



**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mary Pollard (Deceased)  
I, or we, Edward D. Pollard, 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 239.2 to allow a side yard and rear yard of 4' in lieu of the required 30'.

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

Pollards Towing Co. has a Baltimore County Police License to tow vehicles. This lot is used to store disabled vehicles towed from accidents. At times 50 or more cars may be in storage. The proposed building is necessary for tow-truck repairs and minor service on cars. If the proposed building cannot be located in the corner of the lot reasonably close to the lot lines - there would not be sufficient room for maneuverability of towed automobiles and storage thereof.


Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Edward D. Pollard  
Address: 7027 Kenleigh Road, Baltimore, MD 21212  
Petitioner's Attorney: Robert M. Dwyer  
Address: 1014 Park Ave, Baltimore, MD 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of October, 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 13th day of November, 1980 at 10:00 o'clock A.M.

57-95-8  
BALTIMORE COUNTY ZONING PERMITS

**BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
November 3, 1980

Mr. Edward D. Pollard  
7027 Kenleigh Road  
Baltimore, Maryland 21212

RE: Item No. 13  
Petitioner - Edward D. Pollard, et ux  
Variance Petition

Dear Mr. Pollard:

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.

This variance is required as a result of your proposal to construct a combination office/service garage building within 4' of the side and rear property lines of the subject property. This site is presently utilized as a storage lot for damaged vehicles and is located on the south side of the termination of Ensor Avenue west of York Road in the 9th election district.

In view of the fact that revised site plans were submitted that reflect the proposed 40' right of way of Ensor Avenue and the new parking arrangement, this petition was scheduled for a hearing. However, the comments from the State Highway Administration have not been added on the revised plans. I suggest that prior to the scheduled hearing, you contact Mr. George Wittman of said department at 383-4321 and discuss his comments. If revised plans and/or comments are necessary these should be submitted at or before the scheduled hearing.

Particular attention should be afforded to the comments of the Department of Permits and Licenses and the Fire Department.

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  
cc: R.F. Raphael & Assoc., 201 Courtland Ave. Towson, Md. 21204

**BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204**

HARRY J. BISTEL, P. E.  
DIRECTOR

August 28, 1980

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

Re: Item #13 1980-1981  
Property Owner: Edward D. & Mary Pollard (Deceased)  
S/S Ensor Avenue 170' W. of York Road  
Acres: 0.310 District: 9th

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:**  
This property comprises Lots 12 through 14 of the "Plat of Land belonging to George B. Ensor, recorded W.P.C. 6, Folio 82."

**Highway:**  
Ensor Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot minimum right-of-way with a standard type roadway termination at the end thereof. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

**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.

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

**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.

Item #13 (1980-1981)  
Property Owner: Edward D. & Mary Pollard (deceased)  
Page 2  
August 28, 1980

especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

**Water and Sanitary Sewer:**  
There is a public 6-inch water main (Dwg. 31-0049, file 3) and 8-inch public sanitary sewerage (Dwg. 57-0454, file 1), in Ensor Avenue.

Very truly yours,  
Ellsworth N. Diver, P. E.  
Chief, Bureau of Engineering

END:EAM:FWR:hh  
cc J. Wimbley  
J. Trenner  
J. Somers

N-N.W. & R-N.W. Key Sheet  
40 & 41 N.E. 2 Pos. Sheet  
N.E.10-A Topo  
70 Tax Map

**Maryland Department of Transportation**  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Catlinder  
Administrator

August 22, 1980

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

Re: Z.A.C. Meeting, July 15, 1980  
ITEM: 13  
Property Owner: Edward D. & Mary Pollard (deceased)  
Location: S/S Ensor Avenue 170' W. of York Road  
Route 45  
Existing Zoning: BR  
Proposed Zoning: Variance to allow a side yard setback and rear yard setback of 4' in lieu of the required 30'.  
Acres: 0.310 Acres  
District: 9th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the plan and site inspection, comments are as follows:

The existing Ensor Avenue is a dead-end roadway.

The plan must be revised to show a 30' roadway with 30' radius returns at Ensor Avenue and York Road.

The existing right of way on York Road is 66'. Face of curb is to be 24' from the centerline of York Road.

Sidewalk ramps will be required.

A distance of 750' between centerlines of intersecting streets is a S.H.A. standard. However, if Baltimore County is planning to improve Ensor Avenue the S.H.A. is agreeable.

It is recommended that the plan be revised before a hearing date is assigned.

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

cc: Mr. E. Bober My telephone number is (301) 381-4320 by: George Wittman  
Mr. E. McDonough  
Mr. Wimbley P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

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

JOHN D. SEYFFERT  
DIRECTOR

August 25, 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 #13, Zoning Advisory Committee Meeting, July 15, 1980, are as follows:

Property Owner: Edward D and Mary Pollard (Deceased)  
Location: S/S Ensor Avenue 170' W. of York Road  
Acres: 0.310 acres  
District: 9th

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.

If Ensor Avenue is a public road, proper channelization, parking setbacks, curbing, and turn-around will be required.

Very truly yours,  
John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning & Development

**baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
3011 494 3550**

STEPHENE COLLINS  
DIRECTOR

August 11, 1980

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

Item No. 13 - ZAC - July 15, 1980  
Property Owner: Edward D. & Mary Pollard (deceased)  
Location: S/S Ensor Avenue 170' W. of York Road  
Existing Zoning: BR  
Proposed Zoning: Variance to allow a side yard setback and rear yard setback of 4' in lieu of the required 30'.

Acres: 0.310  
District: 9th

Dear Mr. Hammond:

No traffic problems are anticipated by the requested Variance to the side and rear yard setbacks.

Very truly yours,  
Michael S. Flanigan  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



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

June 26, 1980

RESIDENCE: 771-4592

DESCRIPTION TO ACCOMPANY  
PETITION FOR VARIANCE  
EDWARD POLLARD PROP.

Beginning for the same at a point on the southside of Ensor Avenue, said point being located southwesterly 170'± from the intersection formed by the west side of York Rd. and the south side of Ensor Avenue, running thence and binding on the southside of Ensor Avenue S 67° 50' W 125.95', thence leaving Ensor Avenue and running on the outline of the land of Edward Pollard the three following courses and distances; 1) S 18° 46' E 104.30' 2) N 67° 50' E 133.65' and 3) N 23° 00' W 104.12' to the place of beginning.  
Containing 0.310 Acres, ±.  
Being the property of Edward Pollard.



*E. F. Raphael*  
E. F. RAPHEL  
Reg. Prof. Land Surveyor  
No. 2246

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 31, 1980

Mr. Edward D. Pollard  
7027 Kenleigh Road  
Baltimore, Maryland 21212

RE: Petition for Variance  
S/S Ensor Rd., 170' W of York Rd  
Case No. 81-95-A

Dear Mr. Pollard:

This is to advise you that \$55.75 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

WEH:sj

cc: Mr. Richard R. Pollard  
6900 Sherwood Road  
Baltimore, Maryland 21212

October 15, 1980

Mr. Edward D. Pollard  
7027 Kenleigh Road  
Baltimore, Maryland 21212

NOTICE OF HEARING

RE: Petition for Variance - S/S Ensor Road, 170' W of York Road - Case No. 81-95-A

TIME: 10:00 A.M.

DATE: Thursday, November 13, 1980

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

TOWSON, MARYLAND

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

cc: Mr. Richard R. Pollard  
6900 Sherwood Road  
Baltimore, Maryland 21212

November 19, 1980

Edward C. Covanay, Jr., Esquire  
514 Bosley Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
S/S of Ensor Rd., 170' W of York Rd.,  
6th Election District  
Edward D. Pollard - Petitioner  
NO. 81-95-A (Item No. 13)

Dear Mr. Covanay:

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

Very truly yours,

*Sean M. H. Jung*  
SEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: John W. Hession, III, Esquire  
People's Council

*Copy Hearing Nov 1980*

*Item No. 13*  
EDWARDS POLLARD

POLLARDS TOWING COMPANY INCORPORATED  
#3 ENSOR AVENUE, TOWSON, MD., 21204  
P.O. BOX # 10092

Hon. William E. Hammond, Esq.,  
Zoning Commissioner,  
Baltimore County, Md.

July 9, 1980

Dear Bill,

On July 7, 1980, Eugene F. Raphael and Associates filed a petition for Pollards Towing Company requesting a variance in the set-back from lot lines for a proposed building to be constructed at location #3 Ensor Avenue, Towson, Md. 21204.

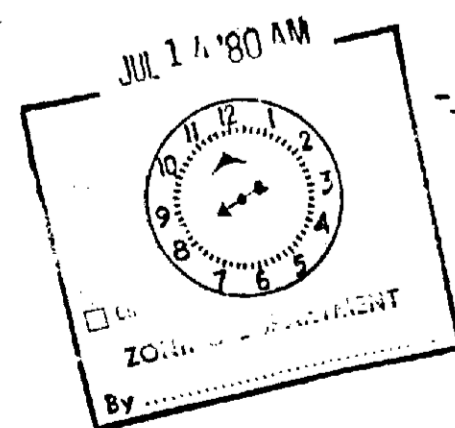
Pursuant to our telephone conversation, this letter is written to request that this petition be expedited if at all possible, because of the extreme inconvenience now experienced in conducting the towing business from a temporary, grossly inadequate shack.

It would be hoped that zoning approval might be obtained in time to construct the new facility before extreme cold weather.

Thank you for your kind attention and helpfulness.

Yours very truly,

*Norman W. Wood*  
Norman W. Wood for Pollards Towing Co



BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: July 15, 1980

RE: Item No: 193, 9, 10, 11, 12, 13, 14  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Nick Petrovich*  
N. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

Mr. Edward D. Pollard  
7027 Kenleigh Road  
Baltimore, Maryland 21212

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

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

Your Petition has been received and accepted for filing this 6th day of October, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Edward D. Pollard, et ux

Petitioner's Attorney Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

81-95-A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 10/25/80  
Posted for: Petition for Variance  
Petitioner: Edward D. Pollard et ux  
Location of property: S/S Ensor Rd., 170' W of York Rd.  
Location of Signs: On location corner of York & Ensor  
Causway North-bound York; On sign post on property line  
Remarks: Sean M. H. Jung  
Posted by: Sean M. H. Jung Date of return: 10/31/80  
Number of Signs: 2  
*my ensor rd.*

PETITION FOR VARIANCE  
IN DISTRICT  
SHOWING: Petition for Variance for side and rear yard setbacks.  
LOCATION: South side of Ensor Road, 170 feet West of York Road  
DATE: 10/15/80 at 10:00 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 on the above-captioned Petition for Variance, to allow a side and rear yard setbacks of 4 feet in lieu of the required 30 feet. The Zoning Regulation to be accepted as follows:  
Section 212-2 side and rear yard setbacks.  
All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a point on the southside of Ensor Avenue, and going being located southwesterly 170'± from the intersection formed by the west side of York Road, and the south side of Ensor Avenue, running thence and binding on the southside of Ensor Avenue S 67° 50' W 125.95', thence leaving Ensor Avenue and running on the outline of the land of Edward Pollard the three following courses and distances: 1) S 18° 46' E 104.30' 2) N 67° 50' E 133.65' and 3) N 23° 00' W 104.12' to the place of beginning. Containing 0.310 Acres, ±.  
Being the property of Edward D. Pollard.  
Being the property of Edward D. Pollard, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, November 13, 1980 at 10:00 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  
Oct. 25

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 21, 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 13th day of November, 1980, the first publication appearing on the 23rd day of October, 1980.

THE JEFFERSONIAN,  
*L. Frank Switzer*  
Manager

Cost of Advertisement, \$ 21.00

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 11, 1980

Filing Fee \$ 2.00 Received:  Check  
 Cash  
 Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner: *E. D. Pollard* Submitted by: *E. D. Pollard*

Petitioner's Attorney: *Sean M. H. Jung* Reviewed by: *William E. Hammond*

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

**Petition For**

**Variance**  
 9th District  
 Zoning: Petition for Variance for side and rear yard setbacks.  
 Location: South side of Essex Road, 177 West of York Road.  
 Date & Time: Thursday, November 13, 1980, at 10:00 a.m.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to allow a side and rear yard setback of 4 feet in lieu of the required 30 feet.  
 The Zoning Regulation to be accepted as follows: Section 238.2 - side and rear yard setbacks.  
 All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a point on the south side of Essex Avenue, said point being located southwest 170' plusminus from the intersection formed by the west side of York Rd. and the south side of Essex Avenue, running thence and binding on the south side of Essex Avenue S 67° 50' W 125.95', thence leaving Essex Avenue and running on the outline of the land of Edward Pollard the lines following courses and distances: 1) S 18° 46' E 104.30'; 2) N 67° 50' E 133.65'; and 3) N 23° 06' W 104.12' to the place of beginning. Containing 0.210 Acres, plusminus.  
 Being the property of Edward Pollard, et ux, as shown on plat plan filed with the Zoning Department.  
 Hearing Date: There, Nov. 13, 1980 at 10:00 A.M.  
 Public Hearing: 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 By Order Of William L. Hammond Zoning Commissioner Of Baltimore County

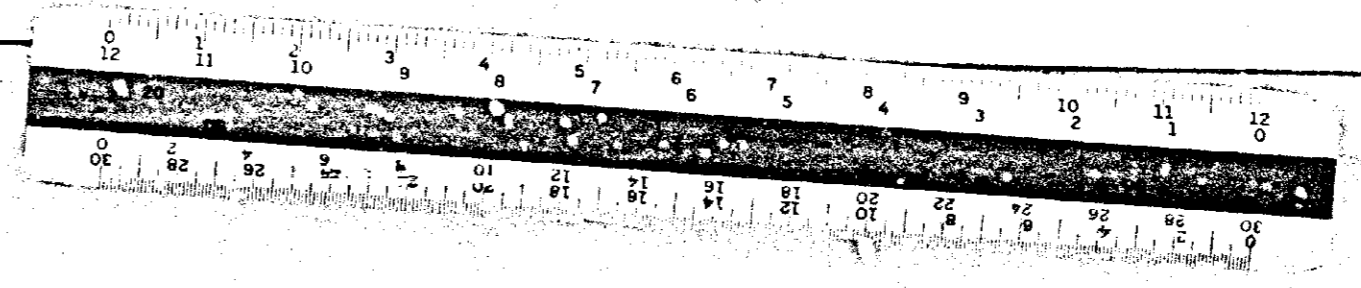
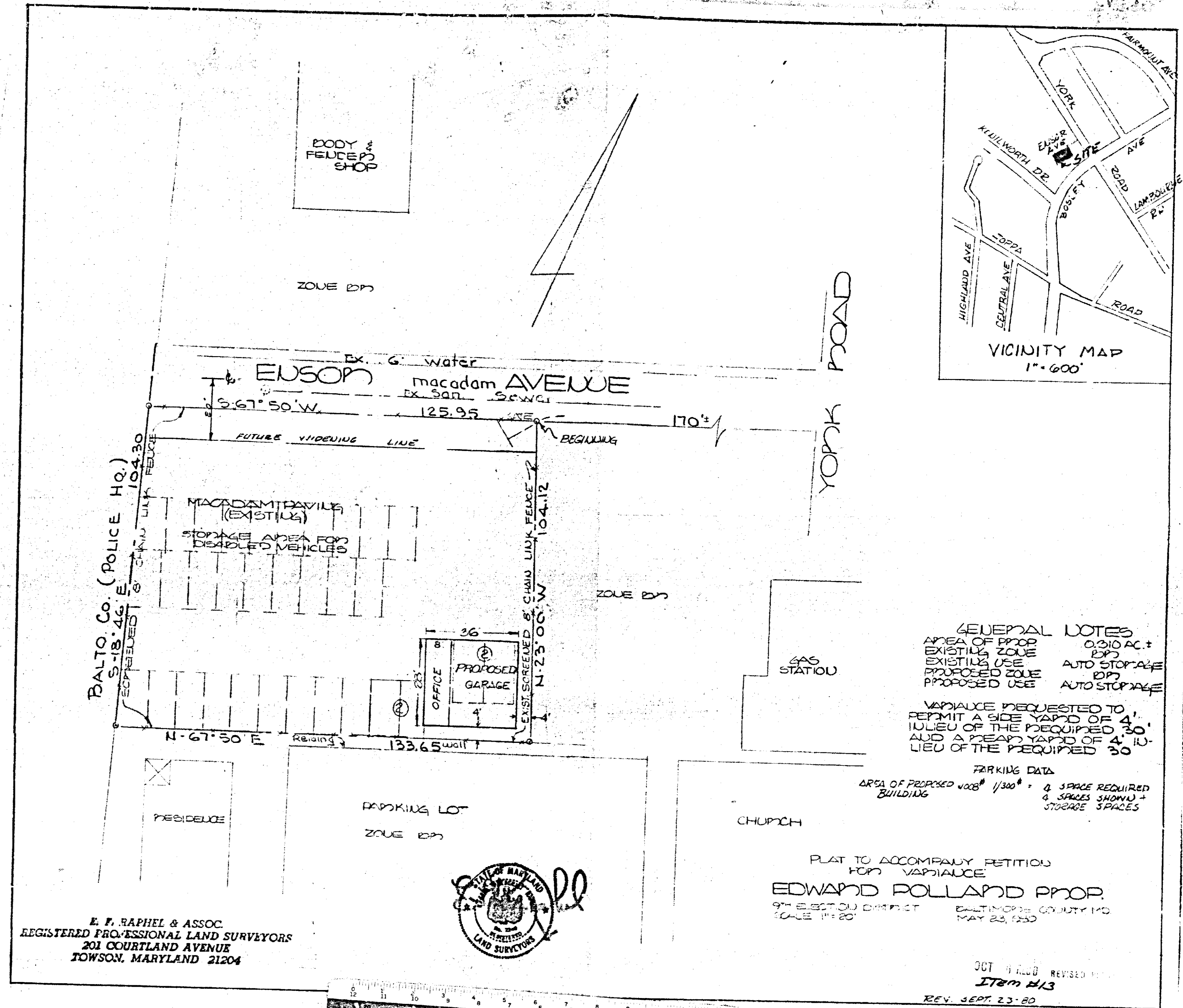
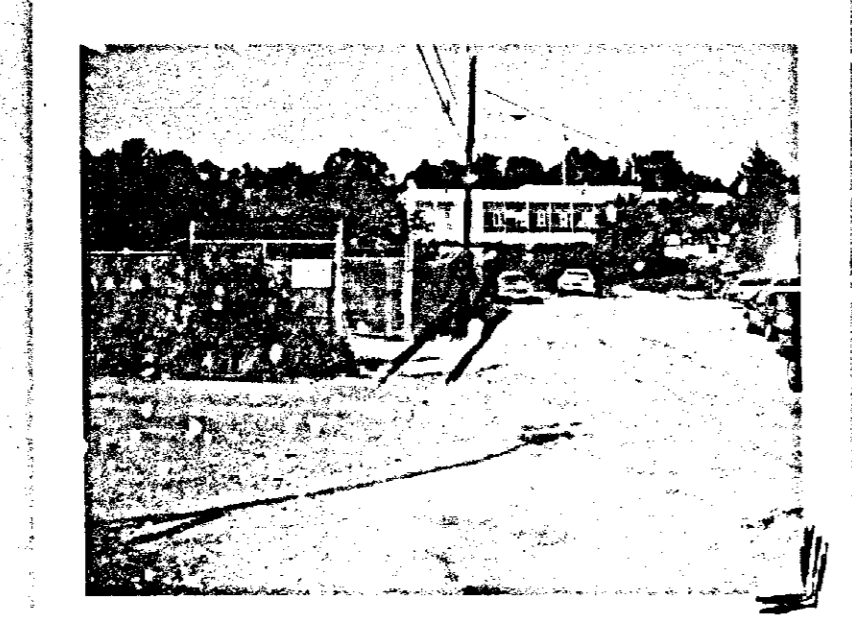
**The Essex Times**  
 Essex, Md., Oct 8 1980  
 This is to Certify, That the annexed was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 3rd day of Oct, 1980  
 S. D. [Signature] Publisher.

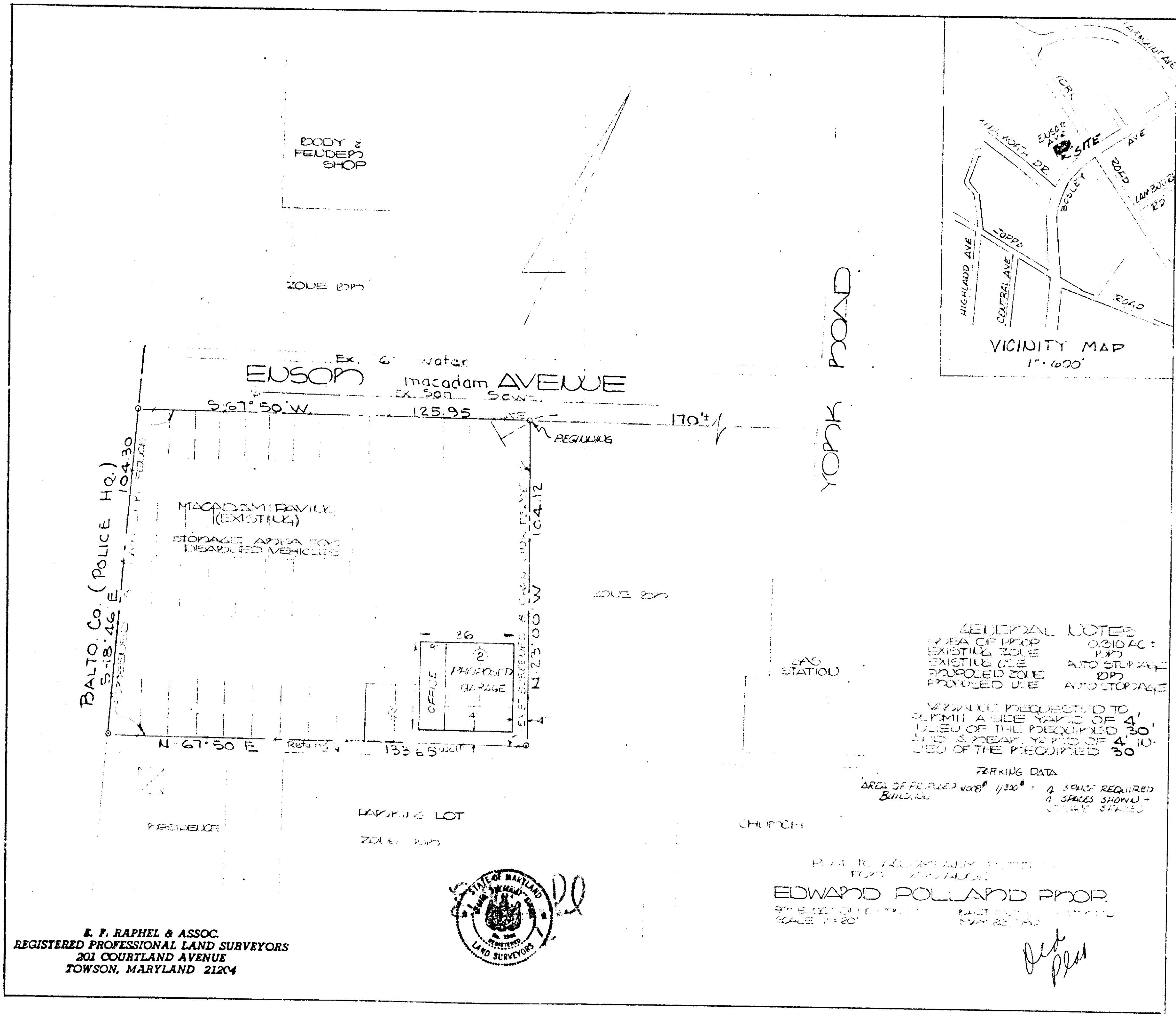
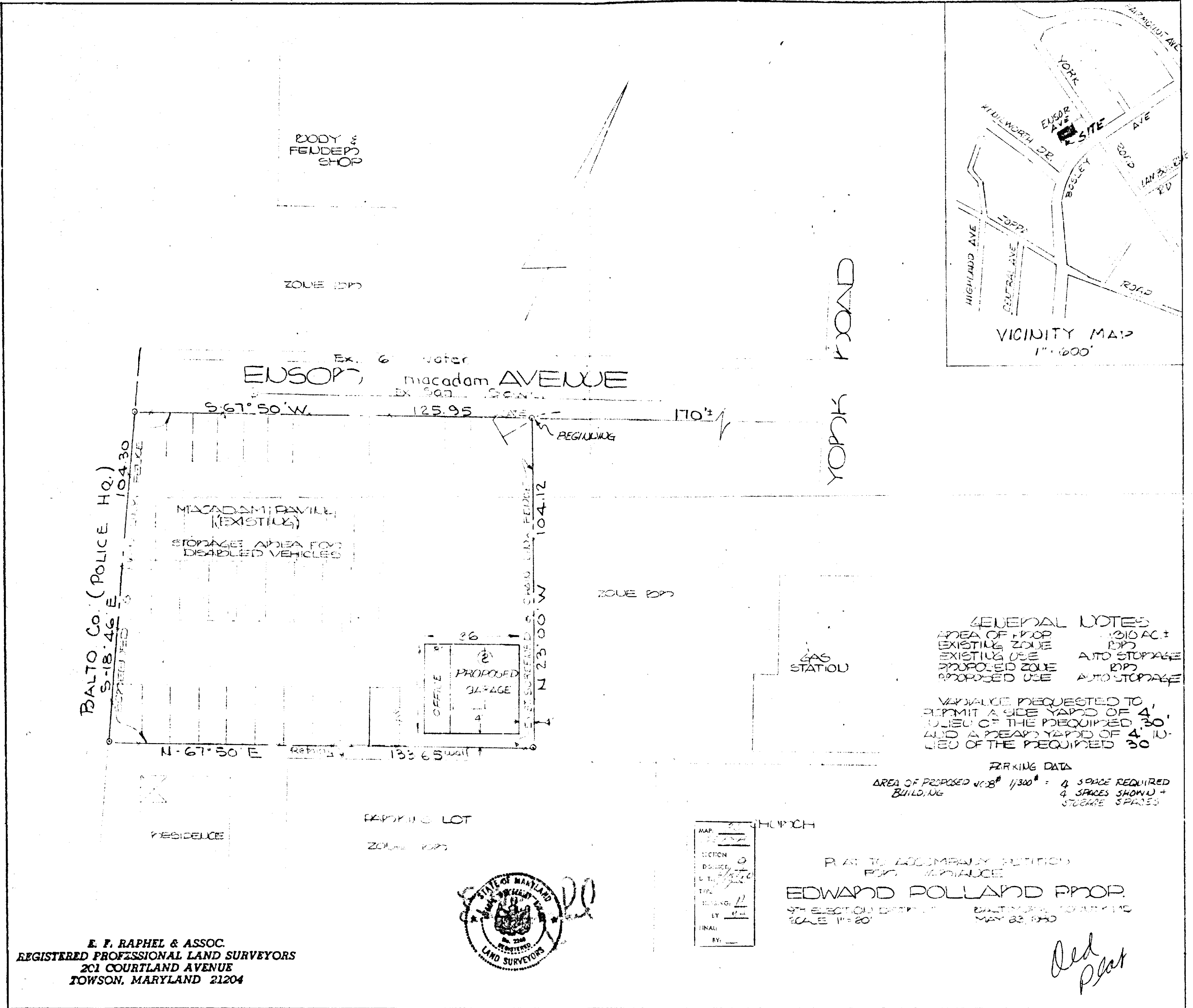
BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 093547  
 DATE Nov. 13, 1980 ACCOUNT 01-662  
 AMOUNT \$55.75  
 RECEIVED FROM Edward D. Pollard  
 FOR Adv. & Posting for Case No. 81-95-A  
 OCT 13 1980 14 5 57 E M  
 VALIDATION OR SIGNATURE OF CASHIER

**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>[Signature]</u>	Revised Plans: Change in outline or description <u>Yes</u> / <u>No</u>									
Previous case:	Map # _____									

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 093501  
 DATE October 15, 1980 ACCOUNT 01-662  
 AMOUNT \$25.00  
 RECEIVED FROM Richard R. Pollard  
 FOR Filing Fee for Case No. 81-95-A  
 OCT 15 1980 14 2 50 M  
 VALIDATION OR SIGNATURE OF CASHIER





1976

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