



Baltimore County
Department of Permits and
Development Management

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

April 13, 2000

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

Dear Mr. Gontrum:

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

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 non-conforming 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.

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

March 23, 2000

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 Mr. Sullivan's property is located in riverine flood plain, yet he has obtained in years past waivers and building permits to reconstruct 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.

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 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 Baltimore County, this 22nd 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 E. 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.

John M. N. Jones
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

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 hereto and made a part hereof, hereby petition for a Special Hearing under Section 509.7 of the Baltimore County 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.

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 which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Wayne G. Sullivan
Signature: Patricia G. Sullivan
Address: Patricia G. Sullivan
City and State: Baltimore, Maryland

Attorney for Petitioner:
Robert J. Romadka/Charles E. Foos, III 8922 Philadelphia Road 687-6069
Address: Baltimore, Maryland 21237
City and State: Baltimore, Maryland 21221
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Wayne G. Sullivan
Address: 809 Eastern Boulevard
City and State: Baltimore, Maryland 21221
Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of November, 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 15th day of January, 1981, at 10:00 o'clock AM.

Zoning Commissioner of Baltimore County.

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 hereto and made a part hereof, hereby petition for a Special Hearing under Section 509.7 of the Baltimore County 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.

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Contract Purchaser: Legal Owner(s):
(Type or Print Name) Wayne G. Sullivan
Signature: Patricia G. Sullivan
Address: Patricia G. Sullivan
City and State: Baltimore, Maryland

Attorney for Petitioner:
Robert J. Romadka/Charles E. Foos, III 8922 Philadelphia Road 687-6069
Address: Baltimore, Maryland 21237
City and State: Baltimore, Maryland 21221
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Wayne G. Sullivan
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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):
(Type or Print Name) Wayne G. Sullivan
Signature: Patricia G. Sullivan
Address: Patricia G. Sullivan
City and State: Baltimore, Maryland

Attorney for Petitioner:
Robert J. Romadka/Charles E. Foos, III 8922 Philadelphia Road 687-6069
Address: Baltimore, Maryland 21237
City and State: Baltimore, Maryland 21221
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Wayne G. Sullivan
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Attorney's Telephone No.: 686-8274

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Zoning Commissioner of Baltimore County.

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. GERDER
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.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1980

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

Chairman
Nicholas B. Commodari

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

Robert J. Romadka and
Charles E. Foos, Esquires
809 Eastern Blvd.
Baltimore, Maryland 21221

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

Dear Messrs:

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

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosure

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
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.
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 reversible 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 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
Page 2
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. Morzon, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

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

I-W Key Sheet
NE 3 & 4 G Topo
12 & 13 NE 27 Pos. Sheets
90 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that 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 Baltimore 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.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that 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 Baltimore 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:

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Deputy Zoning Commissioner of Baltimore County

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Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

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

Location: 1111 West Chesapeake Avenue, 415' S. of Race Road

Item No.: 88 Zoning Agenda: November 5, 1980

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.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George M. Hagan* Noted and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: December 1, 1980
Charles E. (Ted) Burnham
FROM: Zoning Advisory Committee
SUBJECT: Meeting November 5, 1980

ITEM NO. 85 See Comment
ITEM NO. 86 See Comment
ITEM NO. 87 Existing - No Comment
ITEM NO. 88 No Comment
ITEM NO. 89 See Comments
ITEM NO. 90 No Comment

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee
Sharon M. Caplan
FROM: Economic Development Commission
SUBJECT: Item # 88--Property Owner: Wayne G. & Patricia G. Sullivan
Location: NE/S Golden Ring 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 Acres
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.

Sharon M. Caplan
Sharon M. Caplan

SMC:alc

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 31, 1980

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

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

RE: Item No: 85, 86, 87, 88, 89, 90
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
Nick Petrovich, Assistant
Department of Planning

KNP/bp

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

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
Location: NE/S Golden Ring 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 acres
District: 15th

Dear Mr. Hammond:

This department has no comment for item #88.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/bza

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Code, 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.

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

John W. Hessian, III
John W. Hessian, III

This matter comes before the Zoning Commissioner as a result of a Petition filed by Charles W. and Mildred 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 property is located on the northeast side of Golden Ring Road, 240 feet east of Race Road in the Fifteenth Election District of Baltimore County.

Testimony 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 dismantling 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
OF GOLDEN RING ROAD, 415 FT. SOUTH OF RACE ROAD -
PETITIONER - WAYNE J. SULLIVAN

WE, THE UNDERSIGNED RESIDENTS OF THE ABOVE MENTIONED AREA DO DECLARE THAT THE PROPERTY IN QUESTION HAS NOT BEEN USED FOR THE PAST EIGHT (8) YEARS. THE PROPERTY HAS BEEN IDLE FOR THIS PERIOD, PRIMARILY BECAUSE OF SEVERE FLOODING SEVERAL TIMES A YEAR. WE VEHEMENTLY OBJECT TO APPROVAL OF THIS PETITION BE'USE IT WILL BE A DELAIMENT TO OUR NEIGHBORHOOD.

1.	Paul & W. E. G.	9 - Theresa Lane 31231
2.	(C) M. H. E.	810 - C. E. - Rd 31231
3.	Darrell E. Cosner	2 - Mingo Lane Batts 21221
4.	Arthur E. Cosner	2 - Mingo Lane Batts 21221
5.	Janice L. Hall	2 Mingo Lane Batts 21221
6.	Frances Pritchett	3 Mucca Lane Batts 21221
7.	Mrs Butts	1 Palm Lane Batts MD
8.	Paula G. McNeal	812 Anna Rd. 21221
9.	William	1 Pecan Lane 21221
10.	Lorena D. King	3 Pecan Lane 21221
11.	Ellis L. Parker	4 Pecan Lane 21221
12.	Dorothy Parker	4 Pecan Lane 21221
13.	Hermie McAllister	3611 Oaklin Lane 21220
14.	Mary Jackson	1 Mucca Lane 21221
15.	William J. Alsup	11 Mingo Lane 31231
16.	Caren Leather	810 Owens Rd. 21221
17.	George McKeel	319 Owens St. 21221
18.	K. W. Carter	510 HOBBS RD. 21221
19.	W. B. King	510 OBRA RD 21221
20.	Charles M. Neal	
21.	Franklin E. McNeil	7208 21st. Ln. Rd. 21201

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th 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.


Zoning Commissioner of
Baltimore County

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

WE, THE UNDERSIGNED RESIDENTS OF THE ABOVE MENTIONED AREA DO DECLARE THAT THE PROPERTY IN QUESTION HAS NOT BEEN USED FOR THE PAST EIGHT (8) YEARS. THE PROPERTY HAS BEEN IDLE FOR THIS PERIOD, PRIMARILY BECAUSE OF SEVERE FLOODING SEVERAL TIMES A YEAR. WE VIGILANTLY OBJECT TO APPROVAL OF THIS PETITION BECAUSE IT WILL BE A DETRIMENT TO OUR NEIGHBORHOOD.

1. Frank J. Butcher
2. Amos B. Burkhardt
3. William Blevins
4. Linda M. Blevins
5. Robert L. Milam
6. J. L. Smith
7. J. L. Smith
8. Mark L. Smith
9. Frances L. Smith
10. Donald R. Smith
11. B. L. Smith
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.

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1. Cecily Mann 607 Highville Rd Baltimore MD 21221
2. D.W. Mann 603 Highville Rd Balt. MD 21221
3. Marcus Lindheim 1000 Maple Ct. Broomfield, CO 80020
4. Mary Lou Lindheim 1000 Maple Ct Broomfield, CO 80020
5. Milly Ann Lindheim 622 Highville Rd Balt Md 21221
6. Sam John Mann 622 Highville Rd Balt Md 21221
7. Elizabeth Lowers 105 Old Maple Rd Balt Md 21221
8. L. Mowers Jr. 105 Old Maple Ct Balt Md 21221
9. John C. Mowers 1150 D. Mowers Ct. Fuller Rd 21221
10. Charles Mitchell 607 Highville Rd Balt Md 21221
11. Harold Fisher 603 Highville Rd Balt Md 21221
12. Ed. Fields 954 Humberg Ave 21221

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

WE, THE UNDERSIGNED RESIDENTS OF THE ABOVE MENTIONED AREA DO
DECLARE THAT THE PROPERTY IN QUESTION HAS NOT BEEN USED FOR THE
PAST EIGHT (8) YEARS. THE PROPERTY HAS BEEN IDLE FOR THIS PERIOD
PRIMARILY BECAUSE OF SEVERE FLOODING SEVERAL TIMES A YEAR. WE
VIGOROUSLY OPOSE APPROVAL OF THIS PETITION BECAUSE IT WILL BE
A DETRIMENT TO OUR NEIGHBORHOOD;

1. *Ingrid A. Lyle* 5517 Glenfield Ave 21206
2. *Joe K. Holman* 7219 Golden Ring Rd. 21221
3. *Richard J. Saffin* 7221 Golden Ring Rd. 21221
4. *Mattie C. Griffin* 7217 Golden Ring Rd. 21221
5. *James E. Bowman*
6. *Kietz Smith*
7. *Robert Hunt* 7213 Golden Ring Rd. 21221
8. *Maryl D. Hunt* 7209 Golden Ring Rd. 21221
9. *Vilbert D. Mavor* 7211 Golden Ring Rd. 21221
10. *Joan M. Mavor* 7211 Golden Ring Rd. 21221
11. *Dorothy P. Relf* 7215 Golden Ring Rd. 21221
12. *Ernest Holman* 7319 Golden Ring Rd. 21221
13. *Fred Kuhn* 7214 Golden Ring Rd. 21221
14. *Elaine W. Holman* 7219 Golden Ring Rd. 21221
15. *Marion Rube* 7219 Golden Ring Rd. 21221
16. *Ernest C. Rube* 7221 Golden Ring Rd. 21221
17. *Edith B. White* 7225 Golden Ring Rd.

Print each 1
(4 sheets)



Baltimore County
 Department of Traffic Engineering
 Towson, Maryland 21204
 (410) 494-3550

STEPHEN E. COLLINS
DIRECTOR

December 30, 1980

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

Item No. 89 - ZAC - November 5, 1980
 Property Owner: Wayne G. & Patricia G. Sullivan
 Location: NE/S Golden Ring Road 415' S. of Race Road
 Existing Zoning: M1-1A
 Proposed Zoning: 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



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494 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
Location: NE/S Golden Ring 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 acres
District: 15th

Dear Mr. Hammond:

This department has no comment for item #88.

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

MSF/bza



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

STEPHEN E. COLLINS
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December 30, 1980

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

STEPHEN E. COLLINS
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December 30, 1980

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Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 88 - ZAC - November 5, 1980
Property Owner: Wayne G. & Patricia G. Sullivan
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Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
of Planning and Zoning
SUBJECT: Petition No. 81-127-SPH Item 88

Date: December 30, 1980

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 petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
of Planning and Zoning
SUBJECT: Petition No. 81-127-SPH Item 88

Date: December 30, 1980

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 petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

December 19, 1980

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

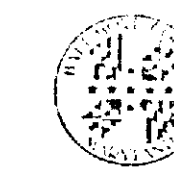
TIME: 10:00 A.M.

DATE: Thursday, January 15, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 311 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 2, 1981

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

RE: Petition for Special Hearing
NE/S Golden 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.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

FRANK S. LEE

Registered Land Surveyor

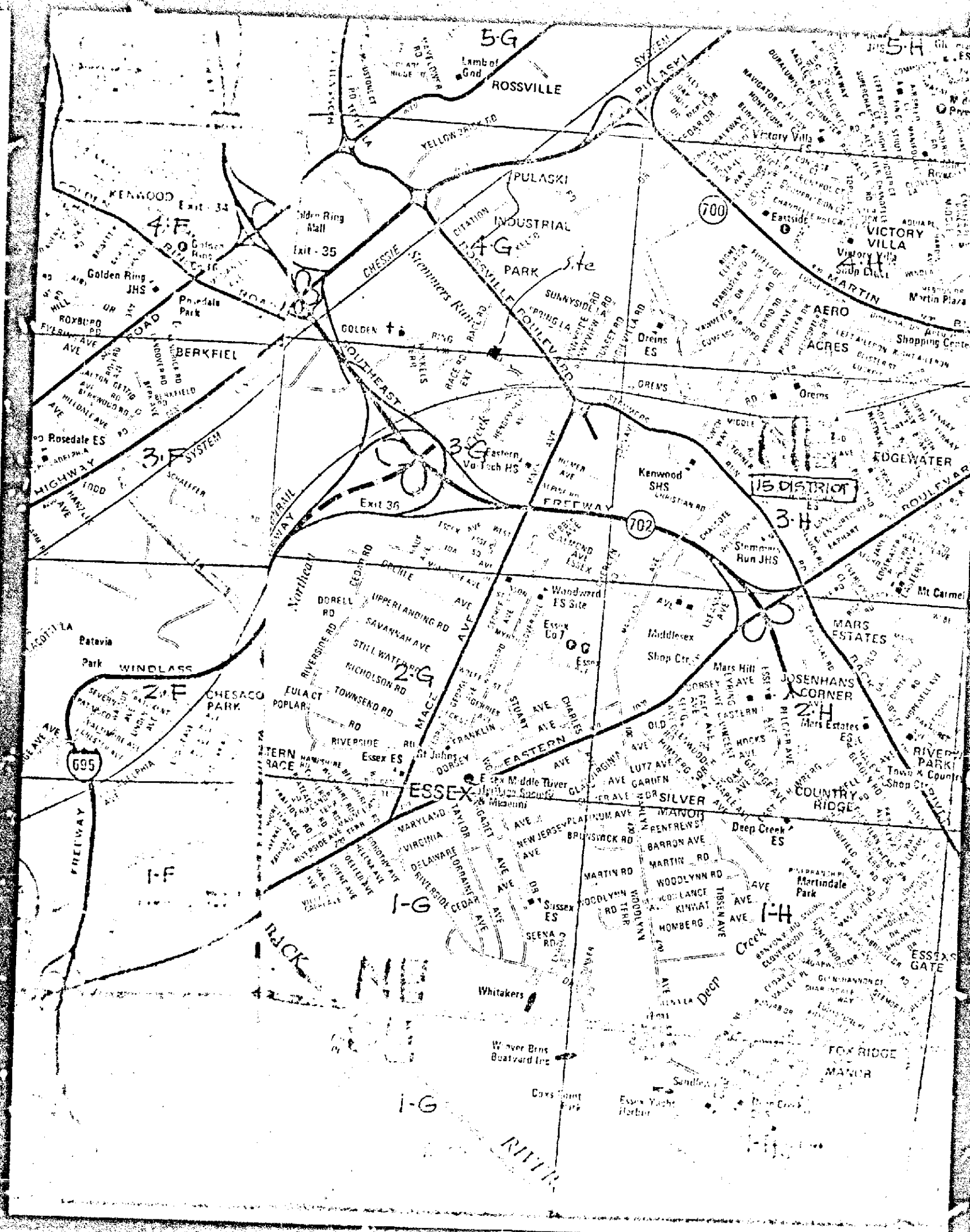
1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

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.



PETITION FOR SPECIAL HEARING

15th District

ZONING: Petition for Special Hearing
LOCATION: Northeast side of Golden Ring Road, 415 feet South of Race Road
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, oy 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, Towson, Maryland

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

PETITION FOR SPECIAL HEARING

1 th District

ZONING: Petition for Special Hearing
LOCATION: Northeast side of Golden Ring Road, 415 feet South of Race Road
DATE & TIME: Thursday, January 15, 1981 at 10:00A.M.
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Hearing Date: Thursday, January 15, 1981 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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

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:

Property Owner: Wayne G. & Patricia G. Sullivan
Location: NE/S Golden Ring Rd. 415' S. of Race Rd.
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 Acres
District: 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 Administration requirements.

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw

January 19, 1981

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

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Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRP

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County Office Building
Towson, Maryland 21204

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

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Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRP

January 19, 1981

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

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Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJT/mw/JRP

January 19, 1981

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

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Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJT/mw/JRP

The Honorable William E. Hammond
Administrative Judge
District Court of Maryland
Baltimore County - District No. 8
111 West Allegheny Avenue
Towson, Maryland 21204

RE: Zoning Case No. 44-318-V
District Court Case No. MC73374 & MC85774
1300-7312 Golden Ring Road
15th Election District
Charles W. Brown - Defendant

Dear Judge Brown:

Please be advised that the above referenced defendant has accepted his administrative remedies in the form of a Special Hearing before the Zoning Commissioner. I have enclosed a copy of the Order and Opinion (Case No. 74-345-878) that was subsequently rendered, finding that the defendant's property enjoys a non-conforming use as a junk yard.

For the above reason, this office no longer wishes to pursue criminal action in the District Court and respectfully requests that the matter be not pressed. Your attention to and consideration of this matter is greatly appreciated.

Very truly yours,

James A. Byrnes, III
JAMES A. BYRNES, III
Zoning Enforcement Section

JAB:th
Enclosure
cc: Mr. Charles Brown
Mr. A. Eric M. Hume
Mr. George J. Martland
Mr. James E. Dyer
Files

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
454-3353

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. 83)

Dear Mr. Romadka:

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

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
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 ZONING PLANS ADVISORY COMMITTEE

December 29, 1980

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

000
Nicholas B. Commodari
Chairman

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

Robert J. Romadka and
Charles E. Foos, Esquires
809 Eastern Blvd.
Baltimore, Maryland 21221

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

Dear Messrs:

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

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosure

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
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/S 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. 508 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 reversible 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 Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Controls:

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
Page 2
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
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EMW:RWS

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

I-NW Key Sheet
NE 3 & 4 G Topo
12 & 13 NE 27 Pos. Sheets
90 Tax Map

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
823-7310

PAUL H. REINCKE
CHIEF

December 17, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

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

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

Item No.: 88 Zoning Agenda: Meeting of November 5, 1980

Citements:

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 of _____ 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.

☒ 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, at this time.

REVIEWED: *George M. Hagan* Noted and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
Zoning Advisory Committee
Sharon M. Caplan
Economic Development Commission

TO: _____ Date: October 30, 1980

FROM: _____

Item# 88-Property Owner: Wayne G. & Patricia G. Sullivan
Subject: Location NE/4 Golden Ring Road 415 S. of Race Road
Existing Zoning: ML-1M
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: 1.10 Acres
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.

Sharon M. Caplan
Sharon M. Caplan

SMC/calc

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

DATE: December 22, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Sullivan Garage

FOR: Filing Fee for Case No. 81-127-SPH

250.00

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 12/17/80

Posted for: Petition for Special Hearing

Petitioner: Wayne G. Sullivan

Location of property: NE/4 Golden Ring Road 415 S. of Race Rd.

Location of Signs: Front of property (H. 7319 Golden Ring Rd.)

Remarks: _____

Posted by: William E. Hammond

Number of Signs: 1

Date of return: 1/3/81

Robert J. Romadka and
Charles E. Foss, Esquires
809 Eastern Blvd.
Baltimore, Maryland 21221

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

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

Your Petition has been received and accepted for filing this 8th day of November, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Wayne G. Sullivan, et ux
Petitioner's Attorney: Romadka/Foss

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

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

September 1, 1980

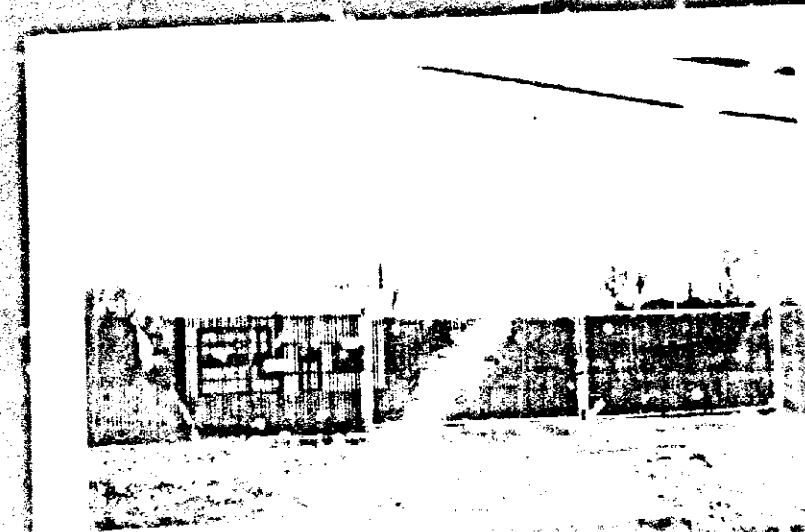
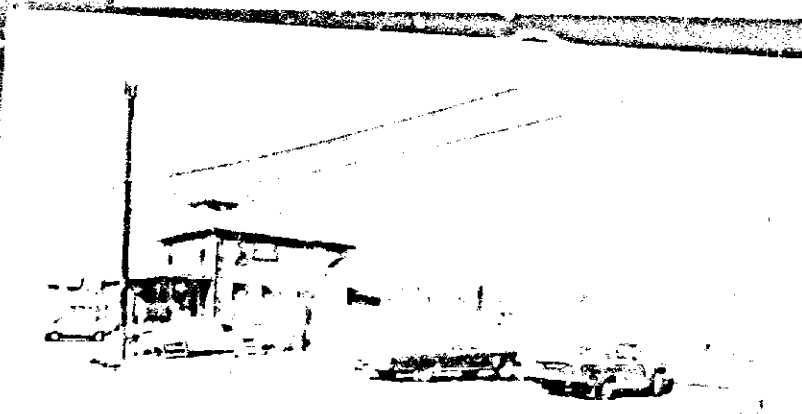
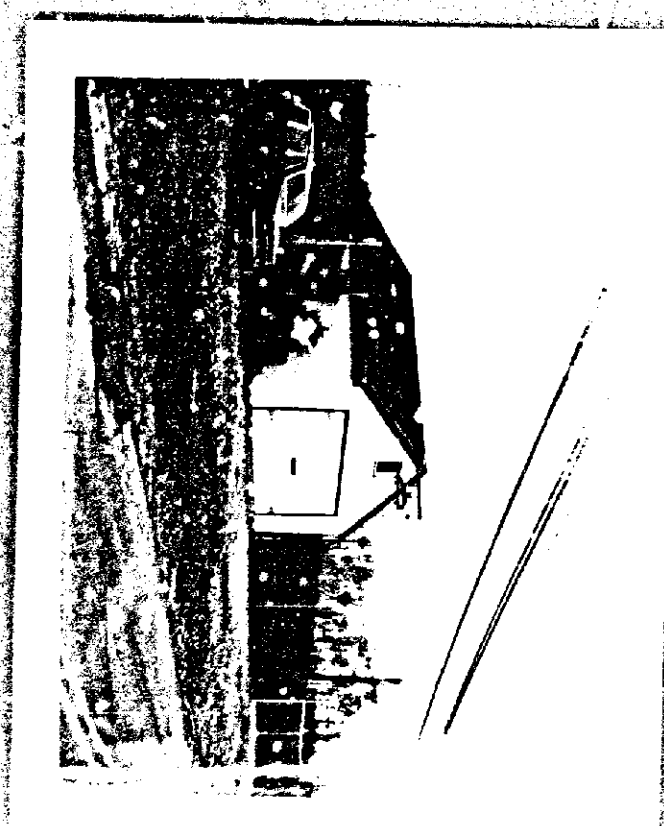
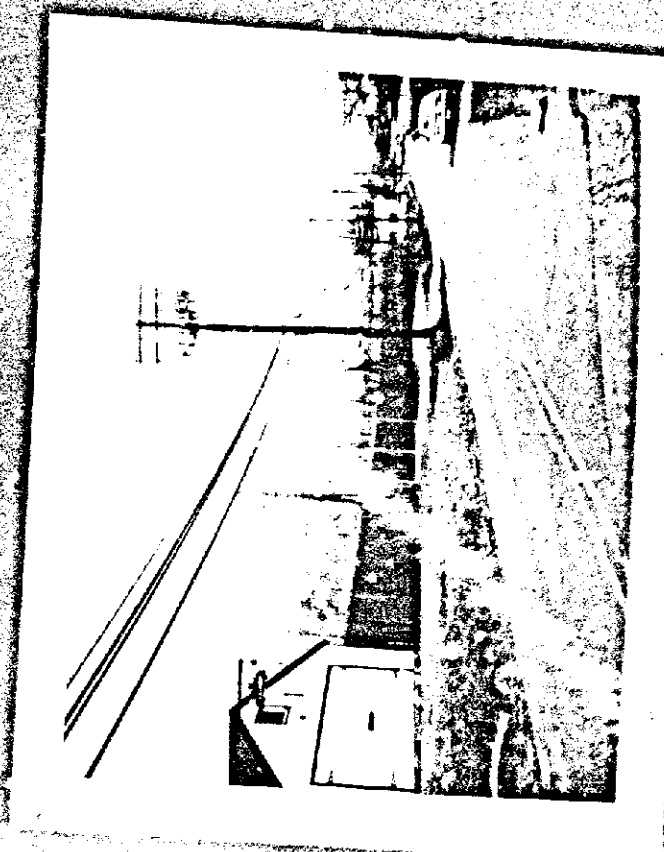
Sullivan's Garage
7319 Golden Ring Road
15th District Baltimore County, Maryland

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 northeast side of Golden Ring Road South 71 degrees 27 minutes 28 seconds East 190 feet, thence leaving 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 more or less.



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>CS</i>	Revised Plans: Change in outline or description Yes _____ No _____								
Previous case: 76-205-SPH	Map # 4E 3 G OFFICE COPY								



CERTIFICATE OF PUBLICATION

TOWSON, MD. December 25, 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 15th day of January, 1981, the first publication appearing on the 25th day of December, 1980.

THE JEFFERSONIAN
L. Frank Smith
Manager.

Cost of Advertisement, \$ _____

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. December 25, 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 15th day of January, 1981, the first publication appearing on the 25th day of December, 1980.

THE JEFFERSONIAN
L. Frank Smith
Manager.

Cost of Advertisement, \$ 45.00

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>CS</i>	Revised Plans: Change in outline or description Yes _____ No _____								
Previous case: 76-205-SPH	Map # 4E 3 G								

LEGAL
NOTICESPetition for
Special Hearing

15th District
Zoning: Petition for
Special Hearing under
Section 500.7 of the
Zoning Regulations,
to determine whether
or not the Zoning
Commissioner should
approve a non-conforming
use for a service garage,
including a towing yard.

Alfred parcel of land in
the Fifteenth District of
Baltimore 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
northeast side of Golden
Ring Road South 71° 27'
minutes 28 seconds East
190 feet, thence leaving
Golden Ring Road for six
lines of division as follows:
North 18° 30' minutes 32
seconds East 225 feet,
North 60° 00' minutes West
133 feet more or less, North
73° 00' minutes West 125
feet more or less, South 18°
30' minutes 32 seconds East
65 feet and South 18° 30'
minutes 32 seconds West
200 feet to the place of
beginning.
Containing 1.10 acres of
land more or less.
Being the property of
Wayne G. Sullivan, et ux,
as shown on plat filed
with the Zoning
Department.
Hearing Date: Thursday,
Jan. 15, 1981,
10:00 A.M.
Public Hearing: Room 106,
County Office Building,
111 W. Chesapeake Avenue,
Towson, Md.
BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md. November 19, 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 _____ successive
weeks before the _____ day of
November, 1980.
J. D. W. [Signature]
Publisher.

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

No. 09512

DATE: January 15, 1981 ACCOUNT: 01-662

AMOUNT: \$57.00

RECEIVED FROM: Sullivan Garage

FOR: Adv. & Posting for Case No. 81-127-SPH

857.00 57.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 23 day of Oct, 1980.

Filing Fee \$ 25.00 Received: _____ Check _____ Cash _____ Other _____

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner: Wayne G. Sullivan, et ux Submitted by: *Foss*
Petitioner's Attorney: Romadka/Foss Reviewed by: *CS*

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

Robert J. Romadka and
Charles E. Foss, Esquires
809 Eastern Blvd.
Baltimore, Maryland 21221

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

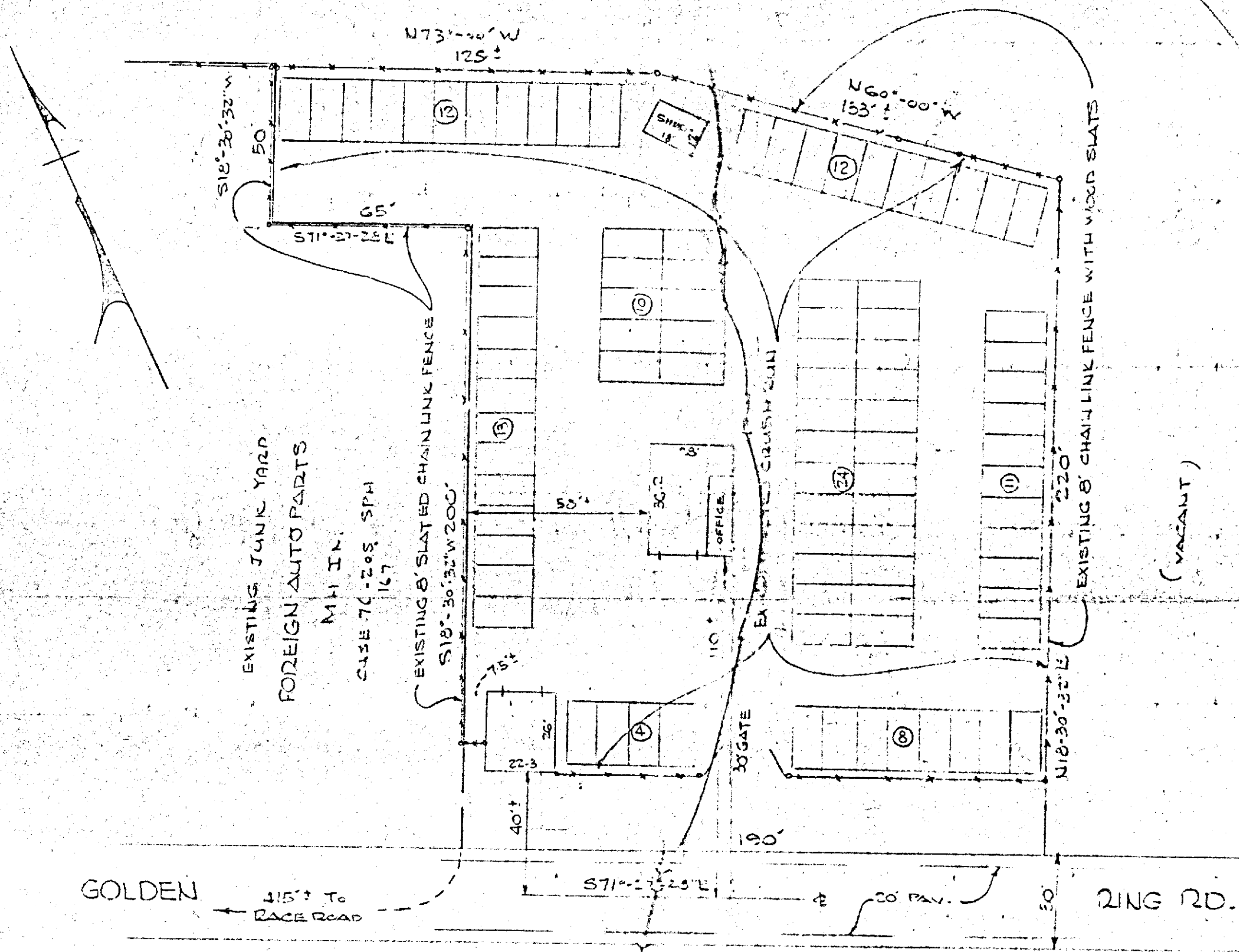
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 8th day of November, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Wayne G. Sullivan, et ux
Petitioner's Attorney: Romadka/Foss Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

OTHER LANDS OF SULLIVAN
(VACANT)



EXISTING USE - SERVICE GARAGE, STORAGE YARD & TOWING
PROPOSED USE - TOWING AND STORAGE YARD, SERVICE GARAGE
PROPOSED USE - SAME
EXISTING ZONING - ML IM, WITH A NON CONFORMING USE FOR
A SERVICE GARAGE & JUNKYARD, TOWING & STORAGE YARD
PROPOSED ZONING - SAME
AREA OF LOT - 1.10 AC.

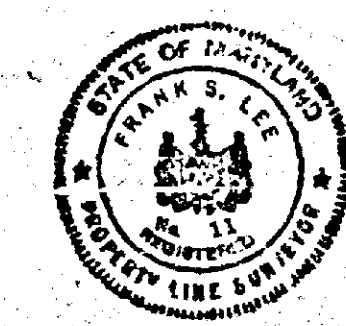
SULLIVAN'S GARAGE
1313 GOLDEN RING ROAD
BALTIMORE, MARYLAND 21221

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: 9-3-80

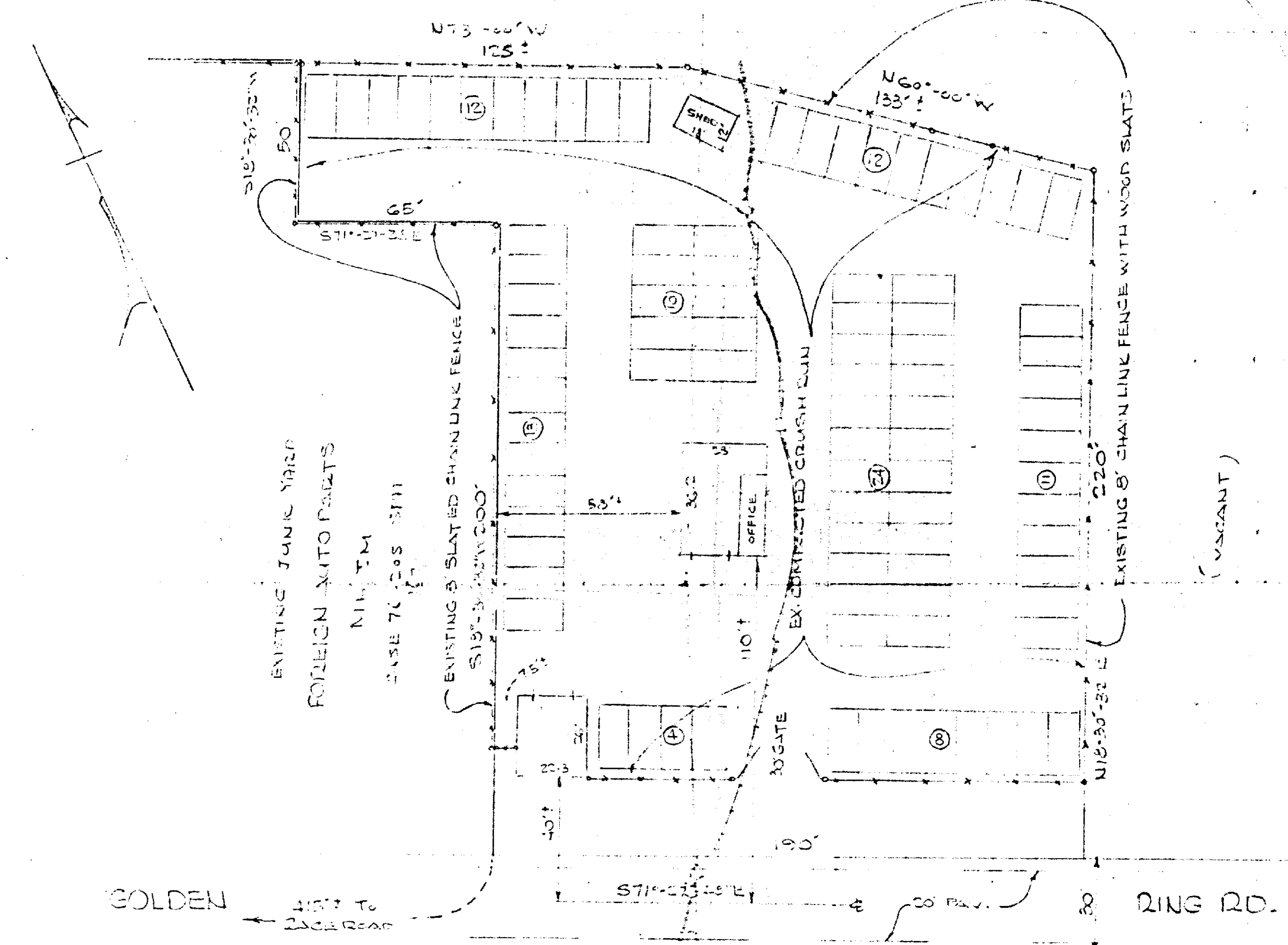
MAP

ELECTION	---
DISTRICT	---
D. TO	---
TYPE	---
HEARING	---
LY	---
FINAL	---
BY	---

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



OTHER LANDS OF SULLIVAN
(VACANT)



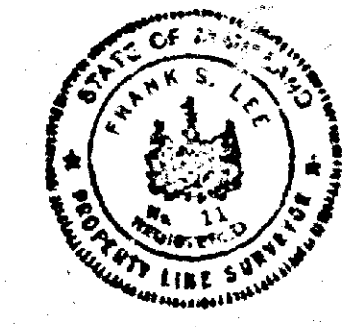
EXISTING USE - SERVICE GARAGE, STORAGE YARD & TOWING
PROPOSED USE - TOWING AND STORAGE YARD, SERVICE GARAGE
PROPOSED USE - SAME
EXISTING ZONING - ML IM, WITH A NON CONFORMING USE FOR
A SERVICE GARAGE & JUNKYARD, TOWING & STORAGE YARD
PROPOSED ZONING - ML IM, WITH A NON CONFORMING USE FOR
A SERVICE GARAGE & JUNKYARD, TOWING & STORAGE YARD
AREA OF LOT - 1.10 AC.

SULLIVAN'S GARAGE
1313 GOLDEN RING ROAD
BALTIMORE, MARYLAND 21221

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: 9-3-80

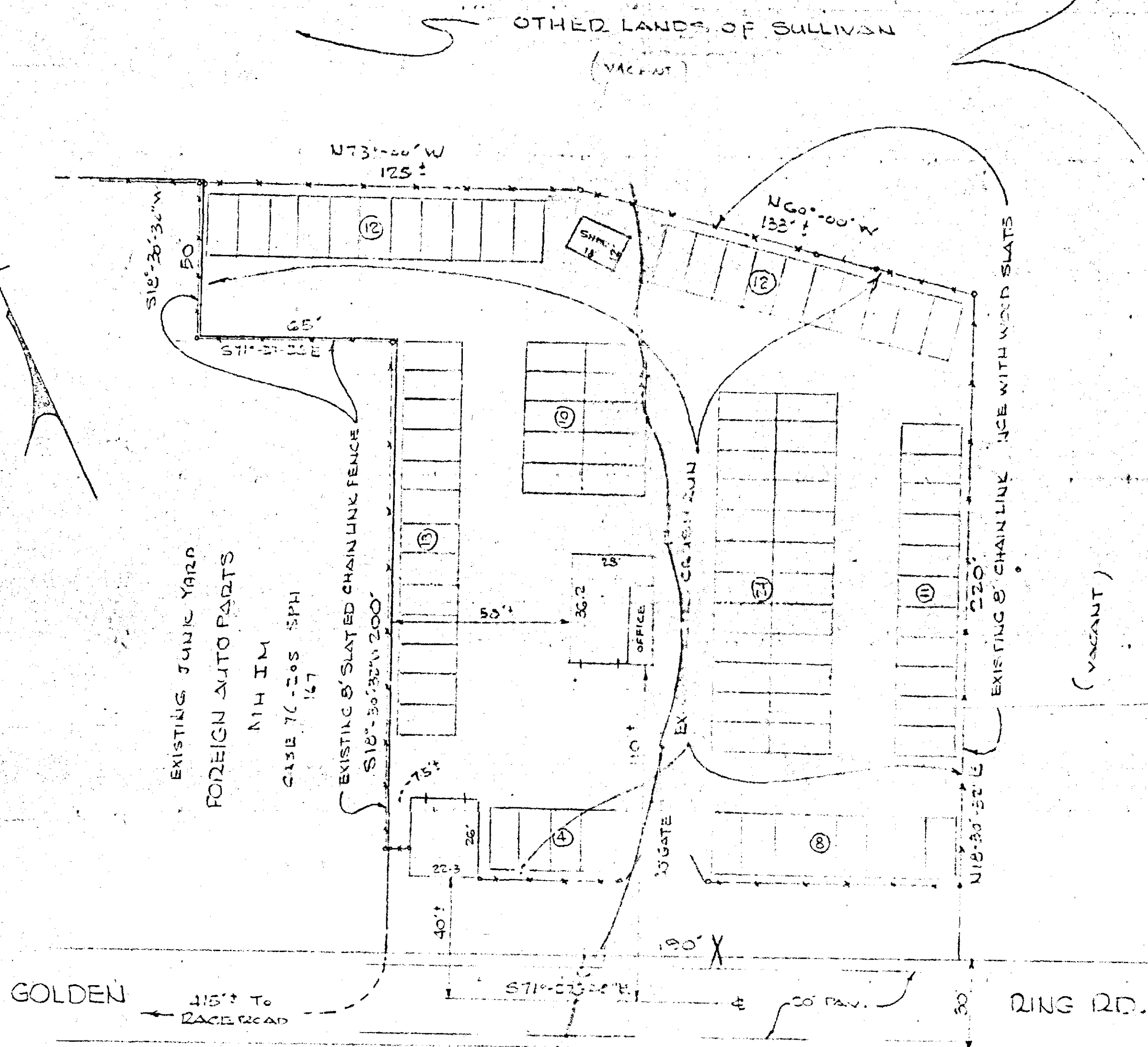
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 5-26-81
JONING COMMISSIONER
DATE: 4/9/81

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



81-127-5/4

MICROFILMED

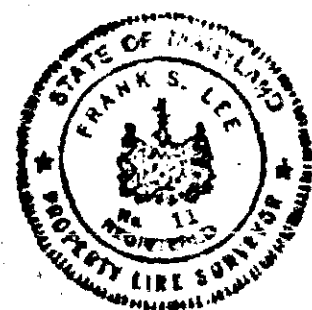


EXISTING USE - SERVICE GARAGE, STORAGE, TOWING
 PROPOSED USE - TOWING AND STORAGE YARD, SERVICE GARAGE
 PROPOSED USE - SAME
 EXISTING ZONING - ML IM, WITH A NON CONFORMING USE FOR
 A SERVICE GARAGE & JUNKYARD, TOWING AND STORAGE YARD
 PROPOSED ZONING - SAME
 AREA OF LOT - 1.10 AC.

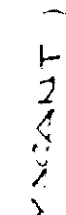
SULLIVAN'S GARAGE
 1318 GOLDEN RING ROAD
 BALTIMORE, MARYLAND 21221

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 30'
 DATE: 9-2-20

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



(404.10)



EXISTING ZONING - L1 WITH A NG4 CONFORMANCE CODE FOR

NOTE: USE OF PROPERTY AS A SHARPYARD WILL
BE DISCONTINUED AS OF MARCH 20, 1981

7315 CALDEN KING ROAD
BALTIMORE, MARYLAND 21221

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
DATE: 9-8-90

BY J. H. [Signature]
PLANNING

DATE 4/9/81

81-12~~7~~-5PH