

**Baltimore County** Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Marylar ' 21204 pdmlandacq@cc....md.us

April 13, 2000

John B. Gontrum, Esquire Romadka, Gontrum and McLaughlin, P.A. 814 Eastern Boulevard Baltimore, Maryland 21221

Dear Mr. Gontrum:

Zoning Verification, Case #81-127-SPH, 15th Election District RE:

Your letter to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. The zoning of this site is Manufacturing Light Industrial Major as stated in your letter and shown in the prior zoning hearing. Your client's request is for verification that welding and repair work on garbage trucks and roll-off dumpsters and truck bodies as well as this material storage is allowed. In zoning case #81-127 SPH the Deputy Zoning Commissioner granted non-conforming use for a service garage including a towing yard as shown on the submitted plan. This office does not necessarily disagree with your letter. However since the prior use was actually nonconforming and no reference was made to the repair of garbage trucks and roll off dumpsters this office feels it appropriate that the Zoning Commissioner decide this issue by a Special Hearing.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely.

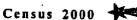
John J. Sullivan, Jr.

Planner II

Zoning Review

JJS:kew















ROMADKA, GONTRUM & MCLAUGHLIN, P.A.

814 EASTERN BOULEVARD

BALTIMORE, MARYLAND 21221

PHONE: 410-686-8274

FAX: 410-686-0118

ATTORNEYS:
ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN\*
\*admitted Maryland and D.C.

March 23, 2000

Arnold Jablon, Esq.
Director, Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 81-127SPH Spirit and Intent

Dear Mr. Jablon:

In the above-referenced case an order was issued permitting a service garage and towing business including a storage yard in an ML-IM zone. At the site now exists a towing business and service garage use. The towing business is one of the few in Baltimore County that handles the largest equipment on the roads, and it is actively used by the state police on the major transportation corridors.

In addition to towing large vehicles and storing them until moved or repaired the operator also does welding and repair work on garbage trucks and roll-off dumpsters as well as truck bodies. No independent contractor stores material at the site, but material to be worked upon is stored on the site. Only Mr. Sullivan's equipment is stored on the property. This has occurred for many years without objection, but the use is now the subject of a violation notice issued in Case No. 00-0654.

Mr. Sullivan operates one of the cleanest operations in the area, and in the past it has not been the subject of any violations on this property. On one side of his property is a junk yard granted a non-conforming use in Case No. 76-205 SPH. On the other side of his property is a parcel used as a construction yard and junk yard with a checkered zoning past. This property was purchased by Mr. Sullivan last year and is still being cleaned of debris.

Much of Mrtadllivan's property is located in rivering flood plain, yet he has obtained in years past waivers and building permits to recon truct his buildings and improve them on the property in order to handle this equipment. He has all necessary state permits. No condition has changed

since the original zoning cases.

0

Based on the zoning on the property, and the zoning orders issued we believe that the use of the property for work and repair of heavy equipment used on the roadways is within the spirit and intent of the orders allowing a service garage use. Under BCZR Section 253.2B the service garage use permits repair of trucks, truck trailers and of freight shipping containers. This would seem also to apply to roll-off trash containers and dumpsters.

Thank you for your consideration.

Very truly yours,

John B. Gontrum

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 to approve a neacconforming use for a service garage, including a towing yard, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be determinental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zeeing Commissioner of Saltimere County, this 20th day of March, 1981, that a nonconforming use for a service garage, including a towing yard, as shown on the site plan prepared by Frank S. Lee, dated September 6, 1980, and marked Petitioners' Embibit 1, has existed and has been conducted on the property prior to the adoption of the Saltimore County Zeeing Regulations and, as such, should be and the same is hereby ORANTED the . 'ght to continue from and after the date of this Order, subject, however, to the following restrictions:

- The General Notes on the site plan shall be revised to indicate that the use of the property as a junk yard will be discontinued.
- A revised site plan, incorporating the above restriction, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Land N. N. Juna
Landy Zoning Complessioner of Baltimore County

RAITIN CORE COM

BALTIMORE COUNTY PUBLIC SCHOOLS
Robert Y, Dubel, Suderintendant

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00-737

|  | PETITION FOR S TO THE ZONING COMMISSIONER OF BALTIM  | PECIAL HEARING ST  | 129-21                                   |
|--|--|--|--|
|  | The undersigned, legal owner(s) of the prodescribed in the description and plat attached he Special Hearing under Section 500.7 of the Baltin ther or not the Zoning Commissioner and/or Dep   | operty situate in Baltimore County and ereto and made a part hereof, hereby pet  | ition for a                              |
| a.   | non-conforming use for a service   | e garage, including a towing   | yard.                                    |
| •  | Property is to be posted and advertised as   | s prescribed by Zoning Regulations.  |  |
| i.<br>. t.   | I, or we, agree to pay expenses of the above S<br>ng of this Petition, and further agree to and are<br>ions of Baltimore County adopted pursuant to the  |  | , upon fil-<br>ad restric-               |
|  | Company of the second of the s | I/We do solemnly declare a under the penalties of perjury, are the legal owner(s) of the which is the subject of this Petiti   | that I/we                                |
| C  | Contract Purchaser: * * * * * * * * * * * * * * * * * * *  | Legal Cwner(s):  | MAP: -/63                                |
| -  | (Type or Print Name)   | Wayne G. Sullivan (Type or Print Name)   | NE 3-6                                   |
| -  | Signature  |  | 5 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| -  | Address  | Patricia G. Sullivan (Type o. Print Name)  | 11.7                                     |
|  | City and State   |  | YAL TY.                                  |
| <b>9</b> ₩ <sup>A</sup>  | ttorney for Petitioner:  |  |  |
| FILE   | Obert J. Romadka/Charles E. Foos, (Tippor Print Name)  | A  | 1 687-6069<br>one No.                    |
| FOR STATE  | Signature - Rught / Clinate & Vance  | Baltimore, Mary and 21 City and State  | .237                                     |
| 3 30 si  | 09 Eastern Boulevard Address   | Name, address and phone number of legal o tract purchaser c. representative to be con  | wner, con-                               |
| ORBER RECEIVED FOR FILING  | Altimore, Maryland 21221 City and State  | Wayne G. Sullivan  | · · · · · · · · · · · · · · · · · · ·    |
| A A  | ttorney's Telephone No.:686-8274   | Address Pho  | ne No.                                   |
| ORBY<br>OATE   | RDERED By The Zoning Commissioner of H   | Politimone Clauster Alice Full   |  |
|  | unty, on the15th day of  | January 19_81_, at _10:0   | % clock                                  |
|  | -  | Zoning Commissioner of Baltimore   | County.                                  |
| <b>Z.</b> C.   | O.—No. 1 (over   | <b>:)</b>  |  |
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| •  | to the second  | State of the state | ·  |
| et e e e e e e e e e e e e e e e e e e                                   |  |  |  |
|  |  |  |  |
| BALTI  | MORE COUNTY ZONING PLAT  | NS ADVISORY COMMITT  | EE                                       |
| OUNTY OFFICE BLDG.   |  | December 29, 1980  | ,<br>.:                                  |
| 11 W. Chesapeake Av<br>owson, Maryland 21                                | Ze.<br>204   |  | i di |
| 000<br>Nicholas B. Commoda   |  |  |  |
| Chairman   | Charles E. Foos, Esquires<br>809 Eastern Blvd.<br>Baltimore, Maryland 21221  |  |  |
| MEMBERS Bureau of Engineering  | Darianote, Maryland 21221  | RE: Item No. 88  | E  |
| Department of<br>Traffic Engineering                                     |  | Petitioner - Sullivan<br>Special Hearing Petition  |  |
| State Roads Commiss:<br>Bureau of<br>Fire Prevention                     | Dear Messrs:   |  | . ;                                      |
| ealth Department   | The Zoning Plans Adviso submitted with the above referen   | ry Committee has reviewed the  | plans                                    |
| Project Planning<br>Sui'ding Department<br>Board of Education            | intended to indicate the appropri  | The following comments are no<br>ateness of the zoning action requ   | ot<br>lested.                            |
| courd or Education<br>Coming Administration<br>Industrial<br>Sevelopment | but to assure that all parties are   | made aware of plans or problem<br>lans that may have a bearing on<br>may file a written report with the  | ms<br>this                               |
|  | Enclosed are all commen  | ts 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

NBC/sf

Enclosure

cc: Frank S. Lee, Surveyor

1277 Neighbors Avenue

Baltimore, Maryland 21237

the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Michino D. Commodan NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached he. to and made a part hereof, hereby petition for r Special Hearing under Section 500.7 of the Baltimore County Zoning kegulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_ a non-conforming use for a service garage, including a towing yard. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon fil-ing of this Petition, and further agree to and are to be bound by the zoning regulations and restric-tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Varne Ay Sullivan (Type or Print Name) Patricia G. Sullivan Robert J. Romadka/Charles E. Foos, III 8922 Philadelphia Road 687-6069 Baltimore, Maryland 21237 809 Eastern Boulevard Name, address and phone number of legal owner, con-Baltimore, Maryland 21221 City and State ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 5th .\_\_\_, 19\_30, 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 15th January 19.81 at 10:00 b'clock Zoning Commissioner of Baltimore County. Z.C.O.—No. 1

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Saltimore 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 Baltimore County Zouing Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a service garage, including a towing yard. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the 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. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Jayne G. Sullivan (Type or Print Name) Patricia G. Sullivan City and State Robert J. Romadka/Charles E. Foos, III 8922 Philadelphia Road 687-6069 Baltimore, Maryland 21237 309 Eastern 1levard Name, address and phone number of legal owner, contract purchaser or representative to be contacted Baltimore, Maryland 21221 Attorney's Telephone No.: 686-8274 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 5th\_\_\_\_ day of \_\_\_\_\_\_November\_\_\_\_, 19.80\_\_, 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 15th day of January , 19.81, at 10:00 clock \_\_\_\_AM. Zoning Commissioner of Baltimore County Z.C.O.-No. 1

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. S. DIRECTOR

December 3, 1980

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

> Re: Item #88 (1980-1981) Property Owner: Wayne G. & Patricia G. Sullivan N/ES Golden Ring Rd. 415' S. of Race Rd. Acres: 1.10 Acres 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.

Highways:

Golden Ring Road, an existing public road (formerly Md. 588 in this vicinity) is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit

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

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:

This property is located in the area of the 100-year recurrence flood plain of Stemmers Run as delineated in the Report on Stemmers Run Flood Plain Study (Job Order 4-216-1).

Item #88 (1980-1981) Property Owner: Wayne G. & Patricia G. Sullivan December 3, 1980

Water and Sanitary Sewer:

There is a public 10 inch water main and public 8-inch sanitary sewerage in Golden Ring Road.

Very truly yours,

ROBERT A. MORTON, P.E., Chief

RAM: EAM: FWR: ss

cc: J. Wimbley J. Trenner J. Somers D. Grise

I-IW Key Sheet

NE 3 & 4 G Topo 12 & 13 NE 27 Pos. Sheets 90 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN' E. GERBER DIRECTOR

December 29, 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 #88, Zoning Advisory Committee Meeting, November 5, 1980, are as follows:

Property Owner: Wayne G and Patricia G. Sullivan Location: NE/S Golden Ring Road 415' S. of Race Rd Acres: 1.10 acres 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.

John L. Wimbley Planner III Current Planning and Development

Promise Commence

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 to approve a nonconforming use for a service garage, including a towing yard, would be in strict harmon with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County,

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RECEIVED FOR FILI

this 20th day of March, 1981, that a nonconforming use for a service garage, including a towing yard, as shown on the site plan prepared by Frank S. Lee, dated September 6, 1980, and marked Petitioners' Exhibit 1, has existed and has been conducted on the property prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

> 1. The General Notes on the site plan shall be revised to indicate that the use of the property as a junk yard will be discontinued.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

See Comment

See Comment

No Comment

No Comment

See Comments

Existing - No Comment

Charles E. (Ted) Burnham Plans Reviw Supervisor

Nick Commodari

SUBJECT Meeting November 5, 1980

ITEM NO. 85

ITEM NO. 86

ITEM NO. 87

JIEM NO. 88

ITEM NO. 89

ITEM NO. 90

CEB:rrj

Charles E. (Ted) Burnham

Zoning Advisory Committee

2. A revised site plan, incorporating the above restriction, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Comprissioner of Baltimore County

December 1, 1980

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 to approve a nonconforming use for a service garage, including a towing yard, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimere County, this 20th day of March, 1981, that a nonconforming use for a service garage, including a towing yard, as shown on the site plan prepared by Frank S. Lee, dated September 6, 1980, and marked Petitioners' Exhibit 1, has existed and has been conducted on the property prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

- 1. The General Notes on the site plan shall be revised to indicate that the use of the property as a junk yard will be discontinued.
- 2. A revised site plan, incorporating the above restriction, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari TO\_\_\_\_Zoning Advisory Committee\_\_\_\_ Sharon M. Caplan

Date\_\_\_October\_\_\_30,1980\_\_\_\_ Economic Development Commission

Item# 88—PRoperty Owner: Wayne G. & Patricia G. Sullivan SUBJECT—————Location: NE/S Golden King Road 415 S. of Race Road Existing Zoning: ML-IM Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage including a towing yard.

> Acres: 1.10 Acrees District: 15th

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

SMC:alc

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 to approve a nonconforming use for a service garage, including a towing yard, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zuaing Commissioner of Baltimore County, this 20th day of Merch, 1981, that a nonconforming use for a service garage, including a towing yard, as shown on the site plan prepared by Frank S. Lee, dated September 6, 1980, and marked Petitioners' Exhibit 1, has existed and has been conducted on the property prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

- 1. The Ceneral Notes on the site plan shall be revised to indicate that the use of the property as a junk yard will be discontinued.
- 2. A revised site plan, incorporating the above restriction, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY PUBLIC SCHOOLS

Deputy Zoning Compossioner of Baltimore County

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310 825-7310

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Wound G. o. Indusion G. Sulliven Location: 311,73 Golden Ling word 443: 2. of thee Detail

Zoning Agenda:

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- Localinos (7) (5) 15

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_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 operation.

- 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
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments pat this time

Planwing Group Planwing Group Fire Prevention Bureau

Special Inspection Division

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

DIRECTOR

December 30, 1980

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

> Item No. 88 Property Owner: Location: Existing Zoning: Proposed Zoning:

November 5, 1980 Wayne G. & Patricia G. Sullivan NE/S Golden Ring Road 415' S. of Race Road Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: District:

1.10 acres

Dear Mr. Hammond:

This department has no comment for item #88.

MSF/bza

Engineer Associate II

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Towson, Maryland 21204

Property Owner:

Present Zoning: Proposed Zoning:

Location:

District:

No. Acres:

Dear Mr. Hammond

Baltimore County Office Building

RE: Item No: 85, 86, 87, 88, 89, 90

All of the above have no bearing on student population.

1111 West Chesapeake Avenue

Zoning Commissioner

Un luck lettered

Very truly yours,

Z.A.C. Meeting of: November 5, 1980

Wm. Nick Petrovich, Assistant Department of Planning

Towson, Maryland - 21204

Date: October 31, 1980

RE: PETITION FOR SPECIAL HEARING NE/S Golden Ring Road 415' S of Race Rd., 15th District

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BEFOR THE ZONING COMMISSIONER OF BALTIMORE COUNTY

WAYNE G. SULLIVAN, et ux, Petitioners

Case No. 81-127-SPH

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

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

Deputy People's Counsel

People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 19th day of December, 1980, a copy of the aforegoing Order was mailed to Robert J. Romadka, Esquire, and Charles E. Foos, III, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorneys for Petitioners.

RE: PETITION FOR SPECIAL ZONING HEARING - NORTHEAST SIDE OF GOLDEN RING ROAD, 415 FT. SOUTH OF RACE ROAD -PETITIONER - WAYNE G. SULLIVAN

40 Total 7213 Golden King Kd. 2/22/ Stowal dr. Hout 1209 GOLDEN RING RD. 21221 Wilbert Maron 7211 GOLDEN RIVE RD 21221 Joan M. Mavor 7211 Golden Ring Rd. 21221 11. Dorothy P. Rolf 7215 Holden Ring Rd. -21221

13. Fred Kulm 1219 Golden Ring Rd 21221 15. Markov Ruble 7219 Gelden Ring Hel 2021 16. Lessen C. Steegher 9221 Bolden Ring Hel. 21221 17. Edoch B Wheeler 7230 Golden Ring/Cl

RE: PETITION FOR SPECIAL NE/S of Golden Ring Road, 240' ZONING COMMISSIONER E of Race Road - 15th Election District Charles W. Brewer, et ux -BALTIMORE COUNTY NO. 76-205-SPH (Item No. 167)

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**(13)** 

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This matter comes before the Zoning Commissioner as a result of a Petition filed by Charles W. and Hildred R. Brewer, for a Special Hearing to approve the nonconforming use of the subject property as a junk yard, including the dismantling and storage for sale of used motor vehicle parts. Said propert is located on the northeast side of Golden Ring Road, 240 feet east of Race Road, in the Fifteenth Election District of Baltimore County.

Testimeny indicated that an auto parts, junk yard business has been in operation at the subject location since the early 1940's and that the Petitioner has operated his auto parts, junk yard business at this location since 1953. Mr. Paul Fischer, a long-time resident of the area, indicated that he recalls the dismanteling of automobiles and the storage of junk vehicles since the early 1940's. In fact, some of the Protestants, present at the hearing, indicated that the sale of parts, junk vehicles, etc., has existed on the subject property for many years.

Several residents, in protest to the subject Petition, indicated that they felt that the junk and/or disabled vehicles should not be stored in front of the fence along Golden Ring Road, as it was not aesthetically appealing.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, a nonconforming use does exist.

RE: PETITION FOR SPECIAL ZONING HEARING - NORTHEAST SIDE PETITIONER - WAYNE G. SULLIVAN

NEIGHBOPHOOD. 3. Darrell Whomer 2-Mingo Lone Balte 21221 4. Patricia a. Cosner 2-Mingo Lone Balt. 21221 2 Mingo Lane Balto 21221 Ganice L. Hall 3 Mecca fare Batto 21221 7 Palm Lone Balt ME mrs Butto 812 anus Hd. Sandra a. Meleal 510 ORFAC RD 22. Barbare E. Mc Nat 7208 2 older Lined. 21201

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 42 day of June, 1976, that the Special Hearing to approve the nonconforming use of the subject property as a junk yard, including the dismantling and storage for sale of used motor vehicle parts should be and the same is hereby GRANTED, from and after the date of this Order.

Baltimore County

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| : PETITION FOR SPECIAL ZONING HEARING - NORTHEAST SIDE   |   |                              |  |  |   |
| OF GOLDEN RING ROAD, 415 Fr. SOUTH OF RACE ROAD -  |   |                              |  |  |   |
| PETITIONER - WAYNE G. SULLIVAN   |   | ٠.                           |  |  |   |
|  |   |                              | •  | ·  |   |
| , THE UNDERSIGNED RESIDENTS OF THE ABOVE MENTIONED AREA DO DECLARE   |   |                              |  | A CALL OF  |   |
| AT THE PROPERTY IN QUESTION HAS NOT BEEN USED FOR THE PAST EIGHT (8)   |   | *                            |  |  | •   |
| ARS. THE PROPERTY HAS BEEN IDLE FOR THIS PERIOD, PRIMARILY BECAUSE   |   | Q Q                          |  |  |   |
| SEVERE FLOODING SUVERAL TIMES A YEAR. WE VEHEMENTLY OBJECT TO  |   |                              | ocie county  |  |   |
| PROVAL OF THIS PETITION BECAUSE IT WILL BE A DETRIMENT TO OUR  | September 1   | 1cws                         | tment of traffic angineering ON, MARYLAND 21204 94-3550  |  |   |
| [GHBORHOOD.  |   |                              |  |  |   |
|  |   | STEPHEN E. COLLI<br>DIRECTOR | INS  | ł  | December 30, 198  |
| Evanh & Butter   |   |                              |  |  |   |
| Jane Bull St   |   |                              | illiam Hammond   | ·.   |   |
| The Ble marketen   |   | Court                        | g Commissioner<br>y Office Building  |  |   |
| Ende M. Blevin   |   | Towso                        | n, Maryland 21204  |  |   |
| Ordo M. Bellins  |   |                              | Item No. 83  | - ZAC -  | November 5, 1980  |
| afert I Mill   |   |                              | Property Owner:<br>Location:   |  | atricia G. Sullivan<br>Ring Road 415' S. of   |
| To the contract of the contrac |   |                              | Existing Zoning:<br>Proposed Zoning:   | ML-IM  | ing to approve a non-   |
| 0/1 /1/00/16   |   |                              |  | for a service  | e garage including a  |
| Mark h lon   |   |                              |  |  |   |
| trancis tomes  |   |                              | Acres:   | 1.10 acres   |   |
| onale Dung 11 Pecan have Orems Trailer het   |   |                              | District:  | 15th   |   |
|  |   | Dasr                         | Mr. Hammond:   |  |   |
|  | _   | Di.u.                        | The state of the s | Whice Concerns   | ent has no comment fo   |
|  |   |                              |  | mis departin   | are has no content h  |
|  |   |                              |  |  |   |
|  |   |                              |  |  | Very truly yours  |
|  | A. J. Company of the |                              |  | ٠.   | Michael !   |
| _ ,  |   |                              |  |  | Michael S. Flanie<br>Engineer Associa   |
| و کی کے بیاد میں دیا ہوں کا میں میں میں میں ہوتے ہوں ہے۔ اور   |   | MS                           | F/bza  |  |   |
|  | Andrew Property   |                              |  |  |   |
|  | 1   |                              |  |  |   |
|  | LE ST. ASS.   |                              |  |  | •   |
|  | No. Alexandre   |                              |  |  |   |
|  | in the second   |                              |  |  |   |

Race Road

21221.

RE: PETITION FOR SPECIAL ZONING HEARING - NORTHEAST SIDE

OF GOLDEN RING ROAD, 415 FT. SOUTH OF RACE ROAD

OF SEVERE FLOODING SEVERAL TIMES A YEAR. WE VEHEMENTLY OBJECT TO

APPROVAL OF THIS PETITION BECAUSE IT WILL BE A DETRIMENT TO OUR

for item #88.

patimore rounty department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

December 30, 1980

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

> Item No. 88 Property Owner: Location: Existing Zoning: Proposed Zoning:

November 5, 1980 Wayne G. & Patricia G. Sullivan NE/S Golden Ring Road 415' S. of Race Road

Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: District: 1.10 acres 15th

Dear Mr. Hammond:

This department has no comment for item #88.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Northeast side of Golden Ring Road, 415 feet South of Race Road

HEARING: Thursday, January 15, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this

Very truly yours, Michael S. Flanigan
Engineer Associate II

December 30, 1980

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

December 30, 1980

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

> Item No. 83 Property Owner: Location: Existing Zoning: Proposed Zoning:

November 5, 1980 Wayne G. & Patricia G. Sullivan NE/S Golden Ring Road 415' S. of Race Road Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: 1.10 acres District: 15th

Dear Mr. Hammond:

This department has no comment for item #88.

Very truly yours, Michael S. Flanigan
Engineer Associate II

MSF/bza

FROM\_.

BAL MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director of Planning and Zoning

December 30, 1980

Petition No. 81-127-SPH Item 88

Petition for Special Hearing Northeast side of Golden Ring Road, 415 feet South of Race Road Petitioner- Wayne G. Sullivan, et ux

Fifteenth District

HEARING: Thursday, January 15, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this

Office of Planning and Zoning

NEG:JGH:ab

baltimore county department of traffic engineering TOWSON, MARYLAND 21204 13011494 3550

STEPHEN E. COLLINS DIRECTOR

December 30, 1980

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

> Item No. 88 - ZAC -November 5, 1980 Property Owner: Wayne G. & Patricia G. Sullivan NE/S Golden Ring Road 415' S. of Race Road

Location: Existing Zoning: Proposed Zoning: Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: District:

1.10 acres 15th

Dear Mr. Hammond:

This department has no comment for item #88.

Very truly yours, Engineer Associate II

MSF/bza

(301) 494 3550

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

December 30, 1980

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

Itom No. 88

Proposed Zoning:

Location:

November 5, 1980 Property Owner: Wayne G. & Patricia G. Sullivan NE/S Golden Ring Road 415' S. of Race Road Existing Zoning:

1.10 acres

15th

Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: District:

Dear Mr. Hammond:

This department has no comment for item #88.

MSF/bza

December 19, 1989

PAINTMORE COUNTY

Robert J. Romadka, Esquire Charles E. Foos, III, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Special Hearing - NE/S Golden Ring Road, 415' S of Race Road - Wayne G. Sullivan, et ux Case No. 81-127-SPH

10:00 A.M.

Thursday, January 15, 1981

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

TOWSON, MARYLAND

DALTIMORE COULD OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-0353

WILLIAM E. HAM WOND ZONING COMMISSIONER

January 2, 1981

Robert J. Romadka, Esquire Charles E. Foos, III, Esquire 809 Lastern Boulevard Baltimore, Maryland 21221

RE: Petition for Special Hearing NE/S Gold. Ring Rd., 415' S of Race Road

Wayne G. Sullivan, et ux Case No. 81-127-SPH

Gentlemen:

This is to advise you that \$57.00 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.

Zoning Commissioner

WEH:sj

NEG:JGH:ab

Fifteenth District

Mr. W. E. Hammond

Zoning Commissioner

of Planning and Zoning

Norman E. Gerber, Director

Petition No. 81-127-SPH Item 38

Petitioner- Wayne G. Sullivan, et ux

Petition for Special Hearing

Office of Planning and Zoling

FRANK S. LEE Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

September 9, 1980

Sullivan's Garage 7318 Golden Ring Road 15th District Baltimore County, Maryland

Beginning for the same on the northeast side of Golden Ring Road at the dista of 415 feet more or less measured along the northeast side of Golden Ring Road from the south side of Race Road, thence running and binding on the northeast side of Golden Ring Road South 71 degrees 27 minutes 28 seconds East 190 feet, thence leavi Golden Ring Road for six lines of division as follows; North 18 degrees 30 minutes 32 seconds East 225 feet, North 60 degrees 00 minutes West 133 feet more or less, North 73 degrees 00 minutes West 125 feet more or less, South 18 degrees 30 minutes 32 seconds West 50 feet, South 71 degrees 27 minutes 28 seconds East 65 feet and South 18 degrees 30 minutes 32 seconds West 200 feet to the place of beginning.

Containing 1.10 acres of land moreor less.



VICTORY FUGEWATER US DISTRION

0 PETITION FOR SPECIAL HEARING

15th District

ZONING: LOCATION:

Petition for Special Hearing

Northeast side of Golden Ring Road, 415 feet South of Race

DATE & TIME: Thursday, January 15, 1981 at 10:00A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a service garage, including a towing yard

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

Being the property of Wayne G. Sullivan, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, January 15, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMOTE COUNTY PETITION FOR SPECIAL HEARING

1. th District

ZONING:

LOCATION:

Petition for Special Hearing

Northeast side of Golden Ring Road, 415 feet South of Race DATE & TIME:

Thursday, January 15, 1981 at 10:00A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

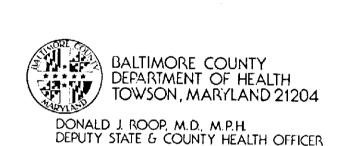
Petition for Special Hearing under Section 500.7 of the Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a service garage, including a towing yard

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

Being the property of Wayne G. Sullivan, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, January 15, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,

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



January 19, 1981

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

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting of November 5, 1980, are as follows:

1.10 Acres

15th

Property Owner: Location: Existing Zoning:

Wayne G. a Patricia G. Sullivan NE/S Golden Ring Rd. 415' S. of Race Rd.

Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage including a towing

Acres:

District:

The existing garage is presently unoccupied. Metropolitan water serves the building and a private sewage disposal system did exist but has since been abandoned and backfilled. Metropolitan sewer is available, therefore, prior to occupancy of the building, the structure must be connected to sewer.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Adminstration requirements.

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

Very truly yours.

Ian J/ Forrest, Director EUREAU OF ENVIRONMENTAL SERVICES January 19, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2100h

Dear Mr. Hammond:

Comments on Item #38, Zoning Advisory Committee Meeting of November 5, 1980, are as follows:

> Property Owner: Location Existing Zoning:

Proposed Zoning:

Layne G. & Patricia G. Sullivan NE/S Golden Ring Rd. 415' S. of Race Rd.

Special Hearing to approve a non-conforming use ofor a service garage including a towing

Acres Districts 1.10 Acres 15th

The existing garage is presently unoccupied. Metropolitan water serves the building and a private sewage disposal system did exist but has since been abandoned and backfilled. Metropolitan sewer is available, therefore, prior to occupancy of the building, the structure must be connected to sewer.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Adminstration requirements.

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

> Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw/JRP

January 19, 1981

Fr. Villiam E. Harmond, coming Commissioner Office of Planning and Coming County Office Pullsing Towson, Maryland Flick

Tear Mr. Hamsond:

Comments on Item #58, Koning Advisory Committee Meeting of Movember 5, 1980, are as follows:

Property Owner: Locations

Veyne G. & Patricia G. Sullivan ME/S Golden hing Rd. 415° S. of Race Ed.

Existing Zoning: Proposed Zonings Special Rearing to approve a non-conforming use (for a service garage including a towing

1.10 Acres

Lores: Districts

The existing garage is presently unoccupied. Metropolitan water serves the building and a private sewage disposal system did exist but has since been standoned and backfilled. Metropolitan sever is available, therefore, prior to occupancy of the building, the structure must be connected to sever.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Adminstration requirements.

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

Yery truly yours, Ian J. Earrest, Director DUREAU OF ESTIBOLICIAL SERVICES

WF/mw/JRP

January 19, 1981

Fr. William E. Hammond, Joning Commissioner Office of Plenning and Zoning County Office Pulleing Towson, Maryland 21004

Dear Mr. Rammond:

Comments on Item #88, Zoning Advisory Committee Meeting of Eovember 5, 1980, are as follows:

> Property Owners Locations Existing Tonings Proposed Conings

Vayne G. & Patricia G. Sallivan RE/S Golden Ring Ed. 415' S. of Race Ed. ML-IM

Special Rearing to approve a non-conforming use ofor a service garage including a towing 1.10 Acres

Acres: District: 15th

The existing garage is presently unoccupied. Metropolital water serves the building and a private sowage disposal system did exist but has wince been abandoned and backfilled. Metropolitan sever is available, therefore, prior to occupancy of the building, the structure must be connected to sever.

If lubrication work and oil changes are performed at this location, revised plane must be submitted showing method providing for the elimination of waste cil in accordance with Water Resources Adminstration requirements.

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

Ian J. Jarrest, Lirector BURGLAU OF EMVIRONMENTAL SERVICES

IJF/my/JEP

IJF/mw

Dear Me. Hammond:

Comments on Item #38, Zoning Advisory Committee Meeting of Hovember 5, 1980, are as follows:

> Property Owner: Locations Existing Zonings Proposed Coning:

Vayne G. & Patricia G. Sullivan NE/S Golden Ring Rd. 415' S. of Bace Rd. Special Hearing to approve a non-conforming

use afor a service garage including a towing

Across 1.10 Acres Districts

The eristing garage is presently unoccupied. Metropolitan water serves the building and a private sewage disposal system did exist but has since been shandoned and backfilled. Metropolitan sever is available, therefore, prior to occupancy of the building, the structure must be connected to sever.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

If lubrication work and oil changes are performed at this 1c otion, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Adminstration requirements.

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

> Ian J. Correst, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw/JEP

COUNTY OFFICE BLDG.

111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

Chairman

MEMBERS

Department of

Traffic Engineering

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

State Roads Commissio

**Bureau** of

Engineering

Bureau of Fire Prevention

Industrial

January 19, 1981

Mr. William E. Hemmond, Zoning Commissioner Office ? Planning and Zoning County Office Puilding Lowson, Karyland 21004

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting of Hovember 5, 1980, are as follows:

> Wayne G. & Patricia G. Sullivan Location: Existing Zoning:

Proposed Zoning:

ME/S Golden Ring Rd. 415' S. of Race Rd. Special Hearing to approve a non-conforming use ofor a service garage including a towing

1.10 Acres District: 15 եհ

The existing garage is presently unoccupied. Metropolitan water serves the building and a private sewage disposal system did exist but has since been abandoned and tackfilled. Metropolitan sewer is available, therefore, prior to occupancy of the building, the structure must be connected to sewer.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Adminstration requirements.

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

> Ian J. Feyrest, Director EUREAU OF ENVIRONMENTAL SERVICES

IJF/mw/JMP

TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

December 3, 1980

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

Re: Item #88 (1980-1981) Property Owner: Wayne G. & Patricia G. Sullivan N/ES Golden Ring Rd. 415' S. of Race Rd.

The following comments are furnis'ed in regard to the plat submitted to this office

Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

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

This property is located in the area of the 100-year recurrence flood plain of

NBC/sf

Enclosure

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

RE: Item No. 88 Petitioner - Sullivan Special Hearing Petition

Zoning Plans Advisory Committee

December 29, 1980

Dear Messrs:

Robert J. Romadka and

809 Eastern Blvd.

Charles E. Foos, Esquires

Baltimore, Maryland 21221

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

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.

NICHOLAS B. COMMODARI

The Menerable William Erros Administrative Judge
District Goart of Maryland Baltimore County a District No. 8 111 West Alleghany Avenue Toppen, Marriage 21204 REI Zonies Case Ma. 66-318-Y

District Goods Gase Nos. MG73374 & MG58774 7308-7318 Golden Bing Road 14th Wlootion Bistries

Charles W. Browner Delondant

Dear Indea Ereas

Places be advised that the above referenced delenient has anereised his administrative remedies in the form of a Special Mearing before the Zoning Gemmiestenes. I have enclosed a capy of the Order and Opinion (St. 's No. 76-105-67%) that was subsequently rendered, finding that the colon lent's proposty enjoys a non-renderming use was just part,

Far the above reason, this office no longer wishes to pursue ariminal selled in the District Court and respectfully requests that the matter ha art present. Your attention to and consideration of this matter is strai-

There is a public 10-inch water main and public 8-inch sanitary sewerage in

Very truly yours,

Bureau of Public Services

Auth facts America

CAMES B. BYRNES, III

JBB:th Enclosers 4 on Mr. Charles Brown " Mr. & Eric Di Mones. Mr. George & Martinsh M. Mr. James B. Dyer Piles ...

Property Owner: Wayne G. patricia G. Sullivan

Item #88 (1980-1981)

Water and Sanitary Sewer:

December 3, 1980

Golden Ring Road.

KAM: EAM: FWR: SS

cc: J. Wimbley

I-NW Key Shoet

NE 3 & 4 G Topo

90 Tax Map

J. Tronner

12 & 13 NE 27 Pos. Sheets

J. Somers

D. Grise

Property of the state of the party of the pa

TOWSON, MARYLAND 21204

WILLIAM E HAMMOND ZONING COMMISSIONER

March 20, 1981

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

> RE: Petition for Special Hearing NE/S of Golden Ring Rd., 415' S of Race Rd. - 15th Election District Wayne G. Sullivan, et ux - Petitioners NO. 81-127-SPH (Item No. 88)

Dear Mr. Romadka:

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

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc Attachments cc: Charles E. Foos, III, Esquire 8922 Philadelphia Road Baltimore, Maryland 21237

Ms. Edith Wheeler 7220 Golden Ring Road Baltimore, Maryland 21221

Officer Harry Owings Baltimore County Police Headquarters Traffic Department 7209 Belair Road . Baltimore, Maryland 21206

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

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 823-7310

PAUL H. REINCKE

December 17, 1980

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RB: Property Owner: Wayne G. & Patricia G. Sullivan

Location: NE/S Golden Ring Road 415! S. of Race Road

Gentlemen:

Zoning Agenda: Meeting of November 5,1980

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Tire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ 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.

EXCEEDS the maximum allowed by the Fire Department.

( ) 3. The vehicle dead end condition shown at

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The building, 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, as this time.

rlanging Group

Special Inspection Division

Acres: 1.10 Acres District: 15th

Dear Mr. Hammond:

for review by the Zoning Advisory Committee in connection with the subject item.

Golden Ring Road, an existing public road (formerly Md. 588 in this vicinity) is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic

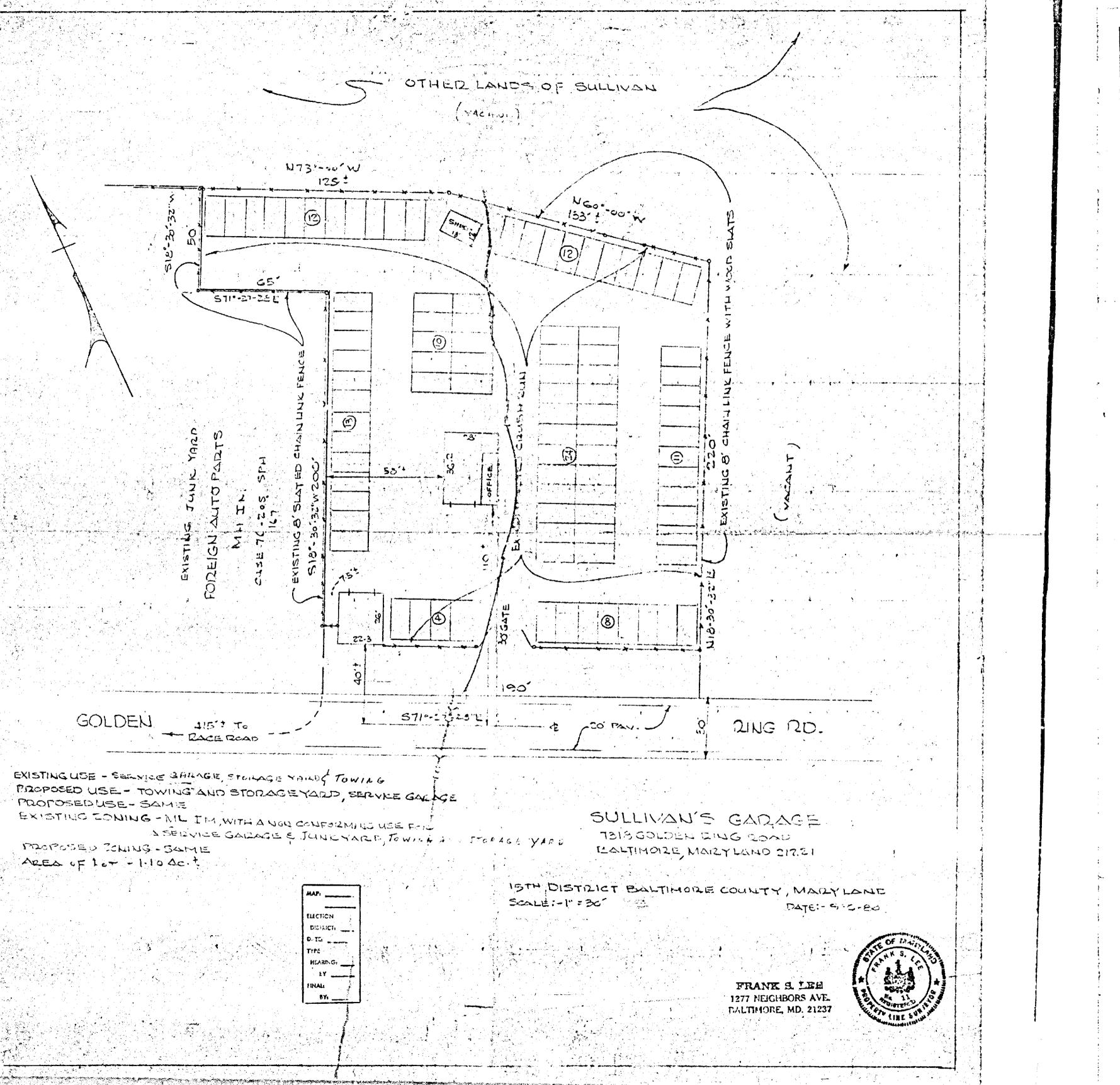
the stripping of top soil.

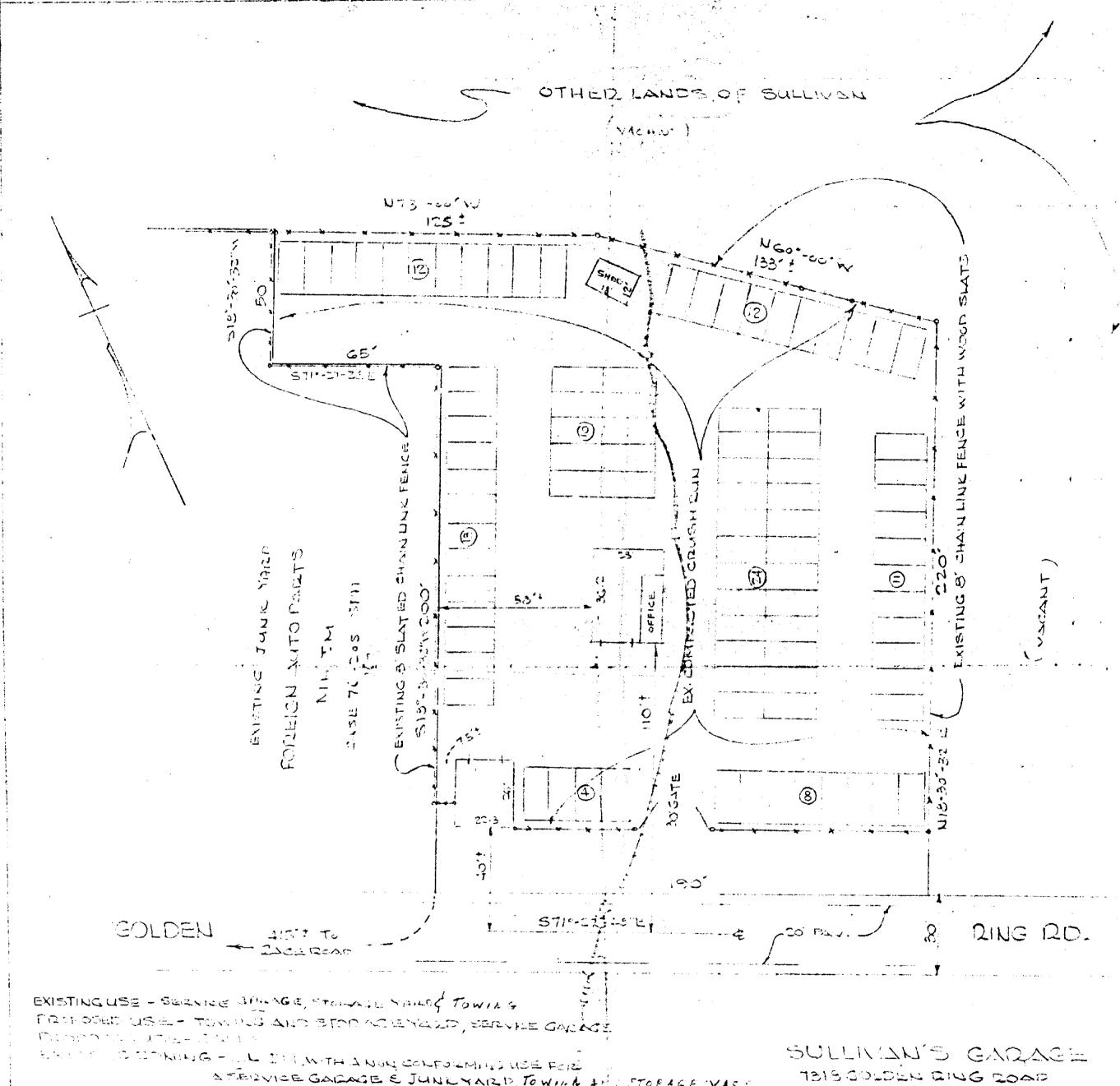
Storm Drains:

Stemmers Run as delineated in the Report on Stemmers Run Flood Plain Study (Job Order 4-216-1).

| BAL MORE COUNTY, MARYLON  | Phone: 637-6922  | PETITION FOR SPECIAL  |  |   |  |
|---|--|---|--|---|--|
| INTER-OFFICE CORRESPONDENCE   |  | ZONING: Petition for Special Management   |  |   |  |
| Nicholes B. Commodari TOZoning Advisory Committee DateOctober30_1980  | FRANK S. LEE   | den Ring Road, 415 fest South   | CERTIFICATE OF PUBLICATION   | LEGAL   |  |
| TOZoning Advisory Committee DateOctober30, 1980 Sharon M. Caplan FROM Economic Development Commission   | Registered Land Surveyor  1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237   | DATE & TIME: Thursday, January 15, 1981 at 10:00 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towaon, Maryland.   |  | NOTICES   | <b>Oge Essex Times</b>   |
| Item# 88—PRoperty Owner: Wayne G. & Patricia G. Sullivan SUBJECT————————————————————————————————————  | September 1, 1986  | Maryland.   | TOWSON, MD., December 25, 19.80  | Special Hearing   | Essex, Md., 19   |
| Existing Zoning: ML-IM  Proposed Zoning: Special Hearing to approve a non-conforming use for  | Sullivan's Carace  | The Zoning Commissioner of Bal- f more County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Section 500.7 of the Zoning Regula- tions, to determine whether   | THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed | Zoning: Petition for Special Hearing Location: Northeast side of Golden Ring road, 415  | This is to Certify, That the annex   |
| a service garage including a fowing yard.   | 7318 Gold 1 Ring Road 15th District Baltimore County, Maryland   | Deputy Zoning Commissioner and/or   | and published in Towson, Baltimore County, Md., on the county  | feet south of Race road Date & Time: Thursday, January 15, 1981 at 10:00  |  |
| Acres: 1.10 Acrees District: 15th   | Beginning for the same on the northeast at land  | yard All that are including a towing  | of one time  | Public Hearing: Room 106. County Office   | was inserted in Оде Essex Times, a newspaper   |
|   | of 415 feet more or less measured along the northeast side of Golden Ring Road at the dista the south side of Race Road, thence running and binding on the northeast side of Golden Ring Road South 71 decrease OF   | hortheast side of Golden Ring Road  | day of January, 19.81_, the first publication  | Unesapeake avenue,<br>Towson, Maryland  | printed and published in Baltimore County, once i  |
|   | F WHICH I THE PARTY OF THE PART | side of Golden Ring Road from the<br>south side of Race Road, thence  | appearing on the25tbday ofDecember   | Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore   | each of successive   |
|   | 32 seconds East 225 feet. North til degrees 30 minutes   | Golden Bing Ballet, thence leaving  | go o the jeffersonian,   | County, will hold a public hearing:  Petition for Special   | weeks before the day of  |
|   | 32 seconds West 50 feet. South 71 degrees of   | North 60 degrees 00 minutes West  138 feet more or less North 79  | D. Leank Structor  | Hearing under Section 500.7 of the Zoning Regulations, to determine whether or not the Zoning   | J. W. J. Publisher.  |
| In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest   | South 18 degrees 30 minutes 32 seconds West 200 feet to the place of beginning.  | Bouth 71 degrees 27 minutes 29 sec-   | Cost of Advertisement, \$  | Commissioner and/or Deputy Zoning Commissioner should   | r ublisher.  |
| of industrial expansion.  | Containing 1.10 acres of land moreor less.   | 20 feet to the place of beginning. Containing 1.10 acres of land more   |  | apporove a non-conforming use for a service garage, including a towing yard All that parcel of land in  |  |
|   |  | Heing the property of Wayne G. Sullivan, et ux, as shown on plat plan filed with the Zoning Depart- ment  Hearing Date-Thus   |  | the Fifteenth District of/Baltimore County Beginning for the same on the northeast side of Golden Ring road at the                                    |  |
|   |  | Hearing Date: Thus, iay, January 15, 1981 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesa-peake Avenue. Towson, Maryland.  By Order Of   |  | distance of 415 feet more or  |  |
| Starry Caula  |  | WILLIAM E. HAMMOND,  Zoning Commissioner  of Baltimore County  Dec. 28  |  | Ring road from the south  | BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLA AND MISCEL |
| Sharon M. Captan  |  |   |  | running and binding on the northeast side of Go'den Ring road South 71 27 minutes 28 seconds East   | MISCELLANEOUS CASH RECEIPT   |
| BALTIMORE COUNTY, MARYLAND No. CO. S. C.  |  | ZONING: Petition for Special Manager  |  | Ring road South 71 27 minutes 28 seconds East 190 feet, thence leaving Golden Ring road for six lines of division as follows: North 1 3 30 minutes 32 | DATE January 15, 1981 ACCOUNT 01-662   |
| OFFICE OF FY CE REVENUE DIVISION MISCELLANEUUS CASH RECEIPT   |  | LOCATION: Northeast side of Golden Ring Road, 415 feet South of   | CERTIFICATE OF PUBLICATION   | North 60° 00 minutes West 133 feet more or less, North  | AMOUNT\$57.00  |
| DATE December 22, 1980ccount 01-662   |  | DATE & TIME: Thursday, January  15, 1981 at 10:00 A.M.  PUBLIC HEARING: Room 106, P  County Office Building, 111 W.  Chesapeake Avenue, Townon,  Maryland.  | <del></del>  | feet more or less, South 18°  | FROM: Sullivan Garage  |
|   |  | Maryland.  The Zoning Commissioner of Balforer County, by authority of the Zoning Act and Regulations of Balfirmon County.  | TOWSON, MD.,December 25, 19_80   | minutes 32 seconds West   | FOR: Adv. & Posting for Case No. 81-127-SPH  |
| RECEIVED Sullivan Gzzage  | OF M IN CO.  | history County, will hold a public  | THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed | 200 feet to the place of beginning.  Containing 1.10 acres of land more or less.  |  |
| FOR: Filing Fee for Case No. 81-127-SPH   | Service de la constant de la constan | the Zoning Commissioner and/or  | and published in Towson, Baltimore County, Md., once in each   | Being the property of Wayne G. Sullivan, et ux, as shown on plat plan filed with the Zoning   | VALIDATION OR SIGNATURE OF CASHIER   |
|   | THE COPY   | service garage, including a towing  | f time   | Department. Hearing Date: Thursday, Jon. 15, 1981 AT 10:00 A.M.   |  |
| 25.0 m.   | Line State of the  | Beginning for the same or the northeast side of Golden Ring Road at the distance of 415 feet more or less measured along the northeast at the same of the same or | ay of, 19-81, the first publication  | AT 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W.  |  |
| VALIDATION OR SIGNATURE OF CASHIER  |  | All that parcel of land in the Fig. teenth District of Baitimore County Beginning for the same on the northeast side of Golden Ring Road at the distance of 415 feet more or less measured along the northeast side of Golden Ring Road from the south side of Race Road, thence running and binding on the north- east side of Golden Ring Road South 71 degrees 27 minutes 28 sec- onds East 190 feet, thence leaving Golden Ring Rd, f. rais lines of di-  | ppearing on theday ofDecember<br>9-80.   | Chesapeake avenue,<br>Towson, Md.<br>BY ORDER OF  |  |
| 81-127-5PH  |  | South 71 degrees 27 minutes 28 seconds East 190 feet, thence Jeaving Golden Ring Rd. f. r six lines of division as follows: North 18 degrees 30 minutes 32 seconds East 225 feet.   | THE JEFFERSONIAN.  | William E. Hommond Zoning Commissioner of Baltimore County  |  |
|   | PETITION MAPPING PROGRESS SHEET  | liorin 60 degrees 60 n Inutes West<br>133 feet more or less, North 73 de-   | Li-teante Structuran, Manager.   |   |  |
| CERTIFICATE OF POSTING  ZONING DEPARTMENT OF BALTIMORE COUNTY   | FUNCTION  Walt Map Original Duplicate Tracing 200 Sheet  date by date by date by date by date by   | more or less, Bouth 18 degrees 30 minuter 32 seconds West 50 feet, South 71 degrees 27 minuter 28 seconds East 65 feet and South 18 degrees 30 minutes 32 seconds West 200 feet to the place of beginning.  Containing 1.10 acres of land more or less.   | ost of Advertisement, \$   |   |  |
| Towson, Maryland  | Descriptions checked and outline plotted on map  | Containing 1.10 acres of lead more or less.  Being the property of Wayne G.   |  |   | TY OFFICE OF PLANNING & ZONING   |
| District 15  Posted for: Cetatan Company Date of Posting 12/27/80   |  | Being the property of Wayne G. Sullivan, et ux, as shown on plat plan filed with the Zoning Depart  Hearing Dete: Thursday, January 15, 1951 at 10:00 A.M.  |  | 11  | ounty Office Building  1 W. Chesapeake Avenue  |
| Petitioner: Charle & Sall Alexand   |  | ty Office Building, 111 W. Chesa-<br>peake Avenue, Towson, Maryland.  |  | Your Petition has been received   | owson, Maryland 21204  |
| because of property:  |  | WILLIAM E. HAMMOND,  Zoning Commissioner  of Baltimore County  Dec. 25.   |  | Filing Fee \$_25  |  |
| Tall Ra.  | Granted by   |   |  |   | Cash   |
| Location of Signs: Front of property (#7318 Bollen  | ZC, BA, CC, CA   |   | <u> </u>   | (88)  | Other  |
| Remarks:  | Revised Plans:   |   | ING PROGRESS SHEET   |   | Illian & The   |
| Posted by   | Change in outline or descriptionYes  Previous case: 76-205 SMT Map #LE 3 C FILEF Chap  |   | Original Duplicate Tracing 200 Sheet date by date by date by   | Petitioner Unique & Francis -   | William E. Hammond, Zoning Commissioner  |
|   | Trice Chay   | Descriptions checked and outline plotted on map   |  | Petitioner's Attorney Ronall  |  |
|   |  | Petition number added to outline  |  | *This is not to be interpre<br>hearing date.  | eted as acceptance of the Petition for assignment of a   |
| Robert J. Remadks and   |  | Oddine  |  |   |  |
| Charles E. Foos, Esquire cc: [Sank S. Lee, Surveyor 7/7 Neighbors Avenue 809 Eastern Blvd. Baltimore, Maryland 21223  |  | Denied  |  |   | : 선생님 이렇게 함께 하는 사람들이 되었다. 그 아이를 모르겠다는 사람들이 되었다. [2]  |
| Baltimore, Maryland 21221   |  | Granted by  |  | Robert J. Romedia and<br>Charles E. Foos, Esquires  | sc: Frank S. Lee, Surveyor<br>1277 Neighbors Avenue<br>Baltimore, Maryland 21237   |
| BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  |  |   |  | 809 Eastern Blvd.   | Battinore, Marylma 64631   |
| 보다는 이 그 가장 보는 이 이 사람들이 되었다. 그는 그는 사람들이 되었다면 하는 사람들이 되었다면 하는 사람들이 되었다. 그는 사람들이 되었다는 사람들이 되었다면 하는 사람들이 되었다. 그는 사람들이 되었다면 하는 |  | ZC, BA, CC, CA  |  | Baltimore, Maryland 21221   |  |
| County Office Building 111 W. Chesapeake Avenue   |  | Reviewed by:  | Revised Plans: Change in outline or descriptionYes   | Baltimore, Maryland 21221   | INT' OFFICE OF PLANNING & ZONING   |
| County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  |  | Reviewed by:  | Revised Plans: Change in outline or descriptionYesNo Map # NE 36   | Baltimore, Maryland 21211  BALTIMORE COL  | INT: OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue   |
| County Office Building 111 W. Chesapeake Avenue   |  | Reviewed by: @3   | Change in outline or descriptionYes  | Baltimore, Maryland 21211  BALTIMORE CO   | County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204   |
| County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  Your Petition has been received and accepted for filing this  |  | Reviewed by: @3   | Change in outline or descriptionYes  | Baltimore, Maryland 21211  BALTIMORE COL  | County Office Building 111 W. Chesapeake Avenue  |
| County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  Your Petition has been received and accepted for filing this to day  November 1980.  WILLIAM E. HAMMOND   |  | Reviewed by: @3   | Change in outline or descriptionYes  | Baltimore, Maryland 21211  BALTIMORE CO.  Your Petition has been  | County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204   |
| County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  Your Petition has been received and accepted for filing this to day  1985.  Maryland 21204  |  | Reviewed by: @3   | Change in outline or descriptionYes  | Baltimore, Maryland 21211  BALTIMORE COL  | County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 received and accepted for filing this   |
| County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  Your Petition has been received and accepted for filing this  Of November 1989.  WILLIAM E. HAMMOND  Zoning Commissioner  Petitioner Wayne C. Sullivan, Et uz  Petitioner's Attorney Romadka/Foos  Reviewed by: Links of Communications   |  | Reviewed by: 678  Previous case: 76-205 SPH   | Change in outline or descriptionYes  | Baltimore, Maryland 21211  BALTIMORE COM  Your Petition has been to Nevember 1989.  | County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  received and accepted for filing this Sta day  WILLIAM E. HAMMOND  Zoning Commissioner   |
| County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  Your Petition has been received and accepted for filing this of November 1980.  WILLIAM E. HAMMOND Zoning Commissioner  Petitioner Wayns G. Sullivan, R ux  Petitioner's Attorney Romadka/Foos Reviewed by:  Nicholas B. Commodari Chairman, Zoning Plans   |  | Reviewed by: 678  Previous case: 76-205 SPH   | Change in outline or descriptionYes  | Baltimore, Maryland 21211  BALTIMORE CON  Your Petition has been 1989  of Nevember 1989.  | County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  received and accepted for filing this Six day  WILLIAM E. HAMMOND  Zoning Commissioner   |
| County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  Your Petition has been received and accepted for filing this  Of November  1980  WILLIAM E. HAMMOND Zoning Commissioner  Petitioner Wayne G. Sullivan, Rux  Petitioner's Attorney Romadka/Foos  Reviewed by: Links f. Commodari   |  | Reviewed by: GB  Previous case: 76.205 SPH  | Change in outline or descriptionYesNo Map # NE 3 6   | Baltimore, Maryland 21211  BALTIMORE COM  Your Petition has been to Nevember 1989.  | County Office Building  111 W. Chesapeake Avenue Towson, Maryland 21204  received and accepted for filing this   |
| County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  Your Petition has been received and accepted for filing this of November 1980.  WILLIAM E. HAMMOND Zoning Commissioner  Petitioner Wayns G. Sullivan, R ux  Petitioner's Attorney Romadka/Foos Reviewed by:  Nicholas B. Commodari Chairman, Zoning Plans   |  | Reviewed by: 678  Previous case: 76-205 SPH   | Change in outline or descriptionYesNo Map # NE 3 6   | Baltimore, Maryland 21211  BALTIMORE CON  Your Petition has been 1989  of Nevember 1989.  | County Office Building  111 W. Chesapeake Avenue  Towson, Maryland 21204  received and accepted for filing this  |

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ATEIZVICE GARAGE & JUNKYARD, TOWING IN STORAGE YARD PROPOSED ZONING - ML IM, WITH A NON CONFORMING USE FOR A SERVICE GARAGE &
ACEA OF LET - 1-10 AC. T. A TOWING AND STORAGE YARD

NOTE: USE OF PROPERTY AS A JUNKYARD WILL BE DISCONTINUED AS OF MARCH LO, 1981

TRIS SOLDEN BING ROAD BALTIMORE MARY LAND 21221

15TH DISTRICT BALTIMORE COUNTY, MAILY LAND Scale:-1" = 30 DATE: - 9-6-90

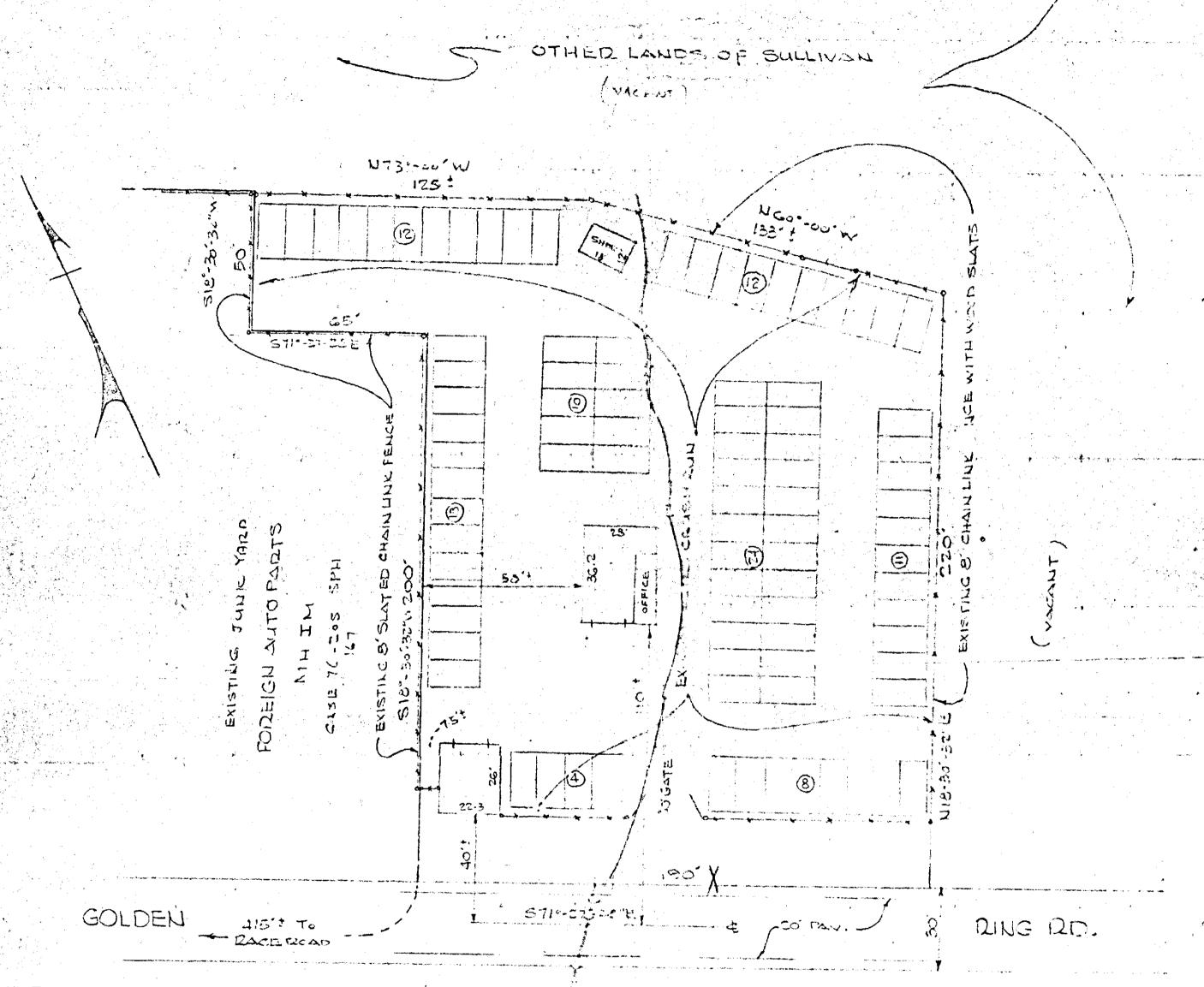
PLANS APPROVED OFFICEOFPLANNING & ZONING BY Jahn See bly
PLANNING

81-127-514

4/9/81

STOR James 5 1

FRANK S. LEE 1277 NEICHBORS AVE. BALTIMORE, MD. 21237



FROMOSE - SERVICE BANGE, FTOLAR TOWN A FROM TOWN A PROPOSED USE - TOWN S AND STORAGE TO LD, SERVICE GRAGE PROPOSEDUSE - SAME

EXISTING ZONING - ML IM, WITH A NOW CONFORMING USE FORD

A SECUNCE GARLIGE & JUNKYARD, TOWN AND STORAGE YARD

PROPOSED ZIMMOLES ME

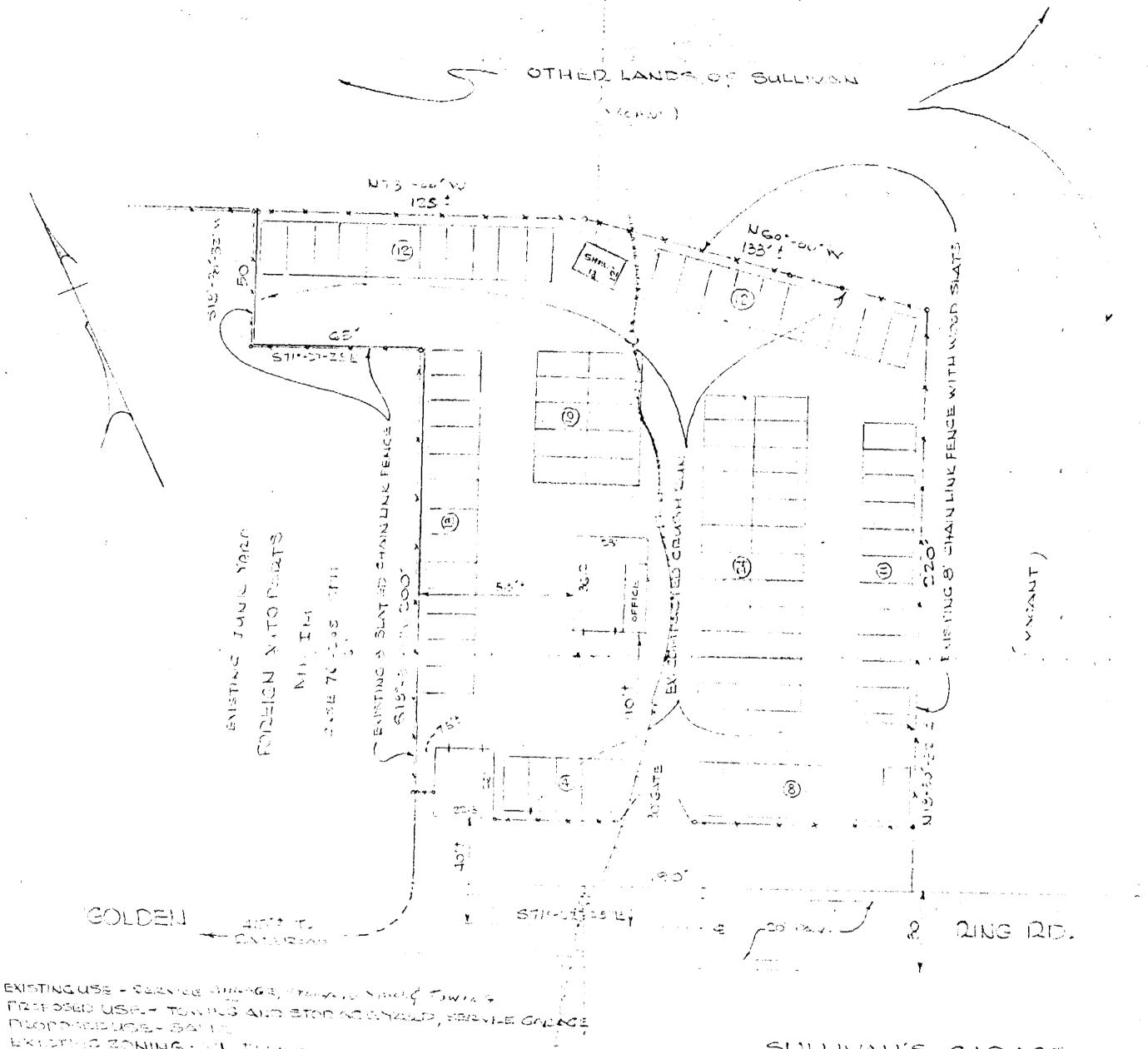
AREA OF LOT - 1-10 Ag. t

SULLIVAN'S GARAGE.
1318 GOLDEN BING COAD
BALTIMORE, MARYLAND 21221

SCALE:-1" = 30" DATE: - 9-6-80

FRANK S. LEH 1277 NEIGHBORS AVE. BALTIMORE, MD. 21237





EXTEND ZONING . VIL THE WITH A NON CONFORMANT WEE FOR

A FRONCE GAL WE & JUNEYAILD, TOWN & AVESTORAGE YATE MESONOGED ZCHING - ML IM, WITH A NON CONFORMING USE FOR A SERVICE GARAGE É A TOWING AND STORAGE YARD

NOTE: USE OF PROPERTY AS A SUMEYARD WILL BE DISCOUTINUED AS OF MARCH 20, 1981 SULLIVAN'S GARAGE מאסב פשום ששנשנ ב פונפר BALTIHORE, MARYLAND 21221

15TH DISTRICT BALTIMORE COURTY, MARLY LAND SCALE :- Proper DATE: - 9-6.90

PLANS APPROVED OFFICE OF PLANNING & ZONING PLANNING 5-26-86

FRANK S. LEE 1277 NEICHBORS AVE. RAUTIMORE, MD. 21237



81-127-584