

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for -GARAGE SERVICE-

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception 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: Albert Raymond Dente
Legal Owner(s): Albert Raymond Dente
(Type or Print Name)
Signature: [Signature]

Address: 8504 Chestnut Oak Rd., 665-2366
City and State: Balto., MD 21234

Attorney for Petitioner: F. Vernon Boozer
Address: 614 Bosley Avenue, Towson, MD 21204

Attorney's Telephone No.: 828-9441
ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of May, 1981.

of May 19, 1981, 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 7th day of July, 1981, at 1:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING DATE BY

#189 P2-5-X

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE corner of Wise Ave. and Pinewood Drive, 12th District : OF BALTIMORE COUNTY

ALBERT RAYMOND DENTE, Petitioner : Case No. 82-5-X

ORDER TO ENTER APPEARANCE

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

Peter Max Zimmerman, John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County

I HEREBY CERTIFY that on this 16th day of June, 1981, a copy of the foregoing Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Norman E. Gerber, Director
Office of Planning and Zoning
Date: June 23, 1981
FROM: [Signature]
SUBJECT: Petition No. 82-5-X Item 189

Petition for Special Exception for a service garage Northeast corner of Wise Avenue and Pinewood Drive Petitioner- Albert Raymond Dente

Twelfth District

HEARING: Tuesday, July 7, 1981 (1:30 P.M.)

The proposed use would be appropriate here. If granted, it is requested that details of landscaping be required for submittal to and approval by the Division of Current Planning and Development.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY

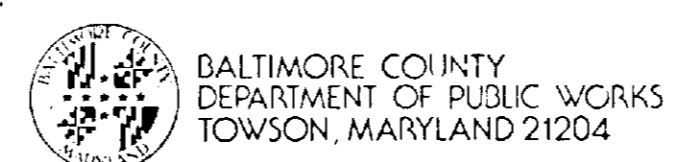
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



HARRY J. PISTEL, P.E. DIRECTOR May 25, 1981

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

Re: Item #189 (1980-1981)
Property Owner: Albert Raymond Dente
8504 corner Wise Avenue & Pinewood Drive
Acreage: 0.37 District: 12th

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

General:
This property comprises Lots 13 through 17, plat of "Rosewald Beach", recorded L.M.C.M. 10, Folio 88.

Highways:
No further highway improvements are proposed at this time for Wise Avenue, which is improved as a 48-foot closed section roadway on a 60-foot right-of-way.
Pinewood Drive, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Sediment Control:
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #189 (1980-1981)
Property Owner: Albert Raymond Dente
Page 2
May 25, 1981

Water and Sanitary Sewer:
Both public water supply and sanitary sewerage are available to serve this property.

Very truly yours,
[Signature]
ROBERT A. MORRIS, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbley

E-SW Key Sheet
13 SE 25 & 26 Pos. Sheets
SE 4 G Topo
104 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1981

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 189
Petitioner - Albert Raymond Dente
Special Exception Petition

- 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

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

The subject property, located on the northeast corner of Wise Avenue and Pinewood Drive in the 12th Election District, is zoned B.L. and is improved with an abandoned service station building and screened storage area to the rear. Abutting properties to the north and east are improved with dwellings that are zoned D.R.5.5.

Because of your client's proposal to convert the existing structure to a service garage, this hearing is required. As noted in the comments from Current Planning, screening along the east property line, and landscaping of the property must be provided. In addition, the revised plan should reflect 14 parking spaces; i.e., parking for the existing building and proposed addition and the comment from the Department of Traffic Engineering. If you have any questions concerning this latter comment, you may contact Mr. Mike Flanigan at 494-3554. Also, it should be determined at the scheduled hearing whether there will be outside storage of disabled vehicles and whether the screen fence in the rear should be six feet or eight feet in height.

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,
[Signature]
NICHOLAS B. CONNORIAN
Chairman
Zoning Plans Advisory Committee

Enclosures
cc: David W. Dallas, Jr. & Sons, Ltd.
7006 Harford Rd., Balto., Md. 21234

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204
cc: David W. Dallas, Jr. & Sons, Ltd.
7006 Harford Road
Baltimore, Md. 21234

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 17th day of May, 1981.

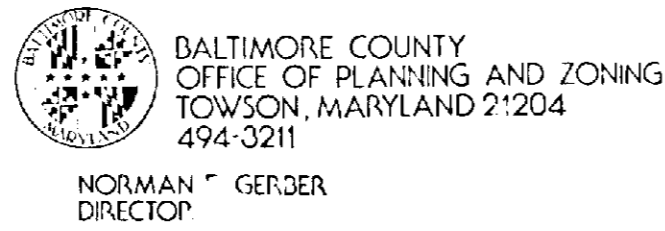
[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Albert Raymond Dente
Petitioner's Attorney: F. Vernon Boozer, Esq.
Reviewed by: [Signature]
Nicholas B. Connorian
Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1981, that the herein Petition for Special Exception for a service garage should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The use and development of the subject site shall be in accordance with the site plan prepared by David W. Dallas, Jr. & Sons, Ltd., revised June 29, 1981, and marked Petitioner's Exhibit I, except that the proposed storage addition shall not extend beyond the east wall of the existing one-story concrete block and metal siding building and shall be compatible in height and construction material to the existing improvement or as may be proposed for the betterment of the existing improvement.
2. The use of the proposed storage addition shall be only for those purposes that are accessory to a service garage.
3. The land lying east of the existing building and the proposed addition shall be graded or paved in a manner so as to drain water away from the east property line.
4. Compliance with the comments submitted by the Department of Traffic Engineering, dated May 27, 1981, and the Office of Planning and Zoning, dated June 11, 1981.
5. The service garage operation shall consist of general maintenance of automobiles, which would not include body and fender repair or painting.
6. The hours of operation shall be limited to between 8:00 a.m. and 5:00 p.m., Monday through Saturday.
7. Storage of damaged or disabled motor vehicles shall be in accordance with Section 405A of the Baltimore County Zoning Regulations.
8. A revised site plan, incorporating the applicable restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.



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

June 11, 1981

Dear Mr. Hammond:

Comments on Item #189, Zoning Advisory Committee Meeting, April 14, 1981, are as follows:

Property Owners: Albert Raymond Dente
Location: NE corner Wise Avenue and Pinewood Drive
Acres: 0.37
District: 12th

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.

Screening must be provided along the east property line.

Landscaping should be provided.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



STEPHENE COLLINS
DIRECTOR

May 27, 1981

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

Item No. 189 - ZAC - Meeting of April 14, 1981
Property Owner: Albert Raymond Dente
Location: NE/corner Wise Avenue & Pinewood Drive
Existing Zoning: BL
Proposed Zoning: Special Exception for a Service Garage

Acres: 0.37
District: 12th

Dear Mr. Hammond:

The westernmost entrance along Wise Avenue to this site should be closed.

Very truly yours,

Michael S. Flanagan
Engineer Associate II

MEF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond, Zoning Commissioner
To: Office of Planning and Zoning Date: May 18, 1981

FROM: Mr. Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 170 - Ellis J. and Doris A. Shifflett, Sr.
Item # 171 - Alesia Tomassetti and E. Helen Buck
Item # 174 - Constantine J. Kaminaris, D.D.S.
Item # 176 - Carolyn A. Carville
Item # 179 - Jerome J. and Joanne C. Cvach
Item # 180 - Stanley Penn Children's Trust
Item # 184 - Evelyn W. and Jimmie C. Sargent
Item # 186 - Four Villages Limited Partnership
Item # 188 - The Four Star Company
Item # 189 - Albert Raymond Dente
Item # 190 - Wilbur C. and Susan S. Rossfeld, Jr.
Item # 191 - Bobby and Georgia B. Sheets
Item # 193 - Richard Wayne and Kathleen Stansburge
Item # 198 - Frederick W. and Faye J. Kuehnl
Item # 200 - Richard E. and Marion P. Szymanski
Item # 201 - Stephen C. and Lynn Roth

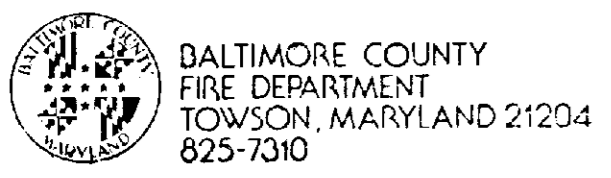
ITE/ft

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

ORDER RECEIVED FOR FILING

DATE August 23, 1981
BY [Signature]
ADMINISTRATIVE ASSISTANT

[Signature]
Zoning Commissioner of
Baltimore County



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

April 22, 1981

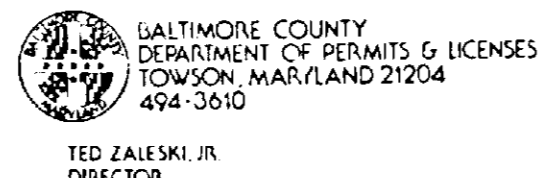
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Albert Raymond Dente
Location: NE/Corner Wise Avenue & Pinewood Drive
Item No.: 189 Zoning Agenda Meeting of April 14, 1981

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.

- (XX) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants at 300' intervals
() 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.
(XX) 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.

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



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

April 24, 1981

Dear Mr. Hammond:

Comments on Item # 189 Zoning Advisory Committee Meeting, April 14, 1981 are as follows:

Property Owner: Albert Raymond Dente
Location: NE Corner Wise Avenue and Pinewood Drive
Existing Zoning: BL
Proposed Zoning: Special Exception for a Service Garage

Acres: 0.37
District: 12th

- The items checked below are applicable:
X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
X B. A building shall be required before beginning construction.
X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
F. Requested variance conflicts with the Baltimore County Building Code, Section/s
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
X I. Comments: Unless storage is incidental to the existing use a (3) three hour masonry fire wall separation shall be provided. The structure and the improvements shall comply with items noted above.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Norman, Chief
Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent Towson, Maryland - 21204

Date: April 8, 1981

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

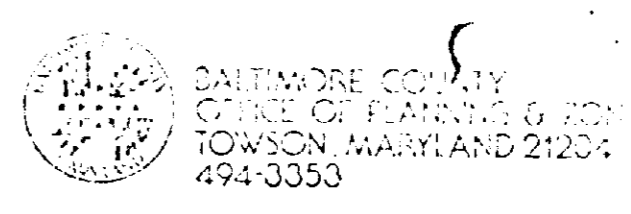
RE: Item No: 182, 183, 184, 185, 186, 187, 188, 189
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Z.A.C. Meeting of: April 14, 1981

District:
No. Acres:

Dear Mr. Hammond: All of the above have no bearing on student population.

Very truly yours,
Nick Petruvich, Assistant
Department of Planning



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 20, 1981

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NE/corner of Wise Avenue and
Pinewood Drive - 12th Election
District
Albert Raymond Dente -
Petitioner
NO. 82-5-X (Item No. 189)

Dear Mr. Boozer:

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

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mrs. Mary Ann Zaledonis
8327 Bear Creek Drive
Baltimore, Maryland 21222
Mr. Marion Cooke
405 Wise Avenue
Baltimore, Maryland 21222
Ms. Elizabeth Goodwin
1721 Pinewood Drive
Baltimore, Maryland 21222

Mrs. Bernard H. Opitz
112 Wise Avenue
Baltimore, Maryland 21222
John W. Hessian, III, Esquire
People's Counsel

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

June 10, 1981

NOTICE OF HEARING

RE: **Petition for Special Exception**
NE/c of Wise Avenue & Pinewood Drive
Albert Raymond Dente - Petitioner
Case No. 82-5-X

TIME: 1:30 P.M.

DATE: Tuesday, July 7, 1981

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

/klr

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

July 1, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: **Petition for Special Exception**
NE/corner of Wise Ave. & Pinewood Dr.
Albert Raymond Dente - Petitioner
Case No. 82-5-X

Dear Mr. Booser:

This is to advise you that \$77.00 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 096916
DATE: June 9, 1981 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED Albert R. Dente
FROM: Filing Fee for Case No. 82-5-X

VALIDATION OR SIGNATURE OF CASHIER

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

June 11, 1981

AREA CODE 301
228-9441

Baltimore County Office of
Planning and Zoning
111 W. Chesapeake Ave.
Towson, MD 21204

RE: **Albert Raymond Dente**
108 Wise Avenue
Special Exception for Garage Service in a BL Zone
Item No. 189

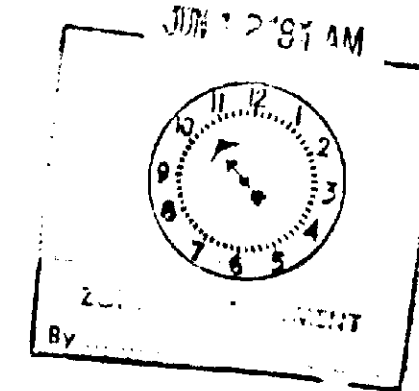
Gentlemen:

Please schedule the above-captioned matter for hearing at your earliest possible convenience.

Very truly yours,

F. Vernon Booser
F. Vernon Booser

FVB/pa



David W. Dallas, Jr. and Sons

Registered Professional Engineers & Land Surveyors
7006 HARFORD ROAD - BALTIMORE, MARYLAND 21234
PHONE: (301) 254-4555

David W. Dallas, Jr., P.E., R.L.S.

Michael B. Dallas, P.L.S.

ZONING DESCRIPTION
108 WISE AVENUE
Special Exception for Garage Service in a BL Zone

BEGINNING for the same at a point formed by the intersection of the northernmost side of Wise Avenue (60 feet wide) as shown on Baltimore County Bureau of Land Acquisition Drawing BR4 52-088-3, with the southern end of the flare connection the easternmost side of Pinewood Drive (40 feet wide), thence binding on the northernmost side of said Wise Avenue south 68 degrees 06 minutes 50 seconds east 125.38 feet to the easternmost side of Lot No. 18 as shown on the Plat of Rosewald Beach as filed among the land records of Baltimore County in Plat Book No. 10 folio 88, thence binding on said line north 21 degrees 37 minutes 10 seconds east 120.65 feet to the northernmost side of said lot, thence binding on said lot line and Lots 17, 16, 15 and 14 north 68 degrees 22 minutes 56 seconds west 122.23 feet to the easternmost side of said Pinewood Drive, thence binding on said Drive south 34 degrees 53 minutes 10 seconds west 95.10 feet and southerly by a line curving to the east with a radius of 20 feet for a distance of 35.95 feet to the place of beginning.

CONTAINING 0.37 acres of land more or less.

BEING the remainder of Lots No. 14, 15, 16, 17, and 18 as shown on the Plat of Rosewald Beach as filed among the land records of Baltimore County in Plat Book 10 folio 88.



PETITION FOR
SPECIAL EXCEPTION
12th District
ZONING: Petition for Special Exception for a garage service.
LOCATION: Northeast corner of Wise Avenue and Pinewood Drive.
DATE & TIME: Tuesday, July 7, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned matter at the time and place stated above.

Special Exception for Garage Service in a BL Zone

Beginning for the same at a point formed by the intersection of the northernmost side of Wise Avenue (60 feet wide) as shown on Baltimore County Bureau of Land Acquisition Drawing BR4 52-088-3, with the southern end of the flare connection the easternmost side of Pinewood Drive (40 feet wide), thence binding on the northernmost side of said Wise Avenue south 68 degrees 06 minutes 50 seconds east 125.38 feet to the easternmost side of Lot No. 18 as shown on the Plat of Rosewald Beach as filed among the land records of Baltimore County in Plat Book No. 10 folio 88, thence binding on said line north 21 degrees 37 minutes 10 seconds east 120.65 feet to the northernmost side of said lot, thence binding on said lot line and Lots 17, 16, 15 and 14 north 68 degrees 22 minutes 56 seconds west 122.23 feet to the easternmost side of said Pinewood Drive, thence binding on said Drive south 34 degrees 53 minutes 10 seconds west 95.10 feet and southerly by a line curving to the east with a radius of 20 feet for a distance of 35.95 feet to the place of beginning.

Containing 0.37 acres of land more or less.
Being the remainder of Lots No. 14, 15, 16, 17, and 18 as shown on the Plat of Rosewald Beach as filed among the land records of Baltimore County in Plat Book 10 folio 88.
Being the property of Albert Raymond Dente as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, July 7, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle
38 N. Dundalk Ave.
Dundalk, Md. 21222
June 30, 1981

THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond, Zoning Commissioner of Baltimore County, in matter of petition of Albert R. Dente was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for 19th successive weeks before the 19th day of June 1981; that is to say, the same was inserted in the issues of June 18, 1981

Kimbel Publication, Inc.
Publisher.

Kimbel Publication, Inc.

PETITION FOR SPECIAL EXCEPTION-12th DISTRICT
ZONING: Petition for Special Exception for a service garage.
LOCATION: Northeast corner of Wise Avenue and Pinewood Drive.
DATE & TIME: Tuesday, July 7, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned matter at the time and place stated above.

Special Exception for Garage Service in a BL Zone

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Containing 0.37 acres of land more or less.
Being the remainder of Lots 14, 15, 16, 17, and 18 as shown on the Plat of Rosewald Beach as filed among the land records of Baltimore County in Plat Book 10 folio 88.
Being the property of Albert Raymond Dente as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, July 7, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD. June 18, 1981
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time successive weeks before the 19th day of July, 1981, the first publication appearing on the 15th day of June 1981.

THE JEFFERSONIAN,
W. E. Hammond
Manager.

Cost of Advertisement, \$ 78.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 096977

DATE: 7/7/81 ACCOUNT: 01-662
AMOUNT: \$77.00

RECEIVED Bonnie Dente
FROM: Posting and Advertising of Case 182-5-X

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 3 day of April, 1981.
Filing Fee \$ 50.00 Received: Check
 Cash
 Other

J Item # 189
William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Albert R. Dente Submitted by F. Vernon Booser
Petitioner's Attorney F. Vernon Booser Reviewed by WCB

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WCB</u>										
Previous case:										

Revised Plans:
Change in outline or description Yes No
Map # 4A (SE 4C)

J Item # 189

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

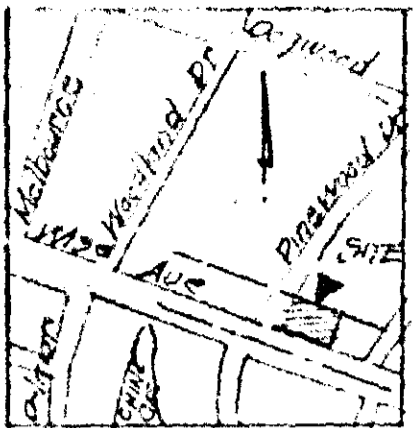
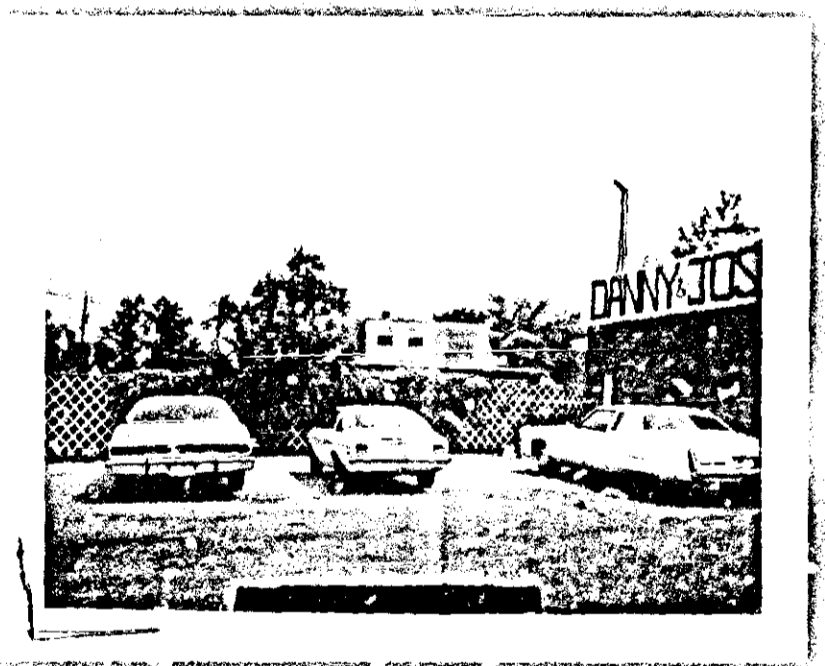
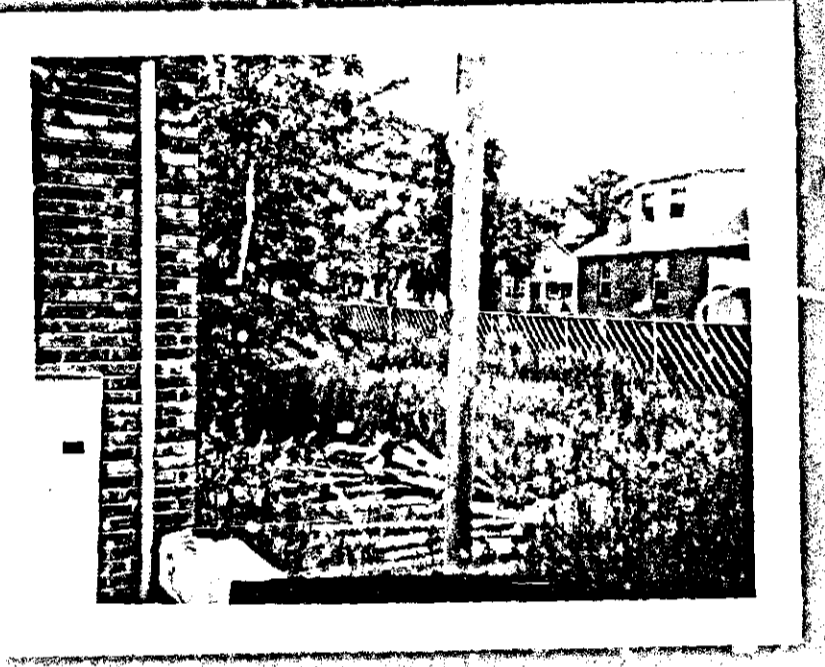
District: 12th Date of Posting: 6/21/81
Posted for: Albert Raymond Dente
Petitioner: Albert Raymond Dente
Location of property: Wise Ave. & Pinewood
Location of Signs: Facing intersection of Wise & Pinewood
Remarks: Alan Atkinson
Posted by: Alan Atkinson Date of return: 6/21/81
Number of Signs: 1

ADVERTISING: 500.00 per column 1 ea.
DATE: June 18, 1981
Petitioner for special exception,
Albert Raymond Dente
108 Wise Avenue, Towson, MD 21204

Baltimore County, Md.
Office of Central Services
411 North Central Ave.
Towson, Md. 21286

Dundalk Eagle
38 N. Dundalk Avenue
Dundalk, Maryland 21222
Dundalk, Md. June 29, 1981

Certificate of Publication attached



LOCATION MAP
Scale 1" = 500'
Key E-NW

SECTION 5.2.1 This fire hazard is:
 a. Be detrimental to the health, or general welfare of the locality involved
 b. Tend to create congestion in roads, streets or alleys therein
 c. Create a potential hazard from fire, panic or other danger
 d. Tend to overcrowd land and create undue concentration of population
 e. Interfere with adequate provisions for schools, parks, water, sewer, transportation or other public requirements, or improvement
 f. Interfere with adequate light and air.

ZONING DATA

1. Acreage of Tract Net 0.37± Ac = 16140 sqft
2. Existing Zoning BL
3. Proposed Zoning PL with 35' Fr Comp Service
4. Area of Existing Building 1551 sqft
5. Area of Proposed Building 2400 sqft
6. Required Parking
 Exist Bldg for Comp Service 1551/100 = 5.2 spaces
 Proposed Bldg - Storage 2400/0 = None
7. Proposed Parking 13 spaces

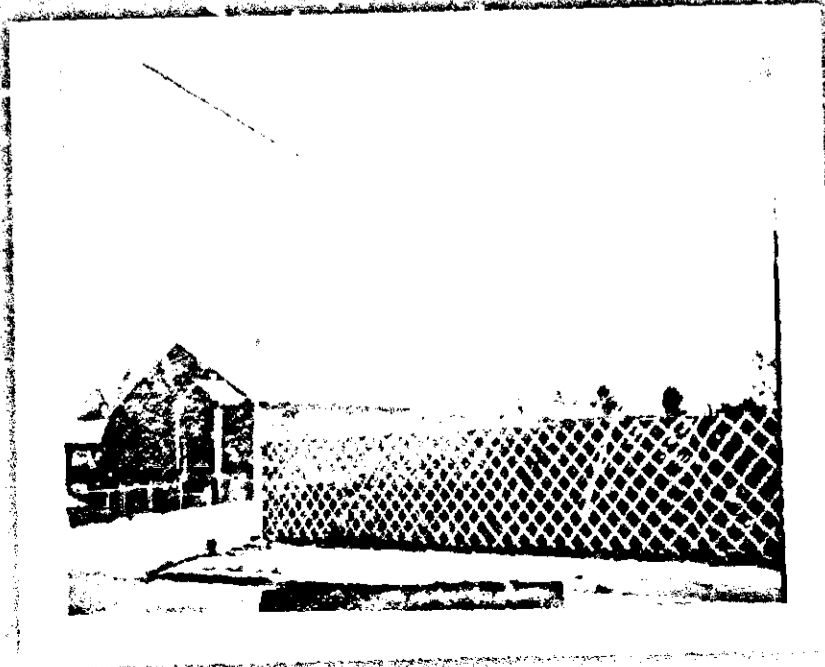
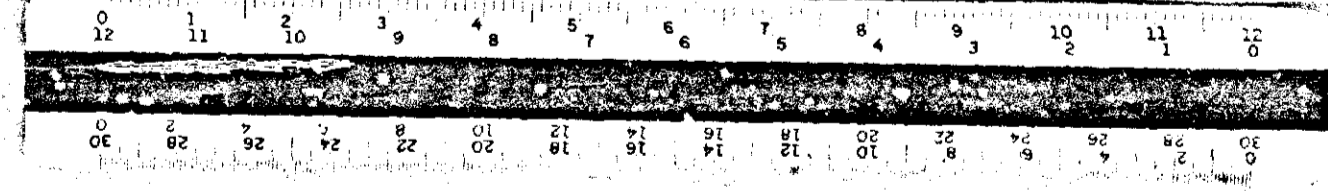
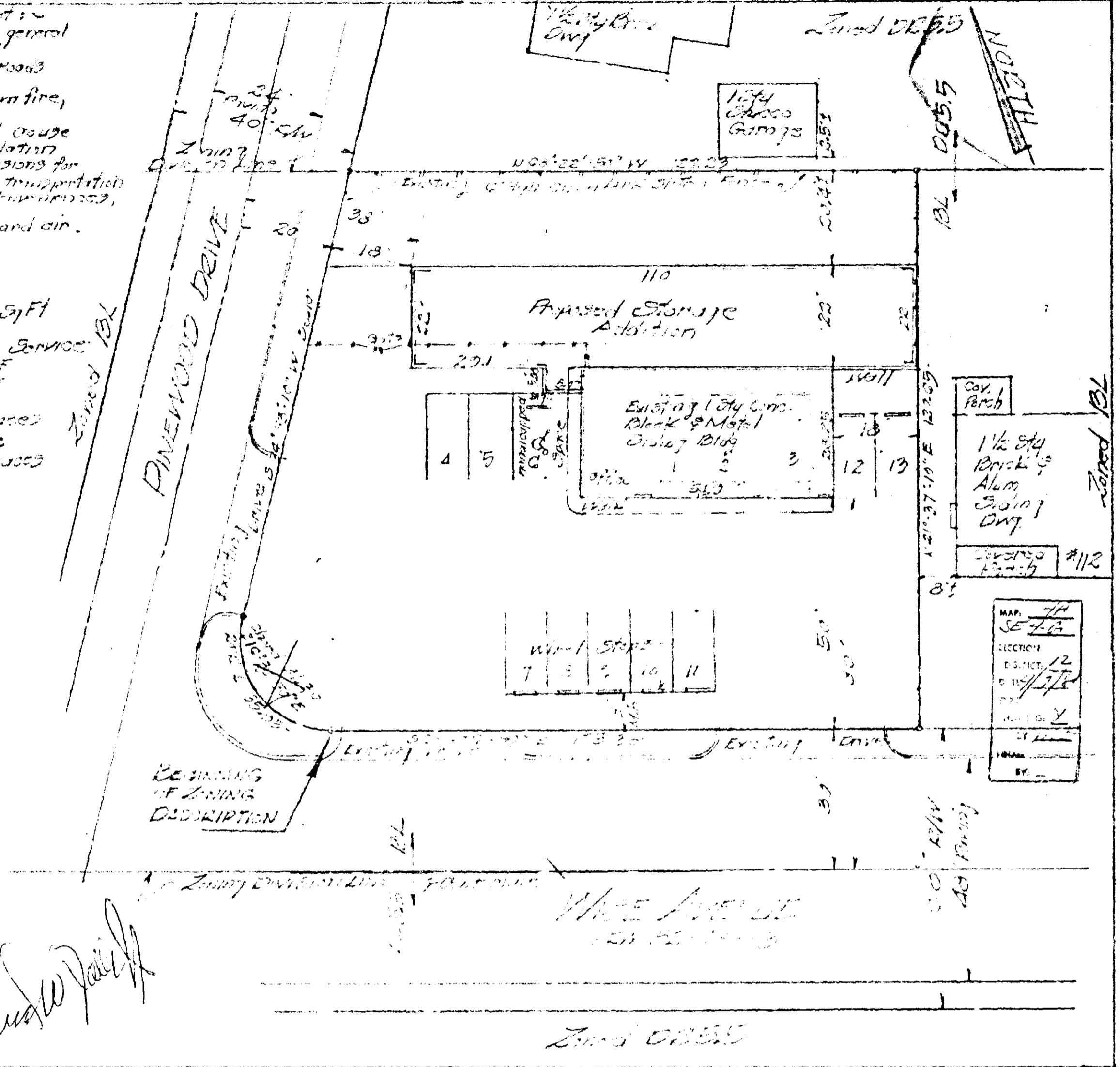
ZONING PLAT
 108 WISE AVENUE
 Special Exception for 35' Fr
 Services with BL Land of 16,330.13
 12th Election District Balto Co, Md
 Scale 1" = 20' March 16, 1981

CWNER: Al Curste
 8504 Chestnut Hill Rd
 Balto Md 21234
 Phone 555-4637

Attorney: Kevin P. Goff
 614 B. St. 4th Fl
 Towson Md 21286
 Phone 827-4241

DAVID W. DALLAS, JR. & SONS, LTD.
 Registered Professional Engineers & Land Surveyors
 7006 HARBOR ROAD, BALTO., MD. 21201
 PHONE: (301) 254-4555

David W. Dallas, Jr.



SECTION 502.1. This plan will not be detrimental to the health, or general welfare of the locality involved.

- b. Tend to create congestion in roads streets or alleys therein.
- c. Create a potential hazard from fire, panic or other dangers.
- d. Lead to overcrowded land and cause undue concentration of population.
- e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements.
- f. Interfere with adequate light and air.

LOCATION MAP
Scale 1" = 500'
Key E-SW

ZONING DATA

1. Acreage of Tract Not 0.37 ± Ac = 16146 Sq Ft
2. Existing Zoning BL
3. Proposed Zoning BL with SE for Garage Service
4. Area of Existing Building 1551 sq
5. Area of Proposed Building 2400 sq
6. Required Parking
Exist Bldg for Gar Service 1551 / 100 = 5.2 Spaces
Proposed Bldg - Storage - 2400 / 300 = 8.4 / 13.6 Spaces
7. Proposed Parking 17 Spaces

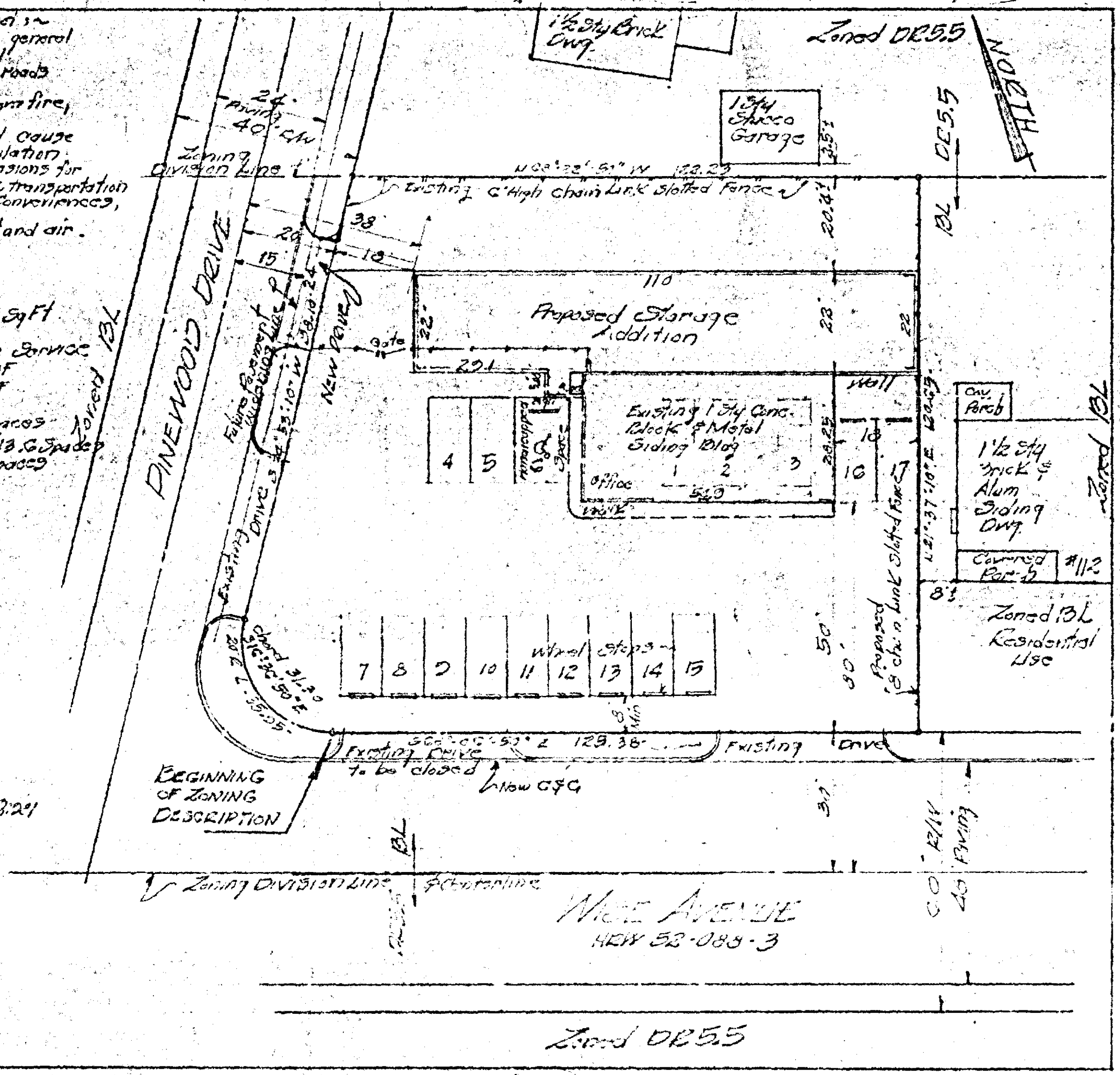
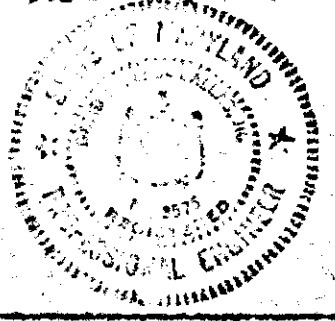
PETITIONER'S EXHIBIT # 1

ZONING PLAT
108 WISE AVENUE
Special Exception for Garage Service in a BL Zone Section 230.13
12th Election District Balto Co, Md
Scale 1" = 20' March 16, 1981 Rev June 29, 201

owner
Al Dente
8504 Chestnut Oak Rd
Balto Md 21234
Phone 665-6745

Attorney
Vernon Boozer
514 Bosky Ave
Towson Md 21284
Phone 833-9441

David W. Dallas, Jr. & Sons, Ltd.
Registered Professional Engineers & Land Surveyors
7006 HARFORD ROAD, BALTO., MD. 1234
PHONE: (301) 254-4355



Wise Avenue
NEW 52-088-3

Zoned DR5.5

