'

QUARTERS ROAD 571'00"E 91'02'

202'54' 152'54' 152'54' 151'14' 144'53' 143'00' 131'14' 122'14' 113'14' 104'00' 95'00'

N62°58'W 202'54' 152'54' 152'54' 151'14' 144'53' 143'00' 131'14' 122'14' 113'14' 104'00' 95'00'

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7 day of April, 1980.

Filing Fee \$ 25.00 Received: ☒ Check ☐ Cash ☐ Other

Petitioner George W. Mudd, et al Submitted by William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner's Attorney Chase Auto Service Reviewed by W. E. Hammond

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

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>W. E. Hammond</u>	Revised Plans: ☐ Yes ☒ No									
Previous case: <u>3357X</u>	Map # <u> </u>									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 4/17/80

Posted for: William E. Hammond, Zoning Commissioner

Petitioner: George W. Mudd, et al

Location of property: Eastern Avenue Extended and Graces Quarters Road

Location of Signs: on Eastern Avenue Extended and Graces Quarters Road

Remarks:

Posted by William E. Hammond Date of return: 4/18/80
Signature

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 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., once in each of one successive weeks before the 17th day of April, 1980, the first publication appearing on the 17th day of April, 1980.

THE JEFFERSONIAN
L. Frank Sturges Manager.

Cost of Advertisement, \$ 25.00

PETITION FOR VARIANCE AND SPECIAL HEARING

15th District
Zoning: Petition for Variance and Special Hearing
Location: Northeast corner of Eastern Avenue Extended and Graces Quarters Road
Date & Time: Tuesday, May 6, 1980 at 9:30 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 Variance to permit a front yard setback of 30 feet to the future right-of-way line and 55 feet to the centerline of the road in lieu of the required 35 feet and 60 feet, respectively and a minimum curb tangent length between a driveway and property line to be 2 feet in lieu of the required 10 feet and 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 the site plan filed with Case No. 3357-S to decrease the lot area of the existing service station from 23,243 square feet to 21,805 square feet.

The Zoning Regulations to be accepted as follows:
Section 405.4A.2 a. Setbacks
Section 405.4A.3 a. Access and Street Improvements
All that parcel of land in the Fifteenth District of Baltimore County.

Beginning at the corner formed by the intersection of the southeast side of Eastern Avenue Extended and the northeast side of Graces Quarters Road, and binding on the northeast side of Graces Quarters Road the following courses and distances, viz:
(1) South 63° 35' East 65.00 feet;
(2) South 77° 00' East 91.03 feet;
(3) North 28° 55' East 127.14 feet;
(4) North 62° 58' West 152.54 feet;
(5) South 28° 55' West 150.00 feet to the beginning hereof. Containing 0.500 acre of land M/L.

Being the property of George W. Mudd, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: **TUESDAY, MAY 6, 1980 AT 9:30 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
Essex, Md., April 17 1980

This is to Certify, That the annexed Petition was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 17th day of April, 1980.

W. E. Hammond Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. **088808**

DATE May 5, 1980 ACCOUNT 01-662

AMOUNT \$53.75

RECEIVED FROM Chase Auto Service

FOR Advertising and Posting of Case No. 30-221-ASP

63.75

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. **86380**

DATE April 8, 1980 ACCOUNT 01-662

AMOUNT \$25.00

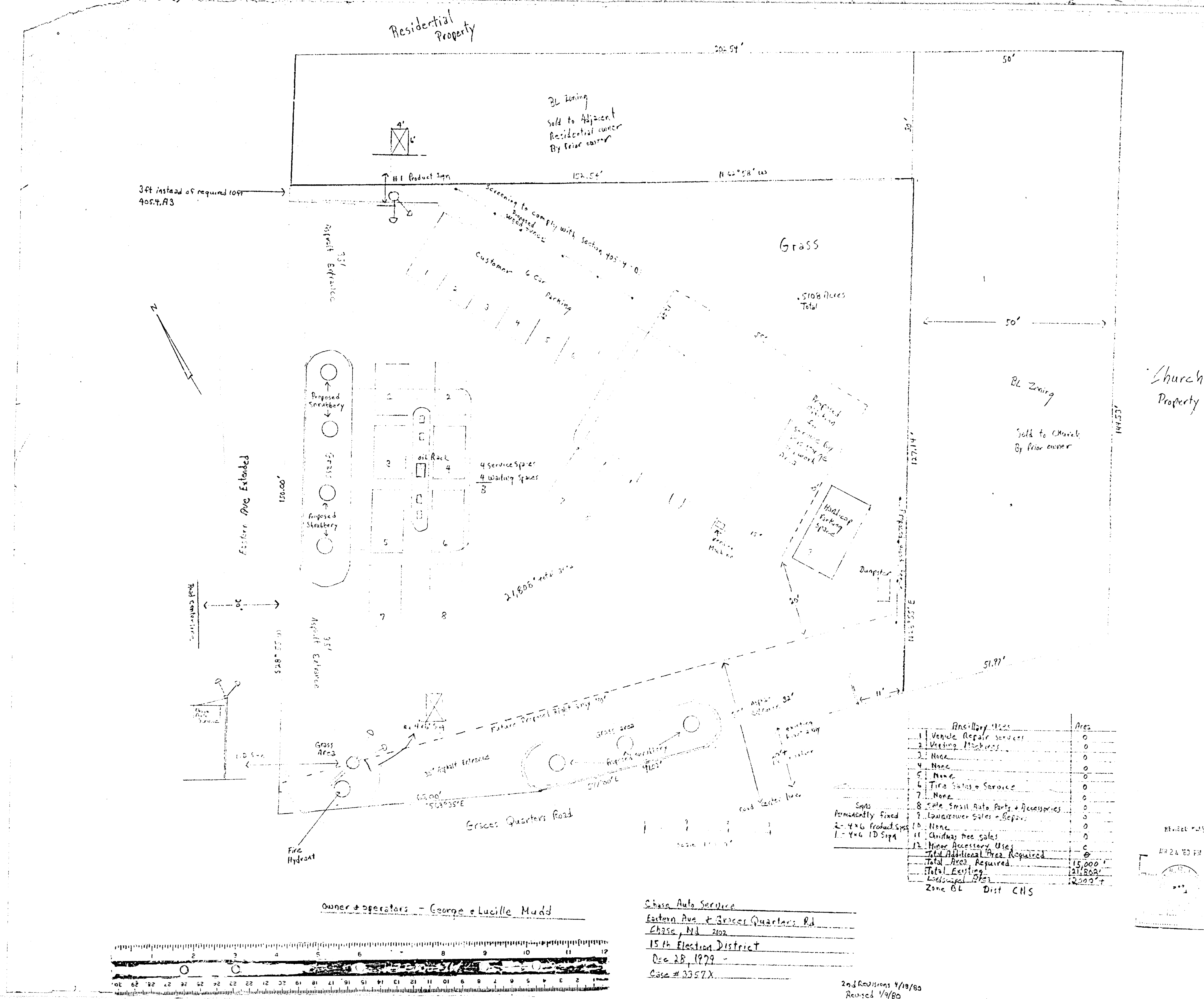
RECEIVED FROM Chase Auto Service

FOR Filing Fee for Case No. 80-221-ASP

25.00

VALIDATION OR SIGNATURE OF CASHIER





Residential
Property

BL Zoning
Sold to Adjacent
Residential owner
By prior owner

Grass

.5108 Acres
Total

BL Zwing

Sold to Church
by prior owner

Church
Property

Form Recently Fixed	Accessory Uses	Area
2-4x6 Product Sign	1 Vehicle Repair Services	0
1-4x6 ID Sign	2 Vending Machines	0
	3 None	0
	4 None	0
	5 None	0
	6 Tire Sales + Services	0
	7 None	0
	8 Sale Small Auto Parts + Accessories	0
	9 Lawnmower Sales + Repairs	0
	10 None	0
	11 Christmas tree sales	0
	12 Minor Accessory Uses	0
	Total Additional Area Required	0
	Total Area Required	15,000
	Total Existing	21,800
	Unimproved Area	2,000
	Zone BL	Dist CNS

Red-plant

58
 NEGL
 15
 1-17-82
 Au
 CK

owner & operators - George & Lucille Mudd

Chase Auto Service

Eastern Ave + Graces Quarters Rd

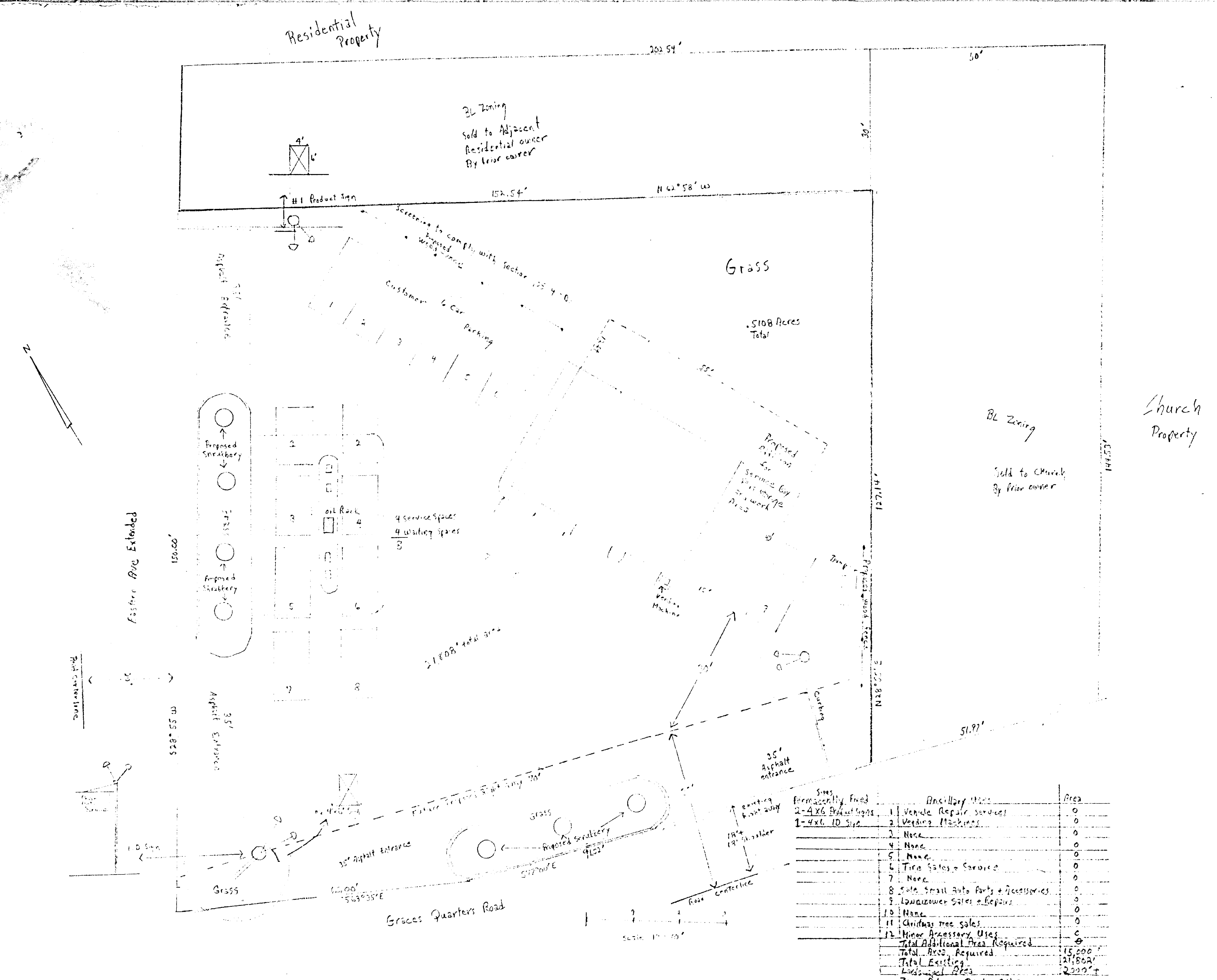
Case No

15th Election District

Dec 28, 1979 -

Case # 3357X

Revised 1/9/80



Size	Permanently Fixed	Area
2-4 X 6 Product Signs	1	0
1-4 X 6 10 Signs	2	0
	3	0
	4	0
	5	0
	6	0
	7	0
	8	0
	9	0
	10	0
	11	0
	12	0
Total Additional Area Required		15,000
Total Area Required		21,862
Total Existing		2,000
Total Area		23,862

Zone B4 Dist C115

owner & operators - George & Lucille Mudd

Chase Auto Service
 Eastern Ave + Grocers Quarters Rd
 Chase, Md
 15th Election District
 Dec 28, 1979 -
 Case # 3357X

Revised 1/9/80



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
George W. Mudd and

XXXX we, Lucille Mudd, 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 the site plan filed with Case #3357-S to decrease the lot area of the existing service station from 29,243 sq. ft. to 21,808 sq. ft.

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 _____ 12601 Eastern Avenue _____
Chase, Maryland _____
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 26th day of March, 1980, 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 5th day of May, 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
George W. Mudd and

XXXX we, Lucille Mudd, 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 405.4A.2.a to permit a front setback of 20 ft. to the future right-of-way line and 55 ft. to the centerline of the road in lieu of the required 35 ft. and 60 ft., respectively. Section 405.4A.3.a to permit a minimum curb tangent length between a driveway and property line to be 3 ft. in lieu of the required 10 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
The property in question is husband and wife owned and operated. It is the only full service gas station within a four (4) mile area. Since their assumption of the stations operation, under the name of Chase Auto Service, it has become a service facility on which the residents of the surrounding communities depend on for road service and automotive repairs as well as gasoline. Over a 100% increase in use of the repair facilities requires an expansion of the present structure to include an additional service bay and an enlarged work area in order to provide the residents repair and maintenance services in an efficient and timely manner.

Two new developments within the immediate area of the station will be providing the community with an additional 700 new families who will need gasoline and repair services.

Property is to be posted and advertised as prescribed by Zoning Regulations. XXXX 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 _____ 12601 Eastern Avenue _____
Chase, Maryland _____
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March, 1980 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 6th day of May, 1980 at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
NE corner of Eastern Ave. Extended
and Graces Quarters Rd., 15th District : OF BALTIMORE COUNTY

GEORGE W. MUDD, et ux, Petitioners : Case No. 80-224-ASPH

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
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of April, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. George W. Mudd, 12601 Eastern Avenue, Chase, Maryland 21027, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

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 26th day of March, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner George W. Mudd, Et ux
Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

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

Nicholas B. Commodari
Chairman

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

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

RE: Item No. 115
Petitioners-George W. Mudd, et ux
Special Hearing and Variance
Petitions

Dear Mr. & Mrs. Mudd:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to the existing service station, located at the northeast corner of Eastern Avenue Extended and Graces Quarters Road, this Variance is required. The Special Hearing is required in view of the fact that the total area of the site that was granted for a service station as a result of Case No. 3357-S is no longer in tact. A part of this property, as shown on the submitted site plan, was sold to the adjacent property owners by the previous owner of this service station. Because of this, a Variance to permit the northerly entrance within 3 feet of this new property line in lieu of the required 10 feet has also been included in order to legalize this situation.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

ENCLOSURES



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

February 27, 1980

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

RE: Item #145 (1979-1980)
Property Owner: George W. & Lucille Mudd
N/E cor. Eastern Ave. Ext'd. and Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in Case No. 3357-S from 29243 sq. ft. to 21808 sq. ft. and Variance to permit a front setback of 30' in lieu of the required 35'.
Acres: 0.501 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:

Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. The overall property comprises parts of Lots 60 thru 63 of the plat "Twin River Beach", recorded W.P.C. 8, Folio 11.

Highways:

In connection with the State Highway Administration Project for the elimination of the at-grade crossing of the Penn Central Railroad tracks (Amtrak High-Speed Trains) in this community, Ebenezzer Road, an existing public road, is to be relocated northerly so as to provide the required grade separation. Improvement of portions of Eastern Avenue Extended and Graces Quarters Road fronting this property may be included in this project; further information may be obtained from the State Highway Administration.

Eastern Avenue Extended and Graces Quarters Road, existing public roads, are proposed to be improved in the future as 50-foot closed section roadways on 70-foot rights-of-way. Highway rights-of-way widenings, including a fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Entrances and their locations are subject to the approval of the Baltimore County Department of Traffic Engineering and the State Highway Administration.

Item #145 (1979-1980)
Property Owner: George W. & Lucille Mudd
Page 2
February 27, 1980

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 are public 12 and 16-inch water mains, and 12 and 24-inch public sanitary sewerage in Graces Quarters Road and Eastern Avenue Extended, respectively.

Very truly yours,

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

END:PAM:PWR:ss

cc: J. Sueners

MM-SW Key Sheet
24 NE 47 & 48 Pos. Sheets
NE & I Topo
83 Tax Map

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:

1. Pursuant to the Baltimore County Zoning Regulations in effect at the time of the filing of a Petition for Special Permit, former Zoning Commissioner Wilsie H. Adams, in an Order dated February 2, 1955, granted the subject property a special permit for use of the property as a gasoline service station (Case No. 3357-S).
2. The property has been developed and used as a gasoline service station since that date, although the Petitioner herein has only owned the property since his purchase in March of 1978.
3. At the time of purchase, the land area originally granted the special permit had been reduced in size from 29,243 square feet to 21,808 square feet.
4. The Petition for Special Hearing requests approval of "An amendment to the site plan filed with Case No. 3357-S to decrease the lot area of the existing service station from 29,243 sq. ft. to 21,808 sq. ft."
5. No one appeared at the time of the public hearing in protest of the subject Petition.
6. The subject property is zoned B.L. (Business, Local) and additionally enjoys a C.N.S. (Commercial, Neighborhood Shopping) District.
7. To approve the amendments will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the regulations.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of July, 1980, that the amendments to the site plan filed in Case No. 3357-S to reduce the land area devoted to the special permit granted for a gasoline service station from 29,243 square feet to 21,808 square feet, as requested in the herein Petition for Special Hearing, should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the terms and provisions of Section 405.8 of the Baltimore County Zoning Regulations, except to the extent that variances have been or may be granted pursuant to Section 405.9.
2. Approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

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 18th day of July, 1980, that the herein Petition for Variances to permit a front yard setback of twenty feet to the future right-of-way line and fifty-five feet to the centerline of Graces Quarters Road in lieu of the required thirty-five feet and sixty feet, respectively, and a minimum curb tangent length between a driveway and property line of three feet in lieu of the required ten feet should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and restrictions of the accompanying Special Hearing Order.

Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of July, 1980, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
W. S. Caltrider
Administrator

January 29, 1980

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

Re: Z.A.C. Meeting, Jan. 22, 1980
ITEM: 145.
Property Owner: George W. & Lucille Mudd
Location: NE/C Eastern Ave. Extended & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in case No. 3357-S from 29243 sq. ft. to 21808 sq. ft. and variance to permit a front setback of 30' in lieu of the required 35'.
Acres: 0.501
District: 15th
File: Penn. R.R. Crossing Grade Elimination

Dear Mr. Hammond:

In conjunction with the railroad grade crossing elimination at Ebenezer Road, the State Highway Administration proposes to improve a portion of Graces Quarters Road fronting the subject property, however, it does not appear that the proposed addition will be affected.

Our records indicate that the existing right of way is 21.7' from the centerline of Graces Quarters Road and not along the road-side curb as indicated on the plan.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrd
cc: Mr. F. Ringger
Mr. G. Dailey

My telephone number is (301)383-4320

By: John E. Meyers

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



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

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

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

Item No. 145 - ZAC - Meeting of January 22, 1980
Property Owner: George W. & Lucille Mudd
Location: NE/C Eastern Ave. Ext'd. & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in case no. 3357-S from 29243 sq. ft. to 21808 sq. ft. and variance to permit a front setback of 30' in lieu of the required 35'.

Acres: 0.501
District: 15th

Dear Mr. Hammond:

This site is very small and any future roadway improvements will impact this site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

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 #145, Zoning Advisory Committee Meeting, January 22, 1980, are as follows:

Property Owner: George W. and Lucille Mudd
Location: NE/C Eastern Avenue Ext'd. & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in case #3357-S from 29243 sq. ft. to 21808 sq. ft. and Variance to permit a front setback of 30' in lieu of the required 35'.

Acres: 0.501
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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley per R.H.
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 & COUNTY HEALTH OFFICER

February 11, 1980

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

Dear Mr. Hammond:

Comments on Item #145, Zoning Advisory Committee Meeting of January 22, 1980, are as follows:

Property Owner: George W. & Lucille Mudd
Location: NE/C Eastern Ave. Ext'd. & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in case No. 3357-S from 29243 sq. ft. to 21808 sq. ft. and Variance to permit a front setback of 30' in lieu of the required 35'.
Acres: 0.501
District: 15th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JLF/ltb



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. RENCKE
CHIEF

February 8, 1980

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: George W. & Lucille Mudd

Location: NE/C Eastern Ave. Ext'd. & Graces Quarters Rd.

Item No: 145 Zoning Agenda: Meeting of 1-22-80

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



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

Ted Zaleski, Jr.
DIRECTOR

January 30, 1980

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

Dear Mr. Hammond:

Comments on Item #145 Zoning Advisory Committee Meeting, January 22, 1980 are as follows:

Property Owner: George W. & Lucille Mudd
Location: NE/C Eastern Ave. Ext'd. & Graces Quarters Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Hearing to approve a reduction in lot size as approved in Case No. 3357-S from 29243 sq. ft.

Acres: 0.501
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition, 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 Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section.
- I. No Comment.
- X J. Comment: Show setbacks and dimensions and handicapped Code compliance. Review of structure for code compliance will be made when plans are submitted with 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,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION FOR VARIANCE AND SPECIAL HEARING

15th District

ZONING: Petition for Variance and Special Hearing
LOCATION: Northeast corner of Eastern Avenue Extended and Graces Quarters Road
DATE & TIME: Tuesday, May 6, 1980 at 9:30 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 Variances to permit a front yard setback of 20 feet to the future right-of-way line and 55 feet to the centerline of the road in lieu of the required 35 feet and 60 feet, respectively and a minimum curb tangent length between a driveway and property line to be 3 feet in lieu of the required 10 feet and 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 the site plan filed with Case #3357-S to decrease the lot area of the existing service station from 29,243 sq. re. feet to 21,868 square feet

The Zoning Regulations to be excepted as follows:

Section 405.4A.2.a - Setbacks
Section 405.4A.3.a - Access and Street Improvements

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

Being the property of George W. Mudd, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 6, 1980 at 9:30 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Date: April 14, 1980
FROM: Petition No. 80-224-ASPH Item 145
SUBJECT:

Petition for Variance and Special Hearing
Northeast corner of Eastern Avenue Extended and Graces Quarters Road
Petitioner - George W. Mudd, et ux

Fifteenth District

HEARING: Tuesday, May 6, 1980 (9:30 A.M.)

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

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ob

April 6, 1980

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

NOTICE OF HEARING

RE: Petition for Variance and Special Hearing - NE/C of Eastern Avenue Extended and Graces Quarters Road - Case No. 80-224-ASPH

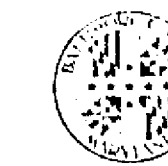
TIME: 9:30 A.M.

DATE: Tuesday, May 6, 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
494-0353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

RE: Petition for Variance and Special Hearing
NE/C Eastern Ave Extd and Graces Quarters Road
Case No. 80-224-ASPH

Dear Mr. & Mrs. Mudd:

This is to advise you that \$63.75 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
Zoning Commissioner

WEH:sj

90-7743
JAG:JLH

granted w/ restriction
7/18/80

OLIVER BEACH IMPROVEMENT ASSN. INC. 80-224-ASPH
ROUTE 14 BOX 188-A
BALTIMORE, MARYLAND 21220
August 6, 1980

Mr. William Hammond
Zoning Commissioner
Baltimore County
Towson, Maryland

Re: Request for zoning variance by George W. Mudd, et ux, corner of Eastern Avenue and Graces Quarters Road.

Dear Mr. Hammond:

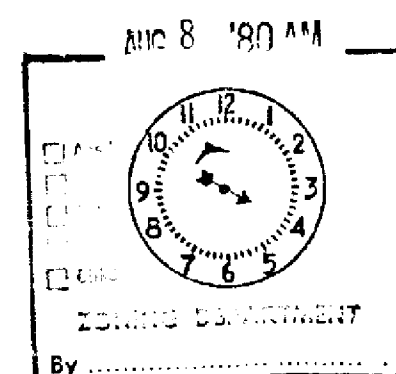
As president of the Oliver Beach Improvement Association, I wish to go on record in behalf of our association as being in total support to the request of George Mudd and his wife t/a Chase Auto Service in their request for a zoning variance in order to expand their servicing facilities.

This station has been a great asset to the residents of this community, and find ourselves dependent on its service facilities due to the closeness.

This is a local family owned and operated station, which desires to be a permanent part of the local community. We endorse Mr. Mudd's request for an opportunity to add an additional bay to his service facility.

Sincerely,

Charles P. Kazlo
President



Property Description:

Beginning at the corner formed by the intersection of the southeast side of Eastern Avenue Extended and the northeast side of Graces Quarters Road, and binding on the northeast side of Graces Quarters Road the following courses and distances viz:

- (1) South 63 - 35 East 65.00 feet
- (2) South 77 - 00 East 91.03 feet
- (3) North 28 - 55 East 127.14 feet
- (4) North 62 - 58 West 152.54 feet
- (5) South 28 - 55 West 150.00 feet to the beginning hereof. Containing 0.500 acres of land more or less.

July 18, 1980

Mr. & Mrs. George W. Mudd
12601 Eastern Avenue
Chase, Maryland 21027

RE: Petitions for Variances and Special Hearing
NE/corner of Eastern Avenue Extended and Graces Quarters Road - 15th Election District
George W. Mudd, et ux - Petitioners
NO. 80-224-ASPH (Item No. 145)

Dear Mr. & Mrs. Mudd:

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

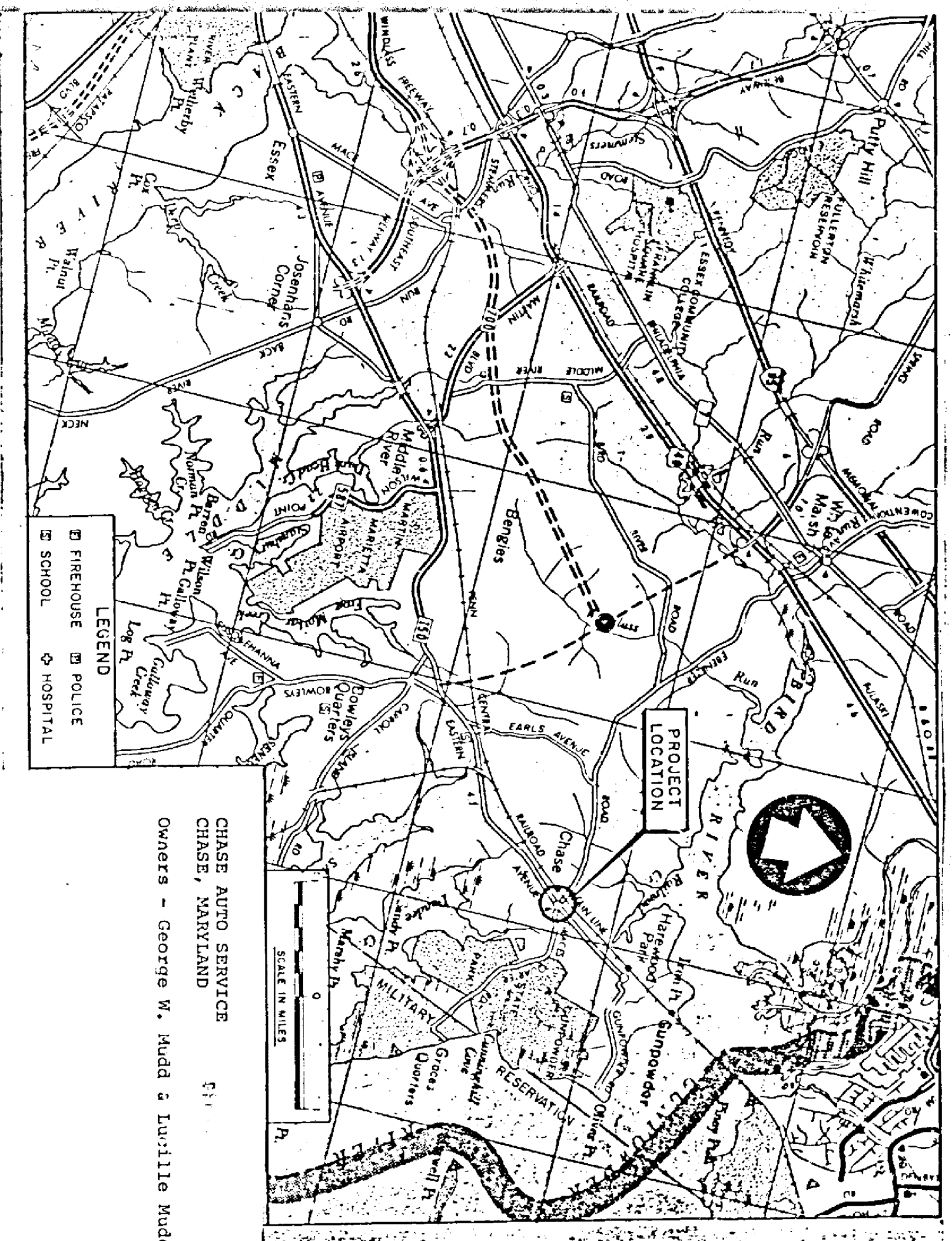
Very truly yours,

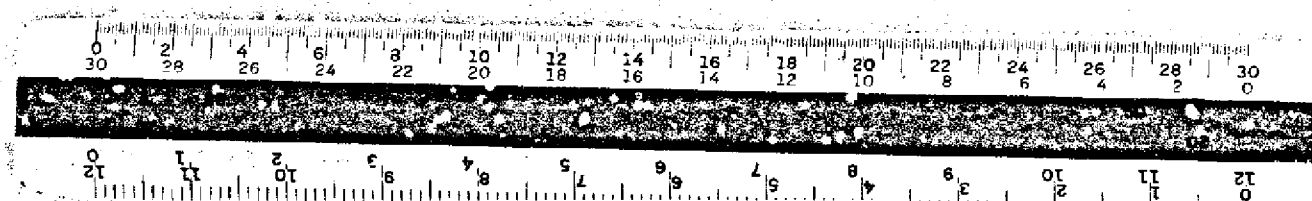
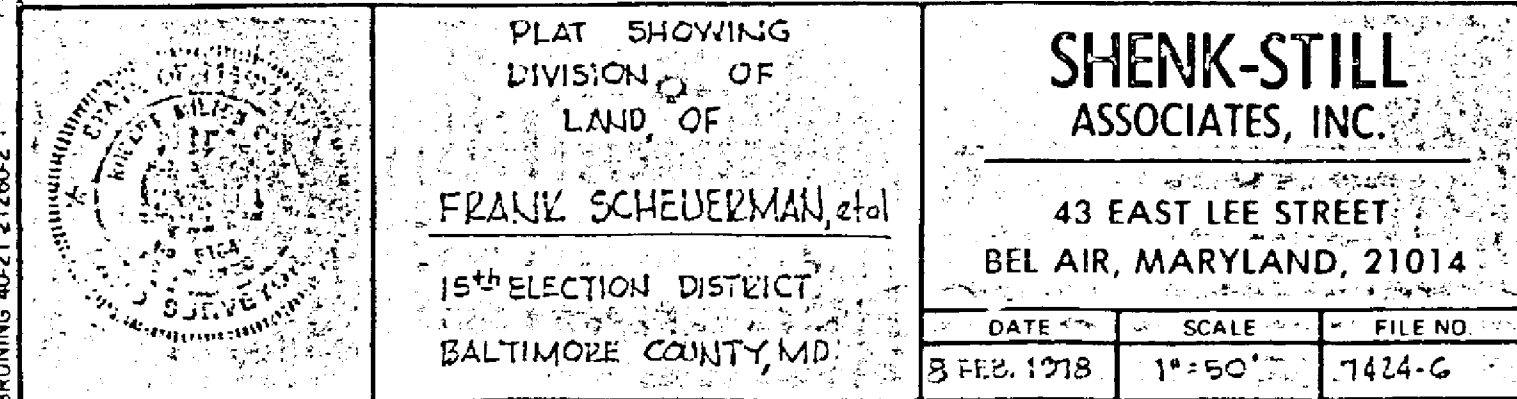
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel





BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 7 day of 1, 1982.*
Filing Fee \$ 25 Received: ✓ Check
 Cash
 Other

W. E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner George L. ... Submitted by
Petitioner's Attorney Reviewed by

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

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:

Previous case:

Revised Plans:
Change in outline or description Yes No

Map #

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - EVENING DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86380

DATE April 8, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Chase Auto Service

FOR: Filing Fee for Case No. 80-224-ASPH

221344 8 25.00

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 4/10/80
Posted for: William Paul Manning, Esquire, Barrington
Petitioner: Henry P. Wood, Jr.
Location of property: 4416 Eastern Ave. Baltimore
and Francis Beardsley Rd.
Location of Signs: on the Henry P. Wood & Sons
Garage
Remarks: _____
Posted by: Henry P. Wood Date of return: 4/25/80
Signature

2 pages

PETITION FOR VARIANCE
AND SPECIAL HEARING
15th DISTRICT

ZONING: Petition for Variance and
Special Hearing
LOCATION: Northeast corner of
Eastern Avenue, Extended and
Groves Quarters Road.
DATE & TIME: Tuesday, May 8,
1920 at 9:30 A. M.
PUBLIC HEARING: Room 106,
County Office Building, 311 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 Variance to permit a
front yard of about 20 feet to the
future right-of-way line and 55 feet
to the existing right-of-way line and
the widening of the driveway to a
width of the required 35 feet and 60 feet,
respectively and a minimum curb
tangent length between a driveway
and property line to be 3 feet in lieu
of the required 10 feet for a special
hearing under Section 5007 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 the site
plan filed with Case #358 to de-
crease the lot area of the existing
service station from 25 1/2 square
feet to 21 3/8 square feet.
The Zoning Regulations to be ex-
ercised are follows:
Section 405 4A.2a-Setbacks
Section 405 4A.2b-Access and Street
Improvements
All that parcel of land in the Fif-
teenth District of Baltimore County
beginning at the corner formed by
the intersection of the southeast
side of Eastern Avenue, Extended

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, 1920

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once in each~~
~~of over 4-3 successive weeks~~ before the _____
day of _____, 1920, the first publication
appearing on the _____ day of _____
1920

THE JEFFERSONIAN,
H. L. Lusk, Publisher
Manager.

Cost of advertisement, \$_____

**PETITION FOR
VARIANCE AND
SPECIAL HEARING**

15th District
Zoning: Petition for Variance and
Special Hearing
Location: Northeast corner of
Hawthorne Avenue Extended and
Graces Quarters Road
Date & Time: Tuesday, May
6, 1980 at 9:30 A.M.
Place: Room 106, Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Planning Commission of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
County will hold a public
hearing.

Petition for Variances to
permit a front yard setback of
29.243 square feet, a rear yard set-
back of 35 feet and 60 feet,
respectively and a minimum
curb tangent length between a
driveway and property line to be
20 feet of the existing 100 foot
feet and Special Hearing under
Section 500.7 of the Zoning
Regulations of Baltimore
County. Whether or not the
Zoning Commissioner and/or
Zoning Advisory Commission
shall approve an amendment to
the lot area No. 3357-S to
decrease the lot area of the
subject property from 21,808
square feet to 21,808
square feet.

The Zoning Regulations to be
applied are as follows:

Section 405.4.2.a - Setbacks
Section 405.4.2.a - Access
and Easements to the site plan
of that part of the map in the
Fifteenth District of Baltimore
County.

Meeting at the corner
formed by the intersection of
the southeast side of Eastern
Avenue Extended and the
northwest side of Graces
Quarters Road, and binding on
the northeast side of Graces
Quarters Road the following
corner setbacks and distances to
be:

(1) South 63 - 35 East 60.00
feet
(2) North 77 - 00 East 91.03
feet
(3) South 28 - 55 East 127.14
feet
(4) North 62 - 58 East 152.54
feet
(5) South 28 - 55 West 150.00
feet, the beginning here
Containing 0.50 acre of land
M/L.

Being the property of George
W. H. H. H. H. H. H. H. H. H. H.
on plot plan filed with the Zoning
Department.

Hearing Date:
AT 9:30 A.M. & 1:30 P.M.
TUESDAY, MAY 6, 1980
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
Essex, Md., August 17 1980
Petition
This is to Certify, That the annexed
was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 17th day of
August, 1980
Chase Auto Service Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 088808

DATE July 5, 1980 ACCOUNT 01-662

AMOUNT \$53.75

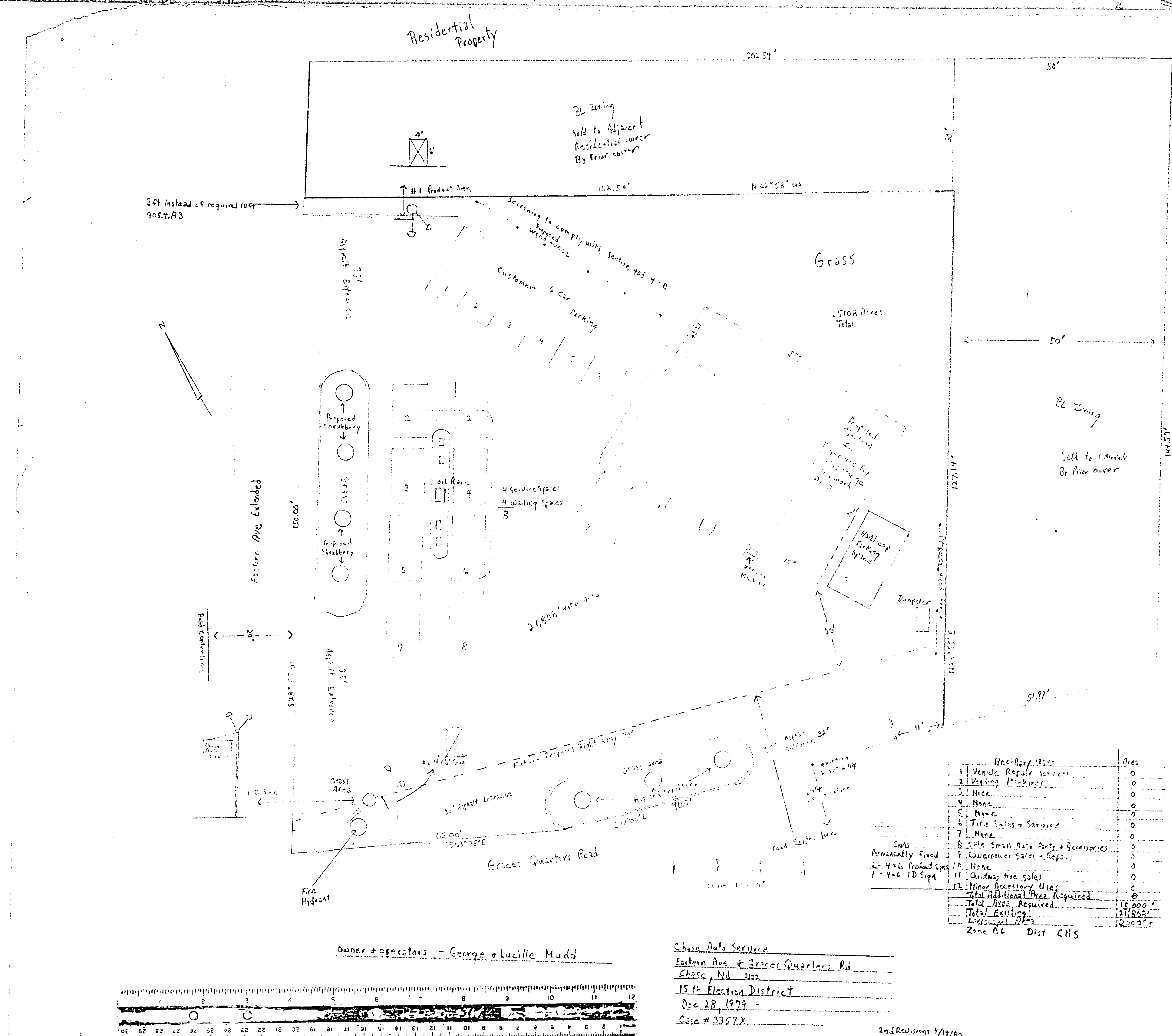
RECEIVED FROM: Chase Auto Service

FOR: Advertising and Posting of Case No. 80-224-674

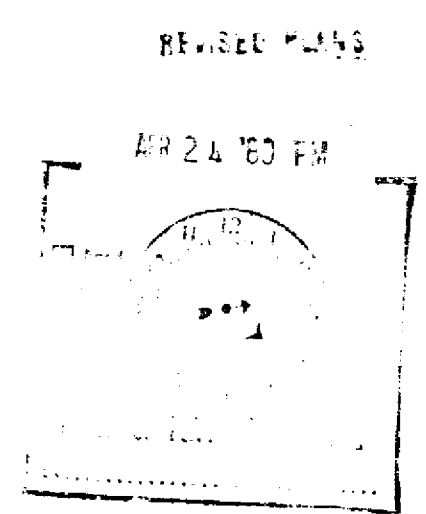
63.75

VALIDATION OR SIGNATURE OF CASHIER





Ancillary Uses		Area
1	Vehicle Repair services	0
2	Washing Machines	0
3	None	0
4	None	0
5	None	0
6	Tire Sales & Service	0
7	None	0
8	Sale Small Auto Parts & Accessories	0
9	Lawmower Sales & Repair	0
10	None	0
11	Christmas tree Sales	0
12	Minor Accessory Uses	0
Total Additional Area Required		15,000'
Total Area Required		21,806'
Total Existing		2,000'
Less: Existing Area		19,806'
Zone BL Dist CHS		



Residential
Property

BL Zoning
Sold to Adjacent
Residential owner
By prior owner

Grass

.5108 Acres
Total

BL Zwing

Sold to Church
By prior owner

Church
Property

Sums		Area
Form recently filed	1 Vehicle Repair services	0
2-4x6 Product Sign	2 Vending Machines	0
1-4x6 ID Sign	3 None	0
	4 None	0
	5 None	0
	6 Tire Sales + Services	0
	7 None	0
	8 Sale Small Auto Parts + Accessories	0
	9 Lowdowner Sales + Repairs	0
	10 None	0
	11 Christmas tree sales	0
	12 Minor Accessory Uses	0
	Total Additional Area Required	0
	Total Area Required	15,200
	Total Existing	21,864
	Excessing Area	2,200 +
	Zone 6L Dist CNS	

Red-plant

58
 NEGL
 15
 1-17-82
 Au
 CK

owner & operators - George & Lucille Mudd

Chase Auto Service

Eastern Ave + Graces Quarters Rd

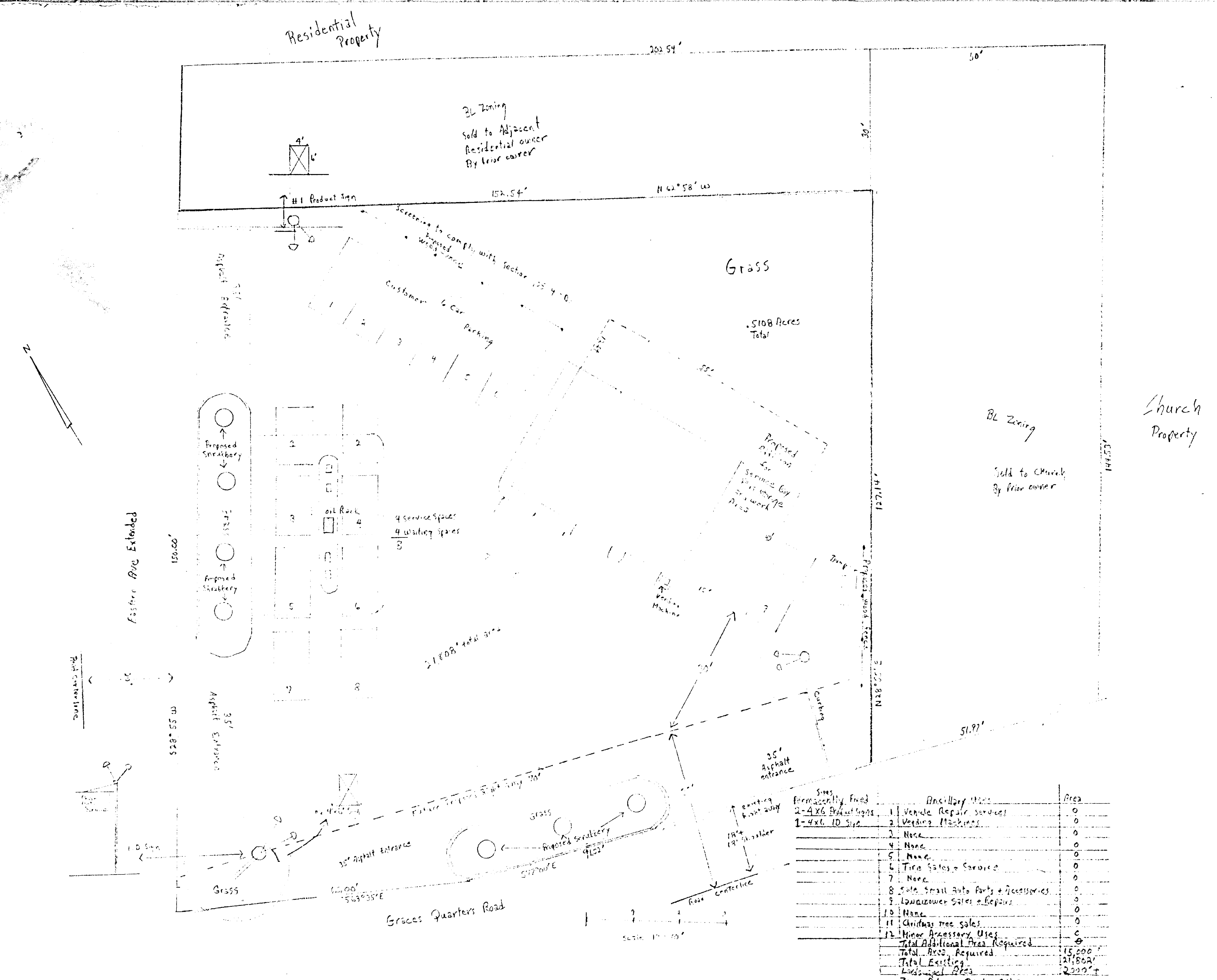
Case No

15th Election District

Dec 28, 1979 -

Case # 3357X

Revised 1/9/80



Size	Permanently Fixed	Auxiliary Uses	Area
2-4 X 6	Product Signs	1. Vehicle Repair Services	0
1-4 X 6	10 Signs	2. Vending Machines	0
		3. None	0
		4. None	0
		5. None	0
		6. Tire Sales & Service	0
		7. None	0
		8. Sale Small Auto Parts & Accessories	0
		9. Lowpower Sales & Repairs	0
		10. None	0
		11. Christmas tree sales	0
		12. Minor Accessory Uses	0
		Total Additional Area Required	15,000'
		Total Area Required	21,862'
		Total Existing	2,000'
		Unusable Area	2,000'

Zone B4 Dist C115

owner & operators - George & Lucille Mudd

Chase Auto Service
 Eastern Ave + Grocers Quarters Rd
 Chase, Md
 15th Election District
 Dec 28, 1979 -
 Case # 3357X

Revised 1/9/80

