

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 a service garage.

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: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s):
John M. Doyle
(Type or Print Name)
Signature _____
Deirdre F. Doyle
(Type or Print Name)
Signature _____

Attorney for Petitioner:
William M. Hesson & Nolan, Plumbhoff, 4813 Deer Park Road,
(Type or Print Name) Williams, Chartered Address Phone No.
Owings Mills, MD 21117
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
William M. Hesson
204 W. Pennsylvania Avenue
Towson, MD 21204 823-7800
City and State

Attorney's Telephone No.: 823-7800
204 W. Pennsylvania Avenue
Towson, MD 21204 823-7800
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1982, 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 _____ day of _____, 1982, at 11:00 o'clock
A.M.

Zoning Commissioner of Baltimore County.

ECO-1 (over)

MICROFILMED

PETITION FOR ZONING VARIANCE

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 Variance from Section 1A02.3B.4 to allow a side yard _____ of twenty-two (22) feet in lieu of the _____ required twenty-five (25) feet; Section 409.2.c.(2) & 409.5 to allow parking and driveway areas to remain without providing a durable dustless surface (i.e., gravel, tar & chip, etc.) _____ of the Zoning Regulations of Baltimore County, to the _____ of the following reasons: (indicate hardship or practical difficulty)

1. That the existing dwelling _____ was built well prior to the R.C. Zone Regulations, and it would be impossible as a practical economic matter to move the building three (3) feet.
2. That without the requested variance which is within the spirit and intent of the Regulations, the Petitioners will sustain practical difficulty and unreasonable hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s):
John M. Doyle
(Type or Print Name)
Signature _____
Deirdre F. Doyle
(Type or Print Name)
Signature _____

Attorney for Petitioner:
William M. Hesson & Nolan, Plumbhoff, 4813 Deer Park Road,
(Type or Print Name) Williams, Chartered Address Phone No.
Owings Mills, MD 21117
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
William M. Hesson
204 W. Pennsylvania Avenue
Towson, MD 21204 823-7800
City and State

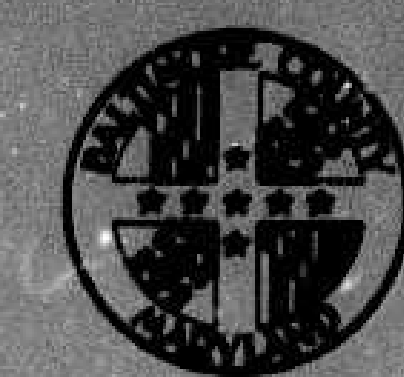
Attorney's Telephone No.: 823-7800
204 W. Pennsylvania Avenue
Towson, MD 21204 823-7800
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1982, 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 _____ day of _____, 1982, at 11:00 o'clock
A.M.

Zoning Commissioner of Baltimore County.

(over) MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 14, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
060
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

William M. Hesson, Esquire
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case #83-18-XA (Item No. 217)
Petitioner-John M. Doyle, et ux
Special Exception and Variance
Petition

Dear Mr. Hesson:

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.

In view of your client's proposal to legalize the service garage operation located to the rear of the existing dwelling, this combination hearing is required. As you are aware, this property was originally submitted as Item #20 in zoning cycle I (April-October 1981), but it was withdrawn and the existing zoning was obtained as a result of Circuit Court Case #11/108/6658.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman

ENCLOSURE

Enclosures

cc: C. Brooke Miller
15 Ryway Road
Owings Mills, Maryland 21117

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Date: July 6, 1982
SUBJECT: Zoning Petition No. 83-18-XA
John M. Doyle, et ux

The zoning and use of this property has been the subject of the 1980 Comprehensive Zoning Map Process, a zoning reclassification petition, and a case in Circuit Court. It is apparent from these proceedings that the provision of the B.L. zone here was to provide for the needs of the then existing use. The subject request appears to be the logical extension of those prior actions.

NEG:JGH:sc

cc: Arlene Janucy
Shirley Hess

Norman E. Gerber, Director of Planning and Zoning

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 25, 1982

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

Re: Item #217 (1981-1982)
Property Owner: John M. & Deirdre F. Doyle
E/S Deer Park Rd. 1352' N. from centerline of
Dolfield Rd.
Acre: 1.7 District: 4th

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:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 20 of Zoning Cycle I (April-October 1981) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 217 (1981-1982).

Very truly yours,

ROBERT A. MURKIN, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:as

cc: Jack Wimbley

PP-NE Key Sheet
39 NW 41 Pos. Sheet
NW 10K Topo
66 Tax Map

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

NORMAN E. GERBER
DIRECTOR

July 8, 1982

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

Dear Mr. Hammond:

Comments on Item #217, Zoning Advisory Committee Meeting, April 27, 1982, are as follows:

Property Owner: John M. & Deirdre F. Doyle
Location: E/S Deer Park Road 1,352' N. from centerline of Dolfield Road
Acre: 1.7
District: 4th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

JLW:rh

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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 _____ day of _____, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: John M. Doyle, et ux

Petitioner's Attorney: William M. Hesson, Esquire Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

ORDER RECEIVED FOR FILING

DATE: June 8, 1982

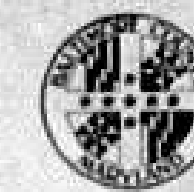
John M. Doyle, et ux
4813 Deer Park Rd., 1352' NW of
E/S of Dolfield Rd.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 4, 1982

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

Item No. 217 - ZAC - 4/27/82
Property Owner: John M. & Deirdre F. Doyle
Location: E/S Deer Park Road 1352' N. from centerline of Dolfield Road
Existing Zoning: B.L.
Proposed Zoning: Service garage in B.L. zone

Dear Mr. Hammond:

The plan as shown appears satisfactory with one exception.
The shrubs and trees in the northwest property corner should be removed
to improve sight distance for vehicles exiting from the driveway.

Sincerely,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GM7/x13



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 17, 1982

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

Dear Mr. Hammond:

Comments on Item 217, Zoning Advisory Committee Meeting of
April 27, 1982, are as follows:

Property Owner: John M. & Deirdre F. Doyle
Location: E/S Deer Park Road 1352' N. from centerline of Dolfield Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage in a B.L.
zone and Variance to permit a side yard setback of
22' in lieu of the required 25'.

Acres: 1.7
District: 4th

The service garage and dwelling are served by one drilled well and
septic system, both of which appear to be functioning properly. The location
of the existing garage does not interfere with the location of the well or
septic system, therefore, no health hazards are anticipated.

Very truly yours,

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

IJP:ru

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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: John M. and Deirdre F. Doyle

Location: E/S Deer Park Road 1352' N. from centerline of Dolfield Road

Item No.: 217 Zoning Agenda: Meeting of April 27, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "A" 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.

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

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

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

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *George M. McNamee*
Planning Group Fire Prevention Bureau
Special Inspection Division

JX /mb /cm

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond, Zoning Commissioner
TO: Mr. Nick Commodari, Zoning Date: May 20th, 1982
Charles E. Burnham, Plans Review
FROM: Permits & Licenses
SUBJECT: Zoning Advisory Meeting of
April 27, 1982

Item #210	Standard comments.
Item #211	Standard comments.
Item #212	See comments.
Item #213	Standard comments.
Item #214	See comments.
Item #215	Standard comments.
Item #216	Standard comments.
Item #217	Standard comments.

CHB:es

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BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 27, 1982

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

Z.A.C. Meeting of: April 27, 1982

RE: Item No: 210, 211, 212, 213, 214, 215, 216, 217
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,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES OF BALTIMORE COUNTY
E/S of Deer Park Rd., 1,352'
NW of the centerline of Dolfield Rd.,
4th District

JOHN M. DOYLE, et ux, Petitioners : Case No. 82-18-XA

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 therefor, and
of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 29th day of June, 1982, a copy of the
foregoing Order was mailed to William M. Hession, Esquire and Nolan, Plumbhoff &
Williams Chartered, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney
for Petitioners.

John W. Hession, III
John W. Hession, III

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VIOLATION CASE FILE
MEMORANDUM

CASE NO.: 83-18-XA

DATE: 5-11-83 8:30 a.m.

CONVERSATION:

IN-PERSON

TELEPHONE 1055-6145

INDIVIDUAL(S) INVOLVED:

Mr. Margaret Lindsey - 4817 Deer Park Rd.
H.E. Phay

SUBJECT DISCUSSED:

Mr. Lindsey stated that Mr. Doyle
appeared to have a job working for "Super-Tech",
and that very little work was being done at
his residence, perhaps just a small
amount on Saturdays.

She was told that if Mr. Doyle did
not file a revised plan, comply with it
and utilize the Special Exception
within five years of the effective date, that
it would lapse and be void.

Inspector

FOLLOW-UP INSPECTION RECORD
FOR BOARD OF APPEALS/DISTRICT COURT

Case No. 83-18-XA Location: 4813 Deer Park Rd.

RE-INSPECTION	Day: Tues	Date: 5-10-83	Time: 12:00 p.m.
No evidence of work being done. No junk or debris. Site plan not resubmitted with changes per order, and only construction started.			
Close Case ()	Set for District Court ()	No. Photos:	
RE-INSPECTION	Day:	Date:	Time:
Close Case ()	Set for District Court ()	No. Photos:	
RE-INSPECTION	Day:	Date:	Time:
Close Case ()	Set for District Court ()	No. Photos:	
RE-INSPECTION	Day:	Date:	Time:
Close Case ()	Set for District Court ()	No. Photos:	
RE-INSPECTION	Day:	Date:	Time:
Close Case ()	Set for District Court ()	No. Photos:	
RE-INSPECTION	Day:	Date:	Time:
Close Case ()	Set for District Court ()	No. Photos:	

RE: PETITIONS FOR SPECIAL EX-
CEPTION AND VARIANCES
E/S of Deer Park Rd., 1,352'
NW of the center line of
Dolfield Rd. - 4th Election
District
John W. Doyle, et ux -
Petitioners
NO. 83-18-XA (Item No. 217)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing, the petitioners herein seek a special exception for a service garage and, additionally, variances to permit a side yard setback of 22 feet in lieu of the required 25 feet and to allow parking and driveway areas to remain without providing a durable, dustless surface, all as depicted on the site plan prepared by C. Brooke Miller, revised February 26, 1982, and marked Petitioners' Exhibit 1.

The subject property is improved with a one-story brick dwelling located within the R.C.3 Zone and a one-story masonry garage with three bays and a frame storage building located within the B.L. Zone.

Testimony presented by and on behalf of the petitioners indicated that John and Dierdre Doyle purchased the property in 1974 with the intention of operating a service garage. Subsequent to a 1975 correction notice to cease service garage operation and remove junk vehicles being issued by the zoning office (Petitioners' Exhibit 1), the petitioners sought commercial zoning. The 1980 Comprehensive Zoning Maps conveyed B.L. zoning to the property, but the garage building was not included in the B.L. parcel. The Circuit Court for Baltimore County shifted the B.L. zoning line to include the garage and driveway. The existing dwelling is located 22 feet from the B.L. zone line and, thus, the variance to legalize the setback is required. The petitioners have used the existing dirt and gravel drive as access to the garage and request that it remain without providing a durable, dustless surface.

MICROFILMED

Protestants testified as to the origin, duration, hours, quantity of vehicles, and other visible aspects of the continuing service garage operation. Further testimony related to traffic, including tow trucks, noise, and possible air and water pollution. They testified that a service garage was not a suitable use for a B.L. parcel located in that particular moderately open, basically rural area - a site totally surrounded by R.C.3 property.

Since the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship upon the petitioners and the health, safety, and general welfare of the community would not be adversely affected, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 8th day of November, 1982, that the Petition for Special Exception for a service garage and, additionally, the Petition for Variances to permit a side yard setback of 22 feet in lieu of the required 25 feet and to allow parking and driveway areas to remain without providing a durable, dustless surface, in accordance with Petitioners' Exhibit 1, are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No painting or body work shall be performed on the subject property.
2. The number of outside parking spaces shall be reduced to six. No damaged or disabled vehicles may be stored outside.
3. Employees shall be limited to the full-time owner/operator and one part-time employee limited to 20 hours per week.
4. The hours of operation shall be from 8:00 a.m. to 5:00 p.m., Monday through Saturday.
5. All screening and lighting shall be in accordance with Section 409.2.c(1) and (3) of the Baltimore County Zoning Regulations.
6. Signage shall be limited to one identification sign not exceeding 20 square feet in area. No advertising shall be permitted.

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PETITION FOR SPECIAL EXCEPTION AND VARIANCES

4th Election District

ZONING: Petition for Special Exception and Variances

LOCATION: East side of Deer Park Road, 1,352' Northwest of the centerline of Dolfield Road

DATE & TIME: Thursday, July 22, 1982 at 11:00 A.M.

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

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

Petition for Special Exception for a service garage and Variances to allow a side yard of 22' in lieu of the required 25' and to allow parking and driveway areas to remain without providing a durable dustless surface (i.e., macadam, tar & chip, etc.)

The Zoning Regulation to be excepted as follows:
Section 1A02.3B.4 - minimum side setback in a R.C. 3 zone
Sections 409.2.c.(2) and 409.5 - required paving for a parking area

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

Being the property of John M. Doyle, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 22, 1982 at 11:00 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

MICROFILMED

C. Brooke Miller P.L.S.

15 byway rd
Cwings Mills, Maryland 21117
356-9231

PROFESSIONAL
PLANNING
CONSULTANTS &
LAND SURVEYORS

DESCRIPTION COVERING SPECIAL EXCEPTION
AND VARIANCE

BEGINNING for the same of a point northwesterly 1352 feet from the centerline of Dolfield Road, in the bed of Deer Park Road, at the end of the first line of the land described in a deed from Frederick W. Listman and wife to Leonard E. Lindsey and wife dated April 15, 1957, and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 3146 at Folio 565, etc., thence running and binding on the second line of said Deed,

1. North 77 degrees 40 minutes East 519.34 feet to an iron pipe heretofore set on the fourth line of the whole tract described in a Mortgage dated September 14, 1955, and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2777 at Folio 263, from Frederick W. Listman and wife to Liberty Road Savings and Loan Association and in the center of a 33 foot road; thence running and binding reversely on a part of the fourth line of said whole tract
2. South 61 degrees 17 minutes East 166.25 feet to a pipe heretofore set at the end of the third line of the last mentioned mortgage; thence running in a reverse direction and binding on said third line
3. South 70 degrees 58 minutes West 325.84 feet; thence running for lines of division now made
4. North 17 degrees 15 minutes West 30.00 feet to a pipe now set thence
5. South 75 degrees 23 minutes West 314.92 feet to a point in the bed of Deer Park Road; thence running along and in the bed of Deer Park Road and reversely along a portion of the sixth and fifth lines of said mortgage
6. North 17 degrees 15 minutes West 50.35 feet thence
7. North 12 degrees 00 minutes West 79.65 feet to the point of beginning.

Containing 1.7 acres of land, more or less.

SPECIAL EXCEPTION includes the above described property, SAVING AND EXCEPTING those parcels designated as R.C.-3.
VARIANCE includes the above described property, SAVING AND EXCEPTING that portion zoned B.L.

MAY 6, 1983

Item #217

MICROFILMED



7. Compliance with the comments submitted by the Department of Traffic Engineering, dated June 4, 1982.
8. Petitioners' Exhibit 1 shall be revised to label the driveway as being zoned B.L.
9. At any time as the petitioners no longer reside on the property and operate the service garage, the use shall cease unless a Petition for Special Hearing is granted to extend the use to a new owner/operator.
10. A revised site plan, incorporating the above restrictions, 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.

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

4817
Seaboard
922-6410

4826
Bidingy
922-4381

6145
Lindsey

ORDER RECEIVED FOR FILING

DATE: November 8, 1982
BY: John P. Lindsey
ADMINISTRATIVE ASSISTANT

MICROFILMED

Mr. & Mrs. Edward Lindsay
Deer Park Road
Owings Mills, Md.

Dear Mr. & Mrs. Lindsay,

On the 17th day of January, 1989 we purchased 1.7 acres,
1 small out building and 1 brick dwelling, from Hazel W. Thompson.
The sale was recorded in Balto. Co. 1/20/89, No. 4966 folio 430-Land Records.
In 1972 we added a garage, approved by Balto. Co. - This building was
used for storage. We sold all this property on 10/3/74 to John M. Doyle.

Sincerely,
Alton C. Smith
A. C. Smith

PROTESTANT'S
EXHIBIT 34

MICROFILMED

TO: COMMISSIONER'S OFFICE
BALTIMORE COUNTY ZONING BOARD
COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

PROTESTANT'S EXHIBIT 4

We, the undersigned members of the community (along Deer Park Road, in Owings Mills) are adamantly opposing the re-zoning of Mr. John Doyle's property, at 4813 Deer Park Road, to a "commercial" status for the purpose of operating a service garage, for the following reasons:

- The devaluation of property values in the re-sale market.
- Increased noise and air pollution levels.
- Increased chance of rodent infestation due to junked vehicles, unused parts, etc.
- Increased traffic along Deer Park Road.

Again, we, the undersigned, are adamantly opposed to the re-zoning of this property, at 4813 Deer Park Road, that would in any way permit the operation of a service garage in our community.

NAME	ADDRESS
Cynthia E. Seaburn	4812 Deer Park Rd.
Ethel V. Seaburn	4812 Deer Park Rd.
Nelson C. Seaburn	4826 Deer Park Rd. 722-4381
Norothy V. Miller	4829 Deer Park Rd.
Ray J. Miller	4829 Deer Park Rd.
Hellen V. Seaburn	4949 Deer Park Rd.
George H. Seaburn	4949 Deer Park Rd.
Helen C. Johnson	4833 Deer Park Rd.
Mary E. Seaburn	4716 Deer Park Rd.
Paul T. Seaburn	4716 Deer Park Rd.
Margaret E. Seaburn	4713 Deer Park Rd.
Margaret E. Seaburn	4713 Deer Park Rd.
Walter E. Seaburn	4715 Deer Park Rd.
Walter E. Seaburn	4715 Deer Park Rd.
Donald Seaburn	4717 Deer Park Rd.

MICROFILMED

TO: COMMISSIONER'S OFFICE
BALTIMORE COUNTY ZONING BOARD
COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

We, the undersigned members of the community (along Deer Park Road, in Owings Mills) are adamantly opposing the re-zoning of Mr. John Doyle's property, at 4813 Deer Park Road, to a "commercial" status for the purpose of operating a service garage, for the following reasons:

- The devaluation of property values in the re-sale market.
- Increased noise and air pollution levels.
- Increased chance of rodent infestation due to junked vehicles, unused parts, etc.
- Increased traffic along Deer Park Road.

Again, we, the undersigned, are adamantly opposed to the re-zoning of this property, at 4813 Deer Park Road, that would in any way permit the operation of a service garage in our community.

NAME	ADDRESS
Kara Egan	4823 Deer Park Rd.
Margaret Seaburn	4817 Deer Park Rd.
James E. Seaburn	4817 Deer Park Rd.
John E. Seaburn	4821 Deer Park Rd.
Richard W. Seaburn	4812 Deer Park Rd. 722-4381

MICROFILMED

Petition of Support

We, the undersigned, are in support of the continuance of the service garage located at 4813 Deer Park Road. We favor any zoning exceptions or changes that would offer relief to said garage.

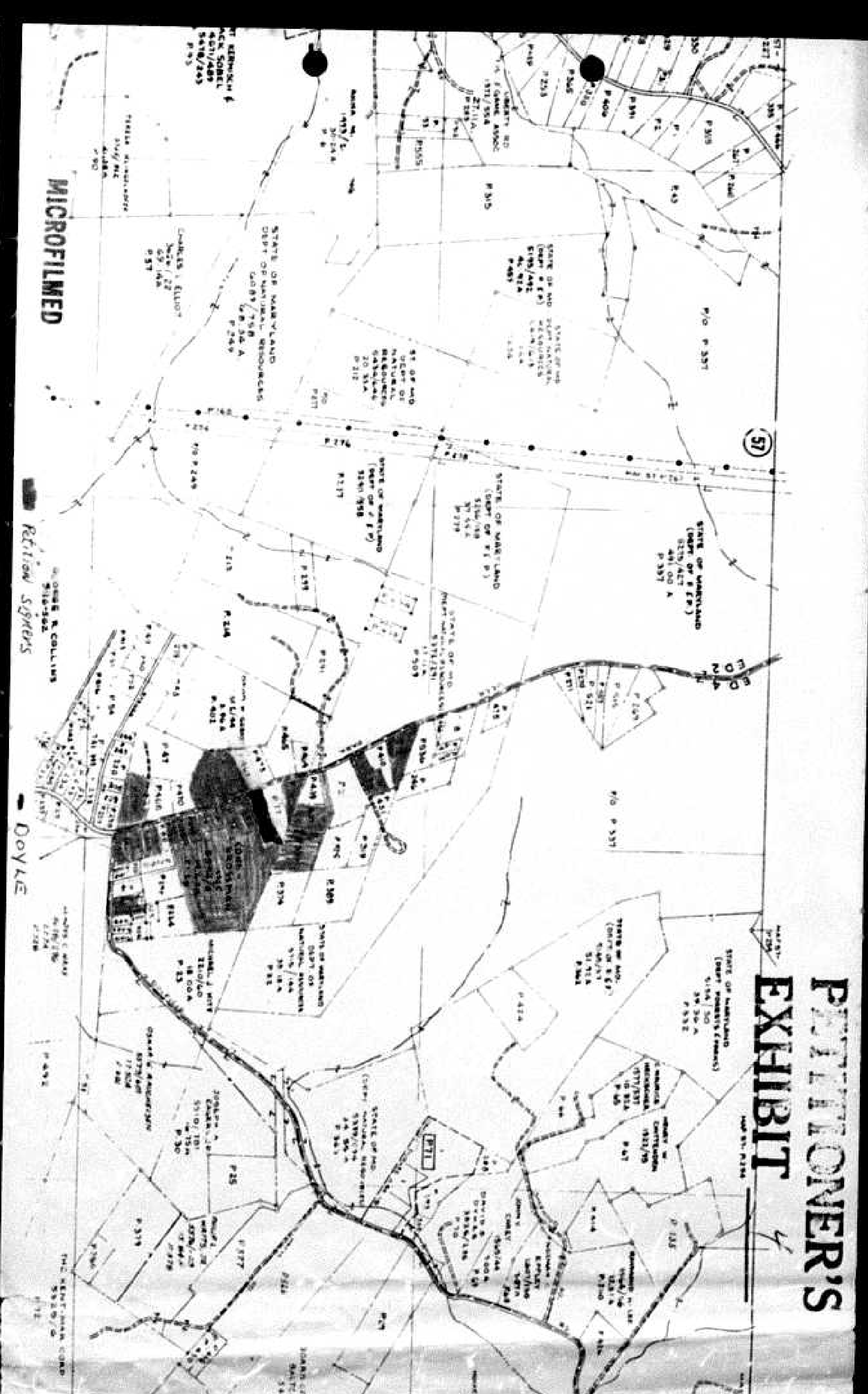
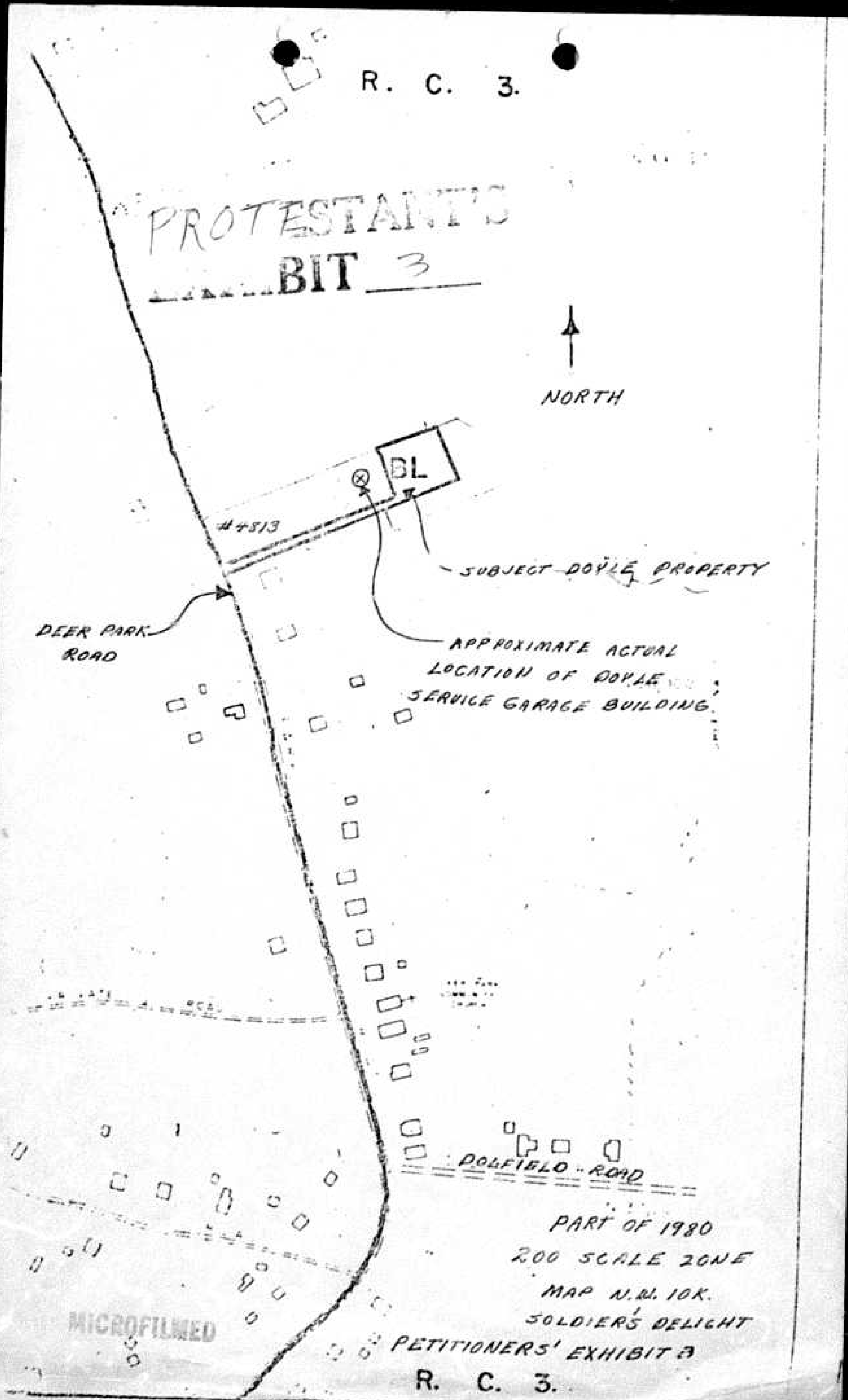
John E. Seaburn	4829	6/24/82
John E. Seaburn	4821	6/24/82
Donald Seaburn	4719	6/24/82
John E. Seaburn		6/24/82 4711
Kara Egan		6/25/82 4823
Margaret Seaburn		6/27/82
John E. Seaburn		6/27/82
John E. Seaburn		6/28/82
John E. Seaburn		6/28/82
John E. Seaburn		6/30/82
John E. Seaburn		7/1/82
John E. Seaburn		7/1/82
John E. Seaburn		7/1/82
John E. Seaburn		7/4/82
John E. Seaburn		7-4-82
John E. Seaburn		7-4-82
John E. Seaburn		7-10-82
John E. Seaburn		7-10-82
John E. Seaburn		7/1/82
John E. Seaburn		7/1/82

Petition of Support
We, the undersigned, are in support of the continuance of the service garage located at 4813 Deer Park Road. We favor any zoning exceptions or changes that would offer relief to said garage.

1	Mrs. Marcelle Seaburn	4825 Deer Park Rd.	7-13-82
2	John E. Seaburn	10012 Duffield Rd.	7-13-82
3	John E. Seaburn	10012 Duffield Rd.	7-13-82
4	John E. Seaburn	4800 Deer Park Rd.	7-18-82
5	John E. Seaburn	4831 Deer Park Rd.	7/18/82
6	John E. Seaburn	4839 Deer Park Rd.	7/18/82
7	John E. Seaburn	4825 Deer Park Rd.	7/18/82

PROTESTANT'S
EXHIBIT 3

MICROFILMED



Wonderland
by Day

CAMP WONDERLAND
Owings Mills, MD 21117
Sid Grossman, Owner
and Director

July 12, 1982

To Whom It May Concern:

The Service Garage known as the Aardvark Garage, which borders our property has been an asset to Camp Wonderland. John Doyle, the proprietor, has aided our custodian in the service and repair of the equipment needed to maintain the camp. Mr. Doyle operates his business in a proper manner. The garage has been operated in a manner which is not a nuisance to the neighborhood and in fact is an asset to it. Camp Wonderland is in complete support of the continuance of the Aardvark Garage, located at 4813 Deer Park Road and would favor any zoning exception or change which would achieve its continuance.

H. L. Grossman
Camp Wonderland

PETITIONER'S
EXHIBIT 6

6317 Park Heights Ave., Baltimore, Maryland 21215-358-8150
2301 Farringdon Road, Baltimore, Maryland 21209-484-2356

MICROFILMED

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 21, 1982

William M. Hesson, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Special Exception & Variances
E/S of Deer Park Rd., 1,352' NW of
the centerline of Dolfield Rd.
John M. Doyle, et ux - Petitioners
Case #83-18-XA

Dear Mr. Hesson:

This is to advise you that \$105.20 is due for advertising and posting
of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

DATE 7/26/82 ACCOUNT 01-662

AMOUNT \$105.20

RECEIVED FROM William M. Hesson, Esquire
FOR Advertising & Posting Case #83-18-XA
(John M. Doyle, et ux)

6 831*****1050010 8268A
C 032*****2030 8268A

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

June 24, 1982

William M. Hesson, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception and Variances
E/S of Deer Park Rd., 1,352' NW of the centerline of
Dolfield Road
John M. Doyle, et ux - Petitioners
Case #83-18-XA

TIME: 11:00 A.M.

DATE: Thursday, July 22, 1982

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

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

MICROFILMED

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: <i>WML</i>										
Previous case: _____										

Revised Plans:
Change in outline or description Yes
No

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 17 day of April, 1982.

Filing Fee \$ 50 Received: ☒ Check

☐ Cash

☐ Other

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

No. 106861

DATE 4/17/82 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM

FOR

FOR

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FOR

E. Hammond, Zoning Commissioner

by *Hesson*

ved by *WML*

the Petition for assignment of a

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 8, 1982

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variances
E/S of Deer Park Rd., 1,352' NW
of the center line of Dolfield
Rd. - 4th Election District
John M. Doyle, et ux - Petitioners
NO. 83-18-XA (Item No. 217)

Dear Mr. Williams:

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

Very truly yours,

JEAN M. H. JUNG

JEAN M. H. JUNG

Deputy Zoning Commissioner

JMHJ/mc

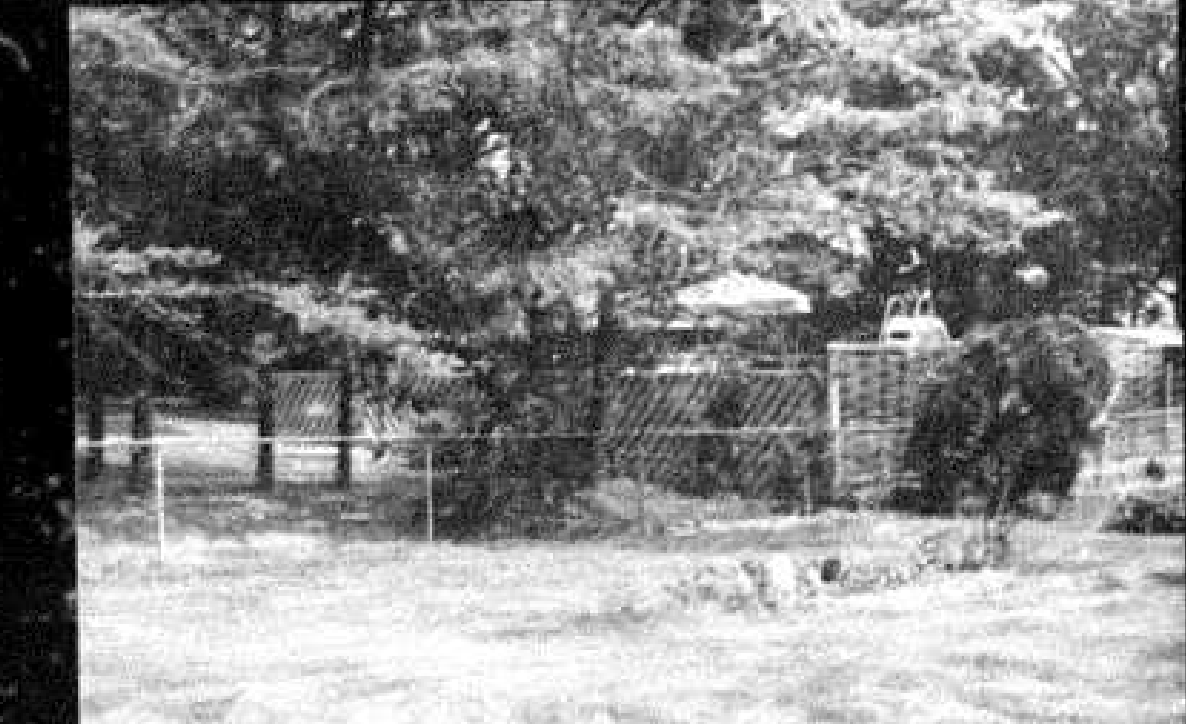
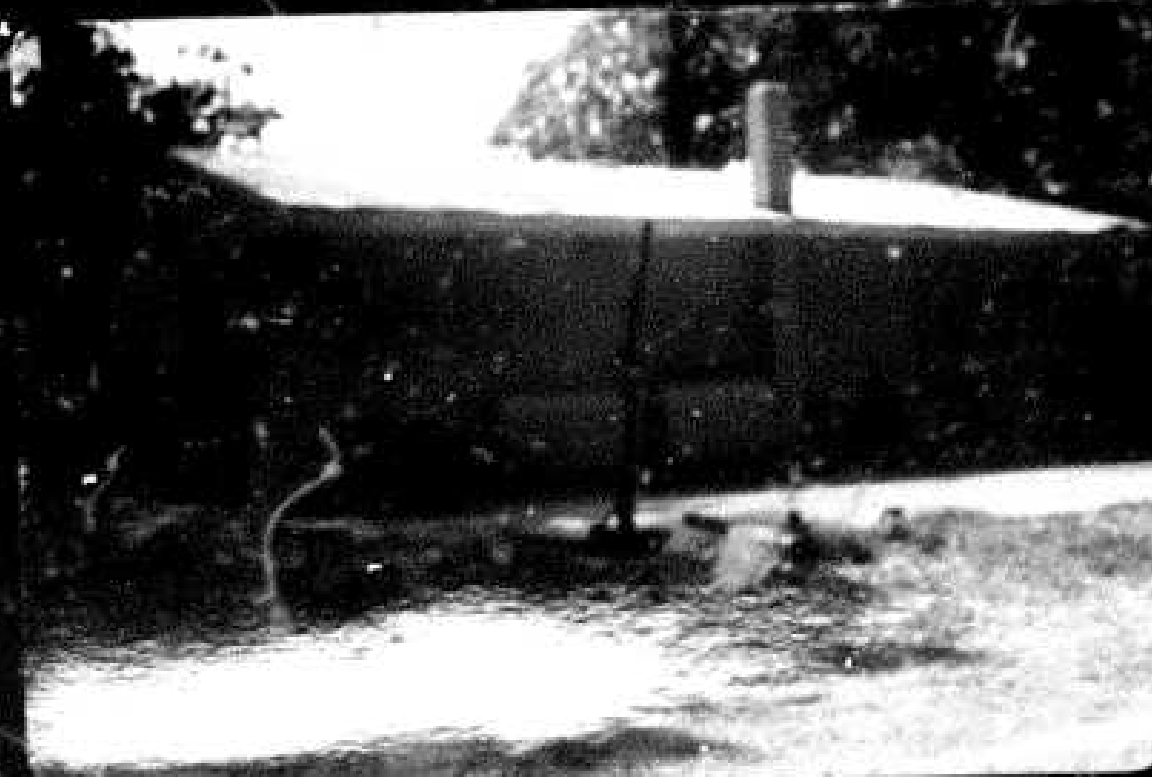
Attachments

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

William A. Hahn, Jr., Esquire
Ten Church Lane
Pikesville, Maryland 21208

MICROFILMED

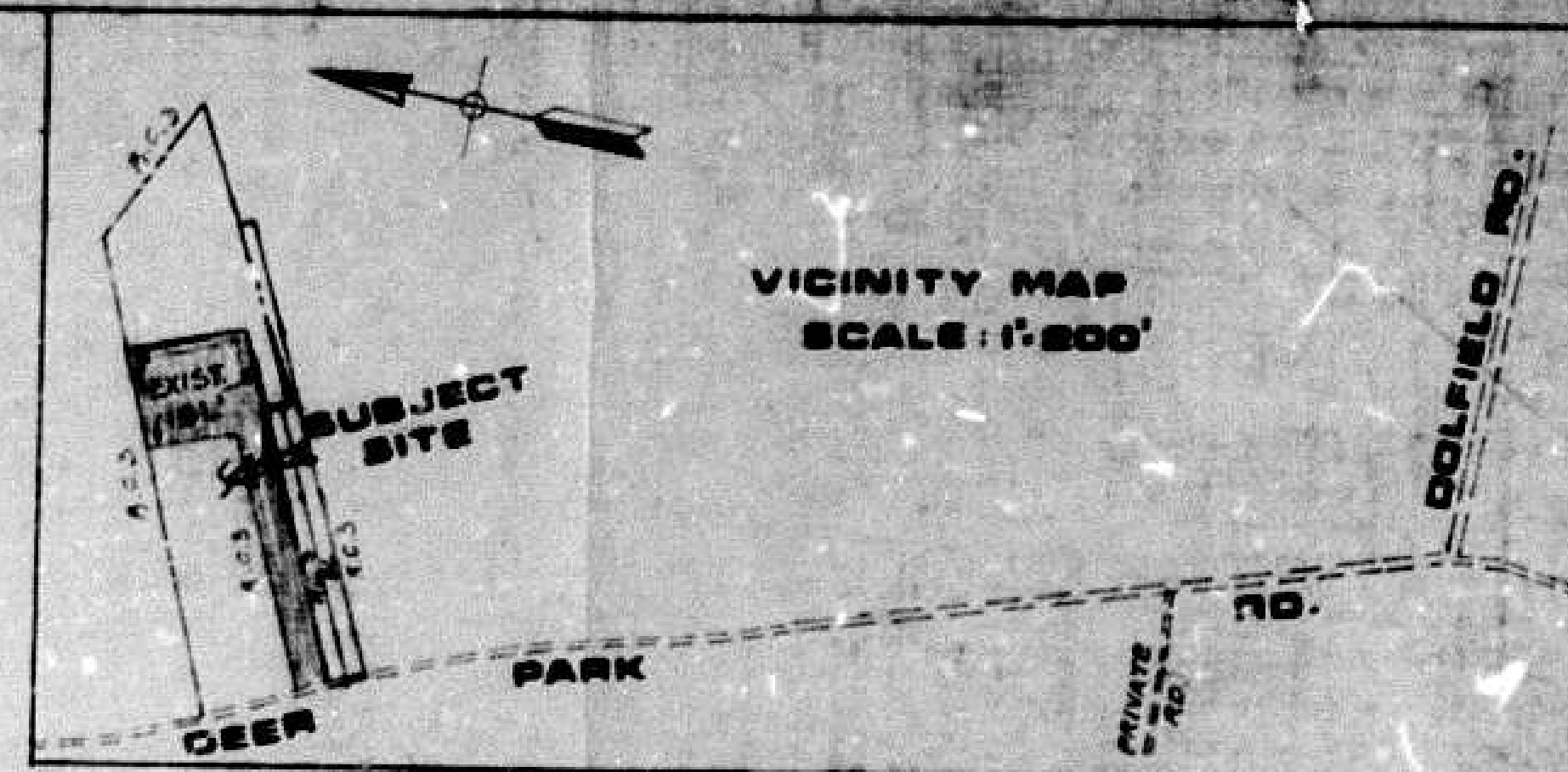
Photograph exhibits





EXIST. SERVICE GARAGE ELEVATIONS

HOR: 1" = 30'
VER: 1" = 30'



GENERAL NOTES

PARKING TABULATION

BUILDING COVERAGE OF EXISTING SERVICE GARAGE:
TOTAL FLOOR AREA = (40' x 30') = 1200 SQ. FT.
NOTE: 1 @ 300 SQ. FT. = 4 PARKING SPACES REQ'D.
PARKING SPACES PROVIDED:
INSIDE GARAGE 13 BAYS
OUTSIDE PARKING 16 SPACES
TOTAL BL = 19 PARKING SPACES

NOTES:

- VARIANCE FROM SECTION 1A 02.3B.4 TO ALLOW SIDEYARD OF 22' TO THE "BL" LINE IN LIEU OF THE REQUIRED 25'.
- BUILDING CHARACTER - EXISTING MASONRY (BLOCK) SERVICE GARAGE BUILDING.
- EXTERIOR MATERIALS - MASONRY, WOOD & GLASS
- HOURS OF OPERATION - MON. THRU SAT. 9:00 A.M. TO 5:00 P.M.
- EMPLOYEES SHALL BE LIMITED TO THE FULL-TIME OWNER/OPERATOR & ONE PART-TIME EMPLOYEE LIMITED TO 20 HOURS PER WEEK.
- DEED: 5483/389
- TAX MAP: 66 PARCEL: 223
- PRESENT USE: HOUSE & GARAGE
- PROPOSED USE: HOUSE & SERVICE GARAGE
- SCREENING & LIGHTING: FLOOD LIGHTS & SA. CREEPER, NOT TO EXCEED 15' HEIGHT & TO BE DIRECTED AWAY FROM RESIDENTIAL AREAS CONFORM WITH ZONING REG. 02.22(U) AND (S) OF THE BALTO. COUNTY ZONING REGULATIONS.
- GARAGE, WATER, SEWER, GRADING, UTILITIES ARE EXISTING.
- EXISTING ZONING: B.L. & P.C.S
- AREA OF TRACT: 1.7 AC.
- BUILDING HEIGHT - ONE STORY SERVICE GARAGE, 15.6 FEET HIGH AT ROOF PEAK, 9.7 FEET HIGH AT EAVES.
- NO MAJOR CHANGES IN GRADES SHOWN
- SIGNAGE SHALL BE LIMITED TO ONE IDENTIFICATION SIGN NOT EXCEEDING 20 SQ. FT. IN AREA. NO ADVERTISING PERMITTED.

NOTES

MAX. LEVEL OF EMANATIONS:
SOUND - NONE BEYOND PROPERTY LINE.
OTHER VIBRATIONS - NONE. HEAT - NONE.
DUST - NONE. ODORS - NONE. GASES - NONE.
LIGHT - ORDINARY BLOS. LIGHT LEVELS,
ALL SECURITY & PARKING LIGHTS
DIRECTED ON SUBJECT PROPERTY, AWAY
FROM NEARBY PROPERTY. MAJOR
VEGETATION - GRASS, SOME TREES.
PROPERTY CHANGES - SOME EXISTING
GRASS WILL BE REMOVED TO PROVIDE
ROOM FOR ADDITIONAL PAVED PARKING
AREA. NO MAJOR GRADE
CHANGES ARE PROPOSED BEYOND MINOR
SITE LEVELING. EXISTING SERVICE
GARAGE AND STORAGE STRUCTURES TO
REMAIN IN B.L. ZONE. EXISTING HOUSE
TO REMAIN IN P.C.S. ZONE.

NO PAINTING OR BODY WORK SHALL
BE PERFORMED ON THE SUBJECT PROPERTY.
NO DAMAGED OR DISABLED VEHICLES
TO BE STORED OUTSIDE.

COMPLIANCE WITH THE COMMENTS SUBMITTED BY THE DEPT. OF TRAFFIC ENGINEERING DATED JUNE 4, 1982.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 2-14-83

BY: *[Signature]*

DATE: 2/11/83

B3-18

C-1588-82



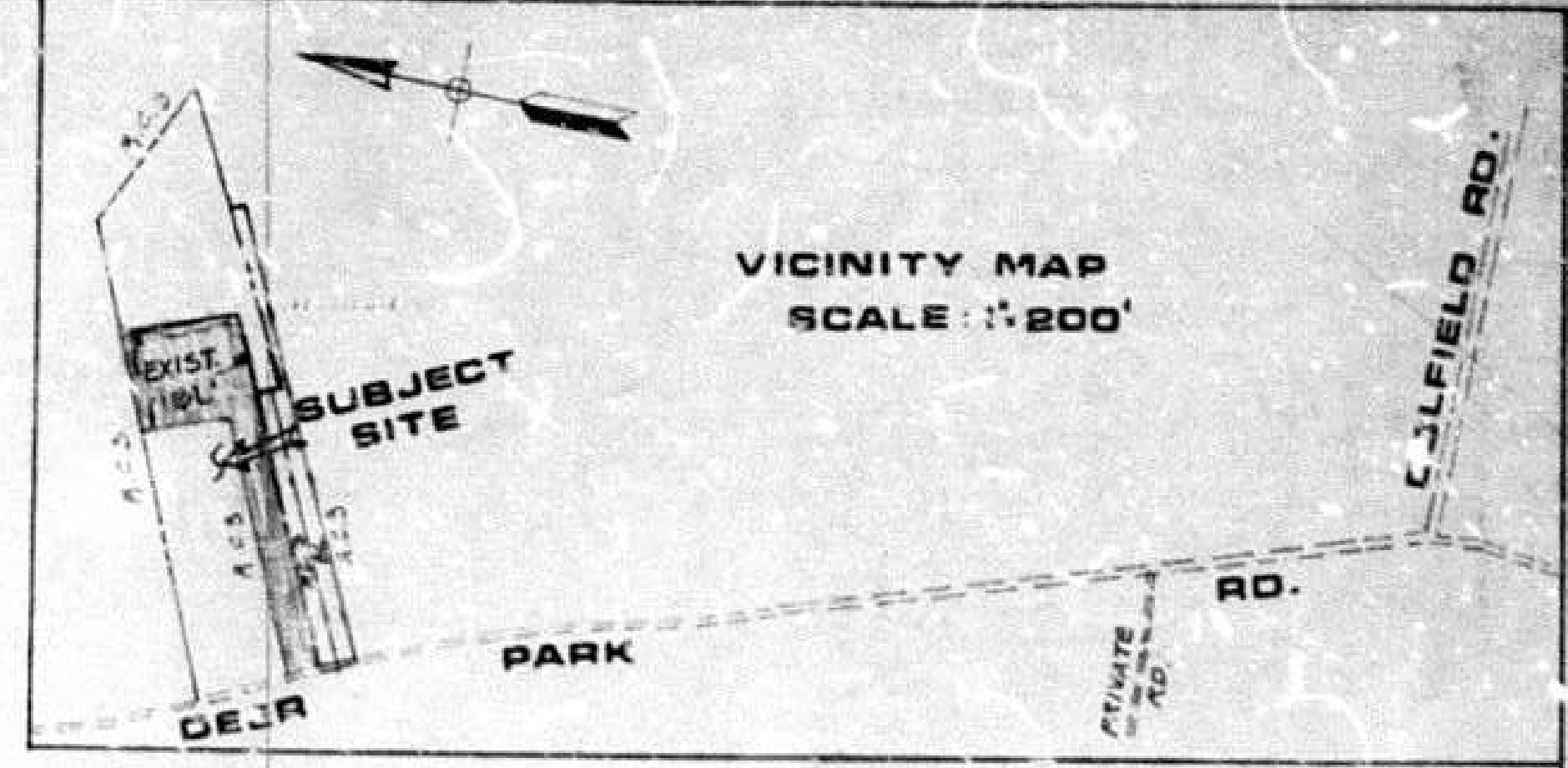
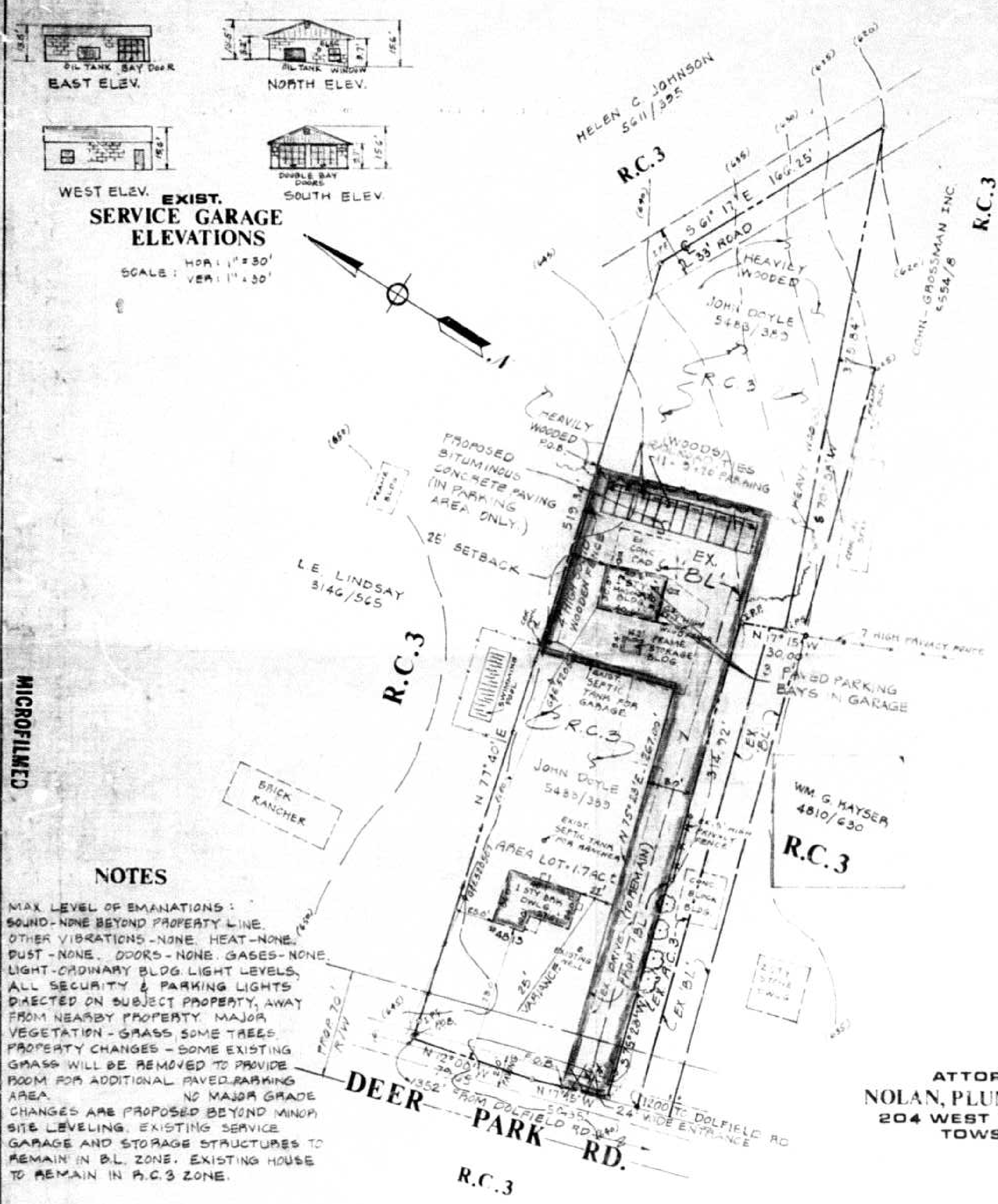
ATTORNEY

NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AV.
TOWSON, MD

NOTE: AT ANY TIME THE PETITIONERS
NO LONGER RESIDE ON THE
PROPERTY & SERVICE GARAGE
GARAGE, THE USE CEASE
UNLESS A PETITION FOR
SPECIAL HEARING IS GRANTED
TO EXTEND THE USE TO A
NEW OWNER/OPERATOR.

NOTE: TOPO SHOWN HEREON BASED
ON BALTO. COUNTY 200 SCALE AERIAL
PHOTOGRAMMETRICS.





GENERAL NOTES

PARKING TABULATION
BUILDING COVERAGE OF EXISTING SERVICE GARAGE:
TOTAL FLOOR AREA = (40' x 30') = 1200 SQ. FT.
NOTE: 1. 300 SQ. FT. + 4 PARKING SPACES REQ'D.
PARKING SPACES PROVIDED:
INSIDE GARAGE: 13 BAYS
OUTSIDE PARKING: 16 SPACES
TOTAL 'BL' = 14 PARKING SPACES

NOTES:

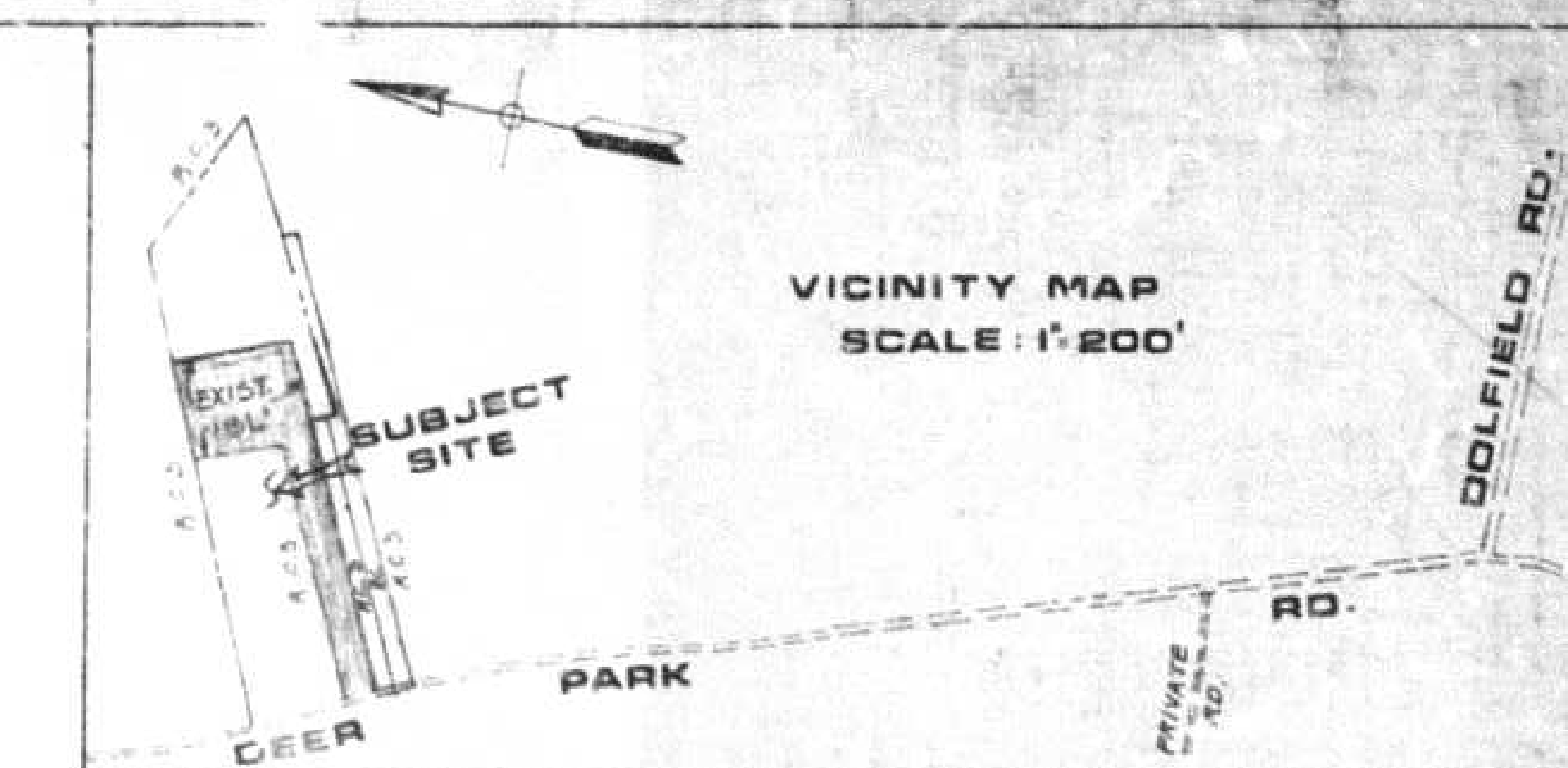
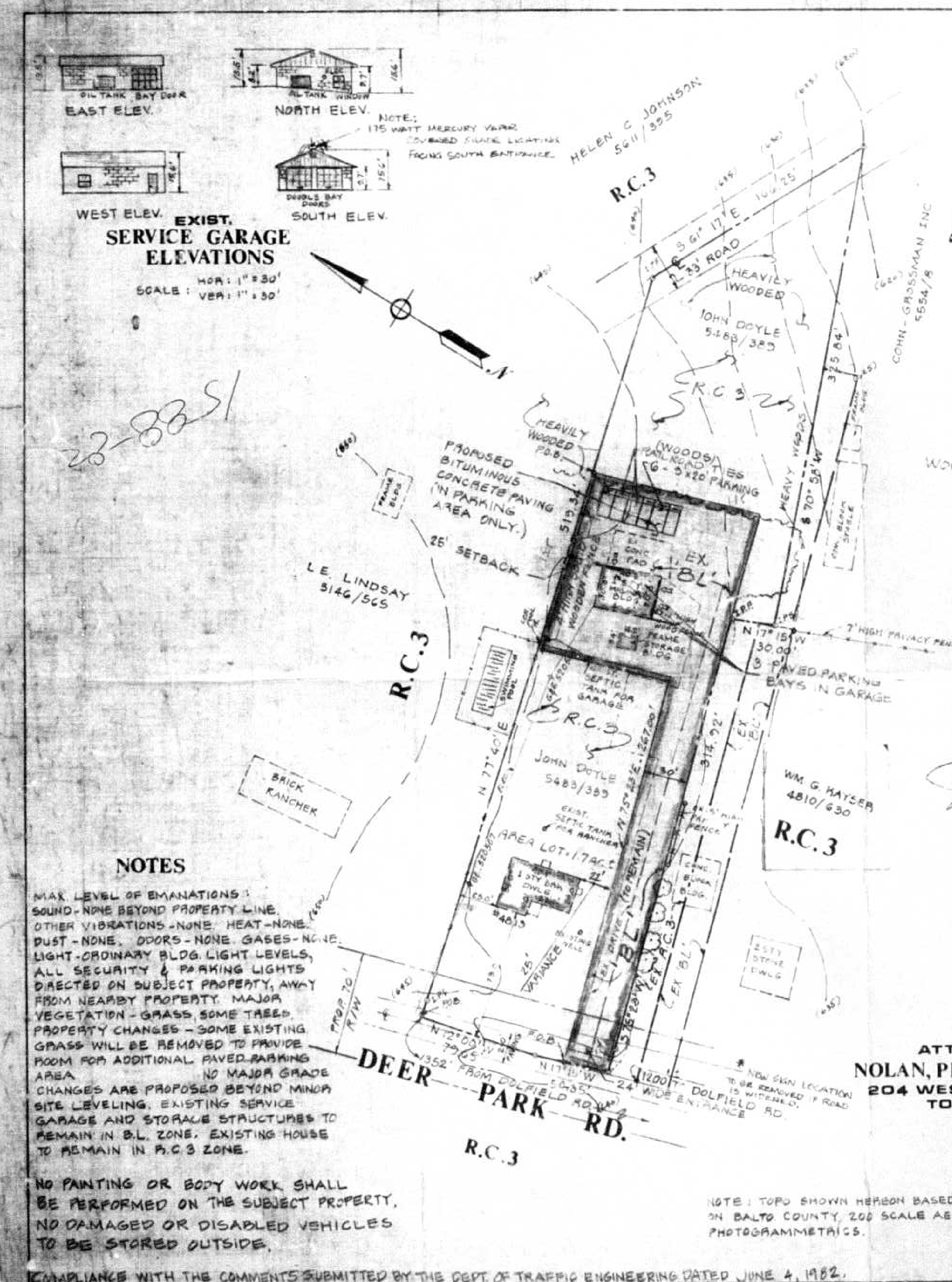
- VARIANCE FROM SECTION 1A.02.3B.4 TO ALLOW SIDEYARD OF 22' TO THE 'BL' LINE IN LIBU OF THE REQUIRED 25'
- BUILDING CHARACTER-EXISTING MASONRY (BLOCK) SERVICE GARAGE BUILDING.
- EXTERIOR MATERIALS-MASONRY, WOOD & GLASS
- HOURS OF OPERATION-MON. THRU FRI. 8:00 A.M. - 5:00 P.M., SATURDAY 8:00 A.M. - 4:00 P.M.
- MAXIMUM NUMBER OF EMPLOYEES - 8
- PROPRIETOR ONLY FULL-TIME REGULAR EMPLOYEE.
- DEED: 5483/389
- TAX MAP: 66 PARCEL 223
- PRESENT USE: HOUSE & GARAGE
- PROPOSED USE: HOUSE & SERVICE GARAGE
- LIGHTING - FLOOD LIGHTING OF EA. CORNER NOT TO EXCEED 15 FEET & TO BE DIRECTED AWAY FROM RESIDENTIAL AREAS.
- GARAGE, WATER, SEWER, GRADING & UTILITIES ARE EXISTING.
- EXISTING ZONING: B.L. & R.C.3
- AREA OF TRACT: 1.7 AC.
- BUILDING HEIGHT-ONE STORY SERVICE GARAGE, 15.6 FEET HIGH AT ROOF PEAK, 9.7 FEET HIGH AT EAVES.
- NO MAJOR CHANGES IN GRADES SHOWN.
- NO ADVERTISING SIGNS.
- NO DAMAGED OR DISABLED VEHICLES TO BE STORED OUTSIDE.

OFFICE OF C. BROOKE MILLER
R.L.S.
15 BYWAY RD. OWINGS MILLS, MD

A PLAT FOR VARIANCE AND SPECIAL EXCEPTION FOR SERVICE GARAGE IN A "BL" ZONE Item #217

FOR
MR. JOHN M. DOYLE
PROPERTY AT
4813 DEER PARK RD. BALTO. CO. MD.
3RD COUNCILMANIC DISTRICT 4TH ELECTION DISTRICT

DATE: MAR 2, 1981 **SCALE: 1"=50'**
DRW: WHN **REV. 11/4/81** **REV. 2/26/82**



GENERAL NOTES

PARKING TABULATION
BUILDING COVERAGE OF EXISTING SERVICE GARAGE:
TOTAL FLOOR AREA = (40' x 30') = 1200 SQ. FT.
NOTE: 1. 300 SQ. FT. + 4 PARKING SPACES REQ'D.
PARKING SPACES PROVIDED:
INSIDE GARAGE: 13 BAYS
OUTSIDE PARKING: 16 SPACES
TOTAL 'BL' = 14 PARKING SPACES

NOTES:

- VARIANCE FROM SECTION 1A.02.3B.4 TO ALLOW SIDEYARD OF 22' TO THE 'BL' LINE IN LIBU OF THE REQUIRED 25'
- BUILDING CHARACTER-EXISTING MASONRY (BLOCK) SERVICE GARAGE BUILDING.
- EXTERIOR MATERIALS-MASONRY, WOOD & GLASS
- HOURS OF OPERATION-MON. THRU SAT. 8:00 A.M. - 5:00 P.M.
- EMPLOYEES SHALL BE LIMITED TO THE FULL-TIME OWNER/OPERATOR, ONE PART-TIME EMPLOYEE LIMITED TO 20 HOURS PER WEEK.
- DEED: 5483/389
- TAX MAP: 66 PARCEL 223
- PRESENT USE: HOUSE & GARAGE
- PROPOSED USE: HOUSE & SERVICE GARAGE
- SIGN. LIGHTING-FLOOD LIGHTS OF EA. CORNER NOT TO EXCEED 15 FEET & TO BE DIRECTED AWAY FROM RESIDENTIAL AREAS CONFORM WITH ZONING RES. 22.01 AND (3) OF THE BALTO. COUNTY ZONING REGULATIONS.
- GARAGE, WATER, SEWER, GRADING UTILITIES ARE EXISTING.
- EXISTING ZONING: B.L. & R.C.3
- AREA OF TRACT: 1.7 AC.
- BUILDING HEIGHT-ONE STORY SERVICE GARAGE, 15.6 FEET HIGH AT ROOF PEAK, 9.7 FEET HIGH AT EAVES.
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OFFICE OF C. BROOKE MILLER
R.L.S.
15 BYWAY RD. OWINGS MILLS, MD

A PLAT FOR VARIANCE AND SPECIAL EXCEPTION FOR SERVICE GARAGE IN A "BL" ZONE Microfilmed

FOR
MR. JOHN M. DOYLE
PROPERTY AT
4813 DEER PARK RD. BALTO. CO. MD.
3RD COUNCILMANIC DISTRICT 4TH ELECTION DISTRICT

DATE: MAR 2, 1981 **SCALE: 1"=50'**
DRW: WHN **REV. 11/4/81** **REV. 2/26/82**