

PETITION FOR ZONING VARIANCE 83-154-A

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 238.2 to permit a rear yard setback of 0' instead of the required 30'.

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

1. Hardship
2. Practical difficulty

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 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
City and State
Address
City and State
Phone No.
Name, address and phone number of legal owner, contact purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of January, 1983, at 10:00 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner of Eilers Ave. & : OF BALTIMORE COUNTY
Merritt Blvd., 12th District
CARME FILLIETI, Petitioner : Case No. 83-154-A

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 John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2168

I HEREBY CERTIFY that on this 27th day of December, 1982, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 3, 1983

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

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

RE: Item No. 96 - Case No. 83-154-A
Petitioner - Carmine Filletti
Variance Petition

Dear Mr. Booser:

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 construct an addition to the rear of the existing service station, this variance hearing is required.

As indicated in our previous conversation, the proposed addition will be utilized for repairs normally associated with a service station. The terminology indicated on the submitted plan, i.e., "service garage" is not applicable to this use, and will be deleted from the site plan. This matter should be fully discussed at the scheduled hearing. In addition, your engineer assured me that the landscaping on the site consists of grass and covers more than 50% of the site area. The above changes should be indicated on revised site plans.

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, Esq.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Norman G. Sacks P.O. Box 556 Bel Air, Md. 21014

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

December 21, 1982

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

Dear Mr. Hammond:

Comments on Item # 96, Zoning Advisory Committee Meeting, November 16, 1982, are as follows:

Property Owner: Carmine Filletti
Location: SW/Cor. Merritt Blvd and Eilers Avenue
Acres: 0.5127
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.

Landscaping should be provided on the subject site.

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

JLM:rh

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 96, Zoning Advisory Committee Meeting of Nov. 16, 1982

Property Owner: Carmine Filletti

Location: SW/Cor. Merritt Blvd and Eilers Ave District 12

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chafarrier operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

BS 20 1082 (1)

Zoning Item # 96
Page 2

- (X) Any existing underground storage tanks containing petroleum, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- () Others _____

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

BS 20 1080 (2)

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENKE
CHIEF

December 20, 1982

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: Carmine Filletti

Location: SW/Cor. Merritt Blvd. and Eilers Avenue

Item No.: 96

Zoning Agenda: Meeting of November 16, 1982

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.
- (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: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

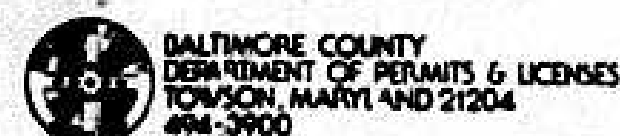
JK/mh/cm

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of January, 1983, that the herein Petition for Variance(s) to permit a rear yard setback of zero feet in lieu of the required 30 feet, for the expressed purpose of constructing an addition to the existing automotive service station, in accordance with the site plan prepared by Norman G. Sacks Associates, Inc., dated October 31, 1982, and marked Petitioner's Exhibit I, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the applicable provisions of Section 405 as presently contained in the Baltimore County Zoning Regulations or as may be amended.
2. Compliance with the comments submitted by the Department of Health, dated December 2, 1982, and the Department of Traffic Engineering, dated December 29, 1982.
3. The addition shall be limited in use to those services normally and usually provided by an automotive service station, but shall not include body and fender repair or painting.
4. A fence, containing no access opening, shall be erected along the north property line.
5. A revised site plan, incorporating the 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.

Zoning Commissioner of
Baltimore County



TED ZALESKI, JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 96 Zoning Advisory Committee Meeting
are as follows:
Property Owner: Carmine Filletti
Location: SW/Cor. Merritt Blvd. and Eilers Avenue
Existing Zoning: S.R.-CNS
Proposed Zoning: Variance to permit a rear yard setback of 0' in lieu of the required 30'.
Acres: 0.5127
District: 12th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1982/ Council 1982 and State of Maryland Code for the Building and Code and other applicable Code.
- B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 102, line 2, Section 102 and Table 102.
- F. Proposed 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 con- comply with the height/area requirements of Table 95 and the required construction classification of Table 102.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawings 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., 21204.

Very truly yours,

Charles E. Sumbler
Charles E. Sumbler, Chief
Plans Review

CHS:rrj
JUN 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 19, 1982

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

Z.A.C. Meeting of: November 16, 1982

RE: Item No: 94, 95, 96
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,

Mr. Nick Petrovich, Assistant
Department of Planning

MNP/bp

PETITION MAPPING PROGRESS SHEET

FUNCTION	Web Map		Original		Duplicate		Tracing		GDS 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>[Signature]</i>	Revised Plans: Change in outline or description: Yes ☐ No ☐									
Previous case: 4298-X	Map # _____									

P. Vernon Booser, Esquire
244 Merritt Avenue
Towson, Md. 21204

William E. Hammond
P.O. Box 210
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

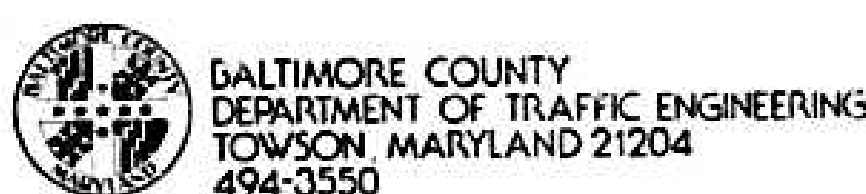
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of November, 1982.

William E. Hammond
Zoning Commissioner

Petitioner: Carmine Filletti

Petitioner's Attorney: P. Vernon Booser, Esq. Reviewed by: Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee



STEPHEN E. COLLINS
DIRECTOR

December 29, 1982

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

Item No. 96 -ZAC Meeting of November 16, 1982
Property Owner: Carmine Filletti
Location: SW/Cor. Merritt Blvd. and Eilers Avenue
Existing Zoning: S.R.-CNS
Proposed Zoning: Variance to permit a rear yard setback of 0' in lieu of the required 30'.

Acres: 0.5127
District: 12th

Dear Mr. Hammond:

The site plan should show the proposed parking layout.

Very truly yours,

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

000
Nicholas S. Commodari
Chairman

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

January 6, 1983

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

RE: Item No. 96 - Case No. 83-154-A
Petitioner: Carmine Filletti
Variance Petition

Dear Mr. Booser:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

NICHOLAS S. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Norman G. Sacks
P.O. Box 556
Bel Air, Maryland 21014



HARRY J. PISTEL, JR.
DIRECTOR

January 3, 1983

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

RE: Item #96 (1982-1983)
Property Owner: Carmine Filletti
S/W corner Merritt Blvd. and Eilers Ave.
Acres: 0.5127 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.

Highways:

Merritt Boulevard, an existing County road, is improved as indicated, and no further highway improvements are proposed at this time.

Eilers Avenue is County maintained for .03 mile east of Solers Point Road.

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

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 #96 (1982-1983)
Property Owner: Carmine Filletti
Page 2
January 3, 1983

Water and Sanitary Sewer:

Public water supply and sanitary sewerage serve this property.

Very truly yours,

Robert A. Norton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

P-SE Key Sheet
14 SE 20 Pos. Sheet
SE 4 E Topo
103 Tax Map

1/11
83-154-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 TO Zoning Commissioner
 Norman E. Gerber, Director
 FROM Office of Planning and Zoning
 SUBJECT Zoning Petition No. 83-154-A
 Carmine Filletti

If granted it is requested that details of landscaping be submitted for approval by the Division of Current Planning and Development.

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

NEG:JGH:-lc

cc: Arlene January
 Shirley Hess

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 TO Zoning Commissioner
 Norman E. Gerber, Director
 FROM Office of Planning and Zoning
 SUBJECT Zoning Petition No. 83-154-A
 Carmine Filletti

If granted it is requested that details of landscaping be submitted for approval by the Division of Current Planning and Development.

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

NEG:JGH:-lc

cc: Arlene January
 Shirley Hess

NORMAN G. SACKS ASSOCIATES, INC.

O. BOX 556 • BEL AIR, MARYLAND 21114 • 838-1434 / 879-7980

September 23, 1982



Description to accompany plat for a variance request from a 30' required rear yard setback to a 0' proposed rear yard setback Filletti Property 12th Election District Baltimore County, Maryland

Beginning for the same at the corner formed by the south right of way line of Eilers Avenue (30' wide) and the west right of way line of Merritt Boulevard (140' wide) thence running with and binding on said west right of way line

1. South 31°-43'-08" West 212.28 feet to the north right of way line of the Patapsco Neck Branch Railroad Spur of the Chesrie System as shown on railroad track map V10.5/2
2. thence running with and binding on said north right of way line North 64°-46'-42" West 84.12 feet to a point
3. thence leaving said Railroad right of way line and running North 00°-55'-41" West 141.67 feet to the south right of way line of Eilers Avenue (30' wide)
4. thence running with and binding on said south right of way line North 89°-04'-19" East 190.03 feet to the place of beginning.

Containing 0.5127 acres of land more or less.

Being all of that parcel of land conveyed to The Filletti Company, a Maryland Partnership and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. 6344 Folio 243.

PETITION FOR VARIANCE

12th Election District

ZONING: Petition for Variance
 LOCATION: Southwest corner of Eilers Avenue and Merritt Boulevard
 DATE & TIME: Tuesday, January 11, 1983 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit a rear yard setback of 0 ft. instead of the required 30 ft.

The Zoning Regulation to be excepted as follows:
 Section 238.2 - minimum rear yard setback in a B.R. zone

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

Being the property of Carmine Filletti, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 11, 1983 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

January 28, 1983

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

RE: Petition for Variance
 SW/corner of Eilers Avenue and Merritt
 Boulevard - 12th Election District
 Carmine Filletti - Petitioner
 NO. 83-154-A (Item No. 56)

Dear Mr. Booser:

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

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/ml

Attachments

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

COVAHEY & BOOZER

ATTORNEYS AT LAW
 614 BOSLEY AVENUE
 TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
 F. VERNON BOOZER
 MARK S. DEWAN
 J. MELVILLE TOWNSEND
 JAMES A. HAYNES

November 18, 1982

AREA CODE 301
 428-0641

Mr. Nicholas Comadari
 Zoning Office for Baltimore County
 Court House
 Towson, MD 21204

RE: Carmine Filletti Zoning Variance Petition
 2020 Merritt Blvd., Dundalk, MD

Dear Mr. Comadari: #96

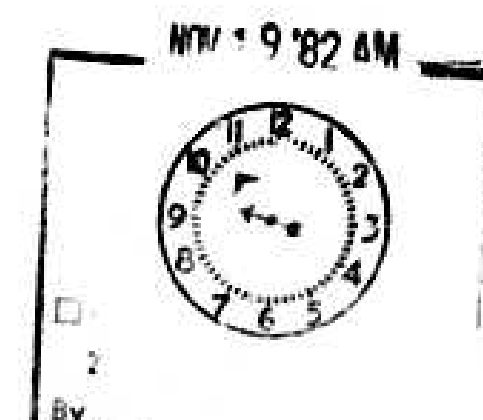
It would be appreciated if the above-captioned matter could be scheduled for hearing prior to the commencement of the Legislative Session on January 12, 1983.

Thank you for your cooperation in this matter.

Very truly yours,

F. Vernon Booser
 F. Vernon Booser

FVB/pa



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

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

January 6, 1983

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

Re: Petition for Variance
 SW/corner of Eilers Ave. & Merritt Blvd.
 Carmine Filletti - Petitioner
 Case 83-154-A

Dear Mr. Booser:

This is to advise you that \$74.05 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
 WILLIAM E. HAMMOND
 Zoning Commissioner

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

DATE 1/25/83 ACCOUNT 2-01-615-000

AMOUNT \$74.05

RECEIVED FROM Carmine Filletti

FOR Advertising & Posting Case 83-154-A

015*****74556 6258A

VALIDATION ON SIGNATURE OF CARRIER

December 14, 1982

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

NOTICE OF HEARING

Re: Petition for Variance
 SW/corner of Eilers Avenue and Merritt Blvd.
 Carmine Filletti - Petitioner
 Case 83-154-A

TIME: 10:00 a.m.

DATE: Tuesday, January 11, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

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

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

DATE 1/14/83 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED FROM Vernon Booser

FOR Payment of Petition

015*****74556 6258A

VALIDATION ON SIGNATURE OF CARRIER

PETITION FOR VARIANCE
12th Election District
ZONING: Petition for Variance
LOCATION: Southwest corner of
Eilers Avenue and Merritt Avenue
DATE & TIME: Tuesday, January
11, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W
Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the
Zoning Act and Regulations of Baltimore County, will hold a public
hearing on the following:
Petition for Variance to permit a
rear yard setback of 0 ft. instead of
the required 30 ft.
The Zoning Regulation to be ex-
cepted as follows:
Section 238.2 - minimum rear yard
setback is a 30 ft. zone
All that parcel of land in the
Twelfth District of Baltimore County
Beginning for the same at the cor-
ner formed by the south right of
way line of Eilers Avenue (30' wide)
and the west right of way line of
Merritt Avenue (140' wide) thence
running with and binding on said
west right of way line
South 21° 07' 00" West 312.59
feet to the south right of way line
of the Patuxent Neck Branch Rail-
road Spur of the Chesapeake Bay
Shoreline on railroad track map V18.8/2
thence running with and bind-
ing on said north right of way line
North 64° 40' 42" West 84.13 feet to a
point
thence leaving said Baltimore
right of way line and running North
00° 50' 41" West 141.87 feet to the
south right of way line of Eilers
Avenue (30' wide)
thence running with and bind-
ing on said south right of way line
North 80° 04' 19" East 180.00 feet to
the place of beginning
Containing 0.5127 acres of land
more or less
Being all of that parcel of land
conveyed to The Filletti Company,
a Maryland Partnership and record-
ed among the Land Records of Bal-
timore County in Liber 2111, p. 17,
6344 Folio 243
Being the property of Carmine
Filletti, as shown on plat plan filed
with the Zoning Department
Hearing Date: Tuesday, January
11, 1983 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
Dec 23

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 23, 1982
THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~XXXXX~~
one time ~~XXXXXX~~ before the 11th
day of January, 1983, the ~~XXXX~~ publication
appearing on the 23rd day of December,
1982.

THE JEFFERSONIAN,
Manager

Cost of Advertisement \$

PETITION FOR VARIANCE

12th Election District

ZONING: Petition for Variance

LOCATION: Southwest corner of Eilers
Avenue and Merritt Avenue

DATE & TIME: Tuesday, January 11,
1983 at 10:00 A.M.

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

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

Petition for Variance to permit a rear
yard setback of 0 ft. instead of the re-
quired 30 ft.

The Zoning Regulation to be excepted as
follows:

Section 238.2 - minimum rear yard set-
back is a 30 ft. zone

All that parcel of land in the Twelfth Dis-
trict of Baltimore County

Beginning for the same at the corner
formed by the south right of way line of
Eilers Avenue (30' wide) and the west right
of way line of Merritt Avenue (140' wide)
thence running with and binding on said
west right of way line

South 21° 07' 00" West 312.59 feet to the
south right of way line of the Patuxent Neck
Branch Railroad Spur of the Chesapeake Bay
Shoreline on railroad track map V18.8/2
thence running with and binding on said
north right of way line

North 64° 40' 42" West 84.13 feet to a point

thence leaving said Baltimore right of way
line and running North 00° 50' 41" West
141.87 feet to the south right of way line
of Eilers Avenue (30' wide)

thence running with and binding on said
south right of way line

North 80° 04' 19" East 180.00 feet to the
place of beginning

Containing 0.5127 acres of land more or
less

Being all of that parcel of land conveyed
to the Filletti Company, a Maryland Part-
nership and recorded among the Land
Records of Baltimore County in Liber 2111,
p. 17, 6344 Folio 243

Being the property of Carmine Filletti, as
shown on plat plan filed with the Zoning
Department

Hearing Date: Tuesday, January 11, 1983
at 10:00 A.M.

Public Hearing: Room 106, County Office
Building, 111 W. Chesapeake Avenue, Tow-
son, Maryland

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

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave. December 30, 1982
Dundalk, Md. 21222

THIS IS TO CERTIFY that the annexed advertisement of
Petition for Variance - Carmine Filletti - P.C.# 40150
Reg. L 42002

was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one successive weeks before the
24th day of December, 1982; that is to say,
the same was inserted in the issues of
December 23, 1982

Kimbel Publication, Inc.
per Publisher.

By Kimbel Publication, Inc.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 12/23/82
Posted for variance
Petitioner Carmine Filletti
Location of property SW corner of Eilers Ave. & Merritt Ave.
Location of Signs on Eilers Ave. north side
Remarks See attached map
Posted by William E. Hammond Date of return 12/24/82
Number of Signs 4

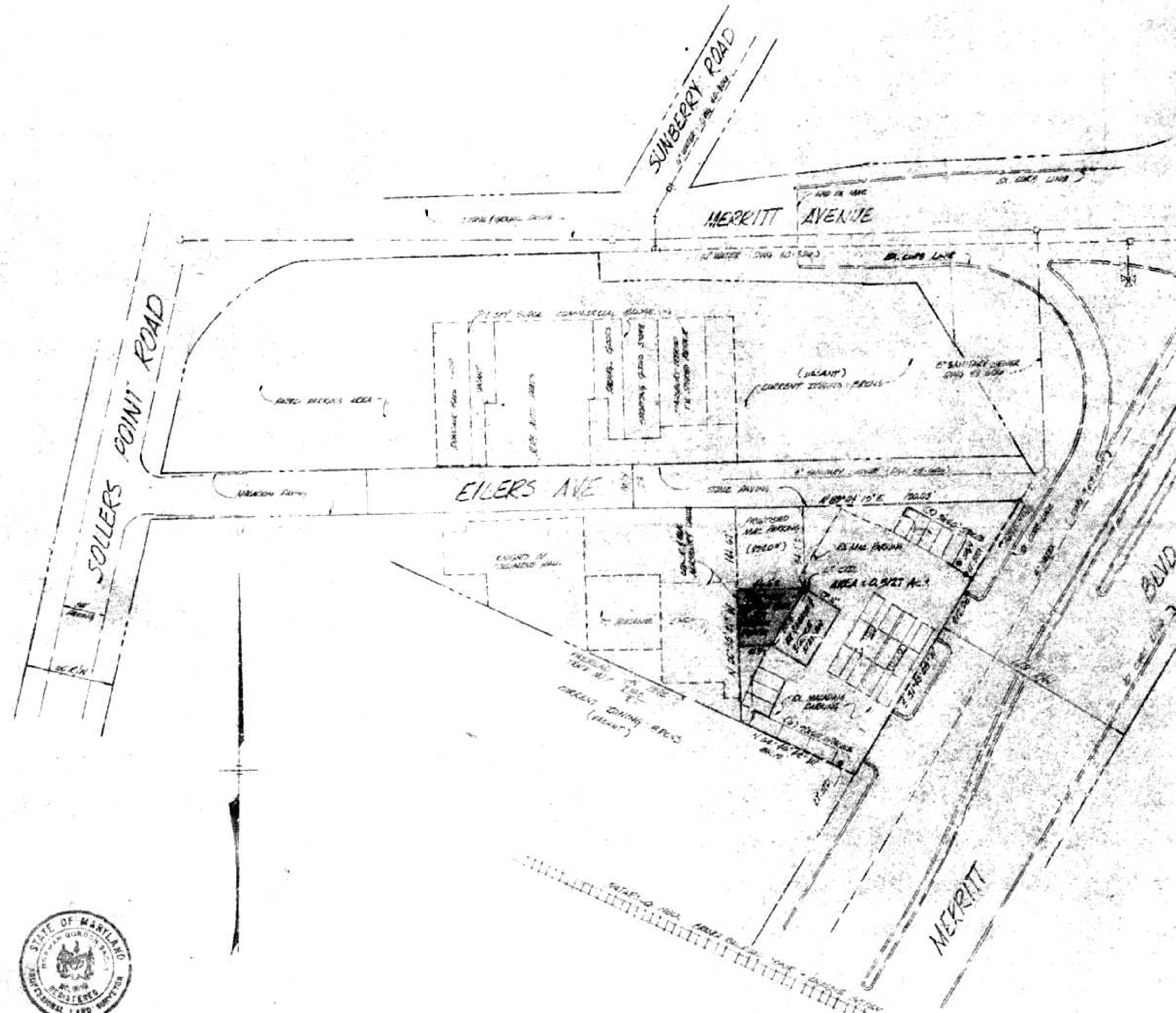
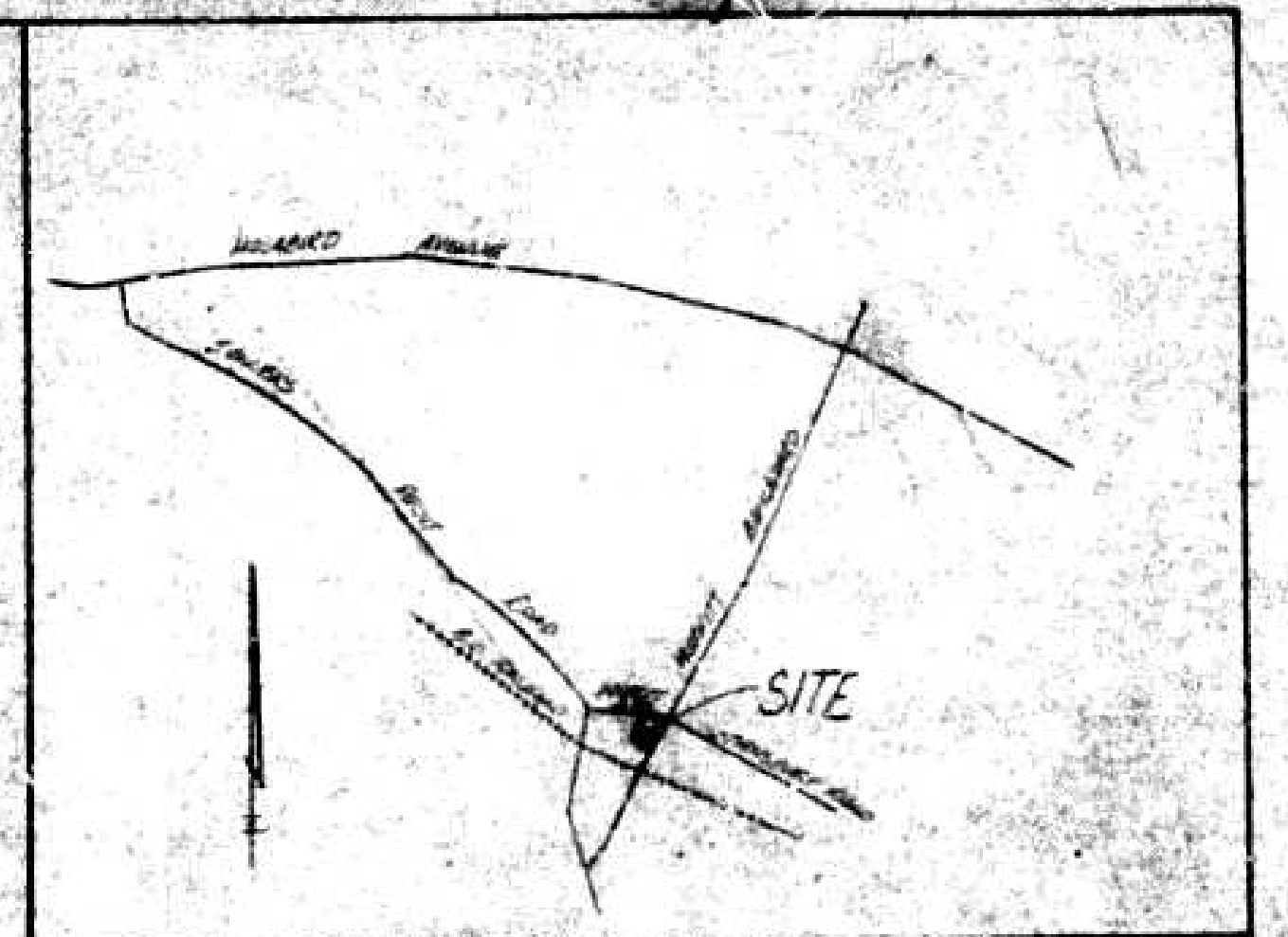


Norman G. Sacks 10/31/82
NORMAN G. SACKS, JR. 10/31/82

NORMAN G. SACKS ASSOCIATES, INC.
PO BOX 566
BEE AIR, MD. 21016

LANDSCAPING
1000' 200' 200' 200' 200' 200' 200' 200' 200' 200'
TOTAL 2000 SQUARE FEET
% OF TOTAL 100% SQUARE FEET
LANDSCAPING 2000' 200' 200' 200' 200' 200' 200' 200' 200' 200'

PETITIONER'S EXHIBIT



EXISTING ZONING: B30
AREA REQUIREMENTS
2 dispenser islands with 6 single dispenser pumps
each capable of serving 6 cars at any one time.
Total servicing spaces 6
Total servicing bays 6
Total lot area 1.0000
Site area required - 2 x 1500' = 3000' (1.0000 min.)
Proposed auxiliary uses 1 thru 5
Million 1 area required none
Proposed combination none
Proposed 1 area required none
TOTAL AREA REQUIRED 15,000 square feet
TOTAL AREA OF TRACT 24,111 square feet

ACCESS POINTS
Vehicle repair services, but body & tender work
& painting are not permitted.
2. Sale of items from vending machines.
3. Tire sales and installation.
4. Sale of small auto parts and accessories.
5. Other accessory uses, such as restaurant, sale of
motor oil, antifreeze and allied products.
PARKING
Parking spaces provided = 1 per 300 square feet floor space
(1200 square feet) = 4
Parking spaces required = three spaces for each bay = 6
Parking spaces provided = 11. All parking must be set
back 8 ft. from street property line.

ACCESS POINTS
Number of driveways on front street 2
Width 65' = 110' (required width)
Actual site width = 112.25'
PLAT TO ACCOMPANY PETITION
FOR A VARIANCE FROM A 30'
REQUIRED REAR YARD SETBACK
TO A 5' PROPOSED REAR YARD SETBACK
FOR
CARMINE FILLETTI
11000 MERRITT AVE.
12th ELECTION DISTRICT, BALTIMORE CO. MD.

SCALE 1" = 50'
DATE: SEPTEMBER 1, 1982
BY: NORMAN G. SACKS
FOR: NORMAN G. SACKS ASSOCIATES, INC.

PETITION FOR VARIANCE
12th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of
Elmer Avenue and Morris Avenue
DATE & TIME: Tuesday, January
11, 1961 at 10:00 A.M.
PUBLIC HEARING: Room 106
County Office Building, 219 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 Variance to permit a rear yard setback of 5 ft. instead of the required 10 ft.

The Zoning Regulation to be var-
ied is as follows:
Section 28-2 - minimum rear yard
setback - 10 ft. minimum

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

Beginning for the same at the cor-
ner formed by the south right-of-
way line of Elmer Avenue (30' wide)
and the west right-of-way line of
Morris Avenue (140' wide) thence
running with and binding on said
west right-of-way line

1. South 217° 27' 00" West 212.28
feet to the north right-of-way line
of the Patapsco Neck Branch Rail-
road (R.R. Co. Chesapeake System) as
shown on railroad track map S.W. 5-2
2. thence running with and bind-
ing on said north right-of-way line
South 64° 46' 42" West 84.12 feet to a
point

3. thence leaving said Railroad
right-of-way line and running north
00° 40' 41" West 141.00 feet to the
south right-of-way line of Elmer
Avenue (30' wide)

4. thence running with and bind-
ing on said south right-of-way line
North 00° 40' 41" East 180.00 feet to
the place of beginning

Containing 0.5277 acres of land
more or less

Being all of that parcel of land
conveyed to The Fifer Company
a Maryland Partnership and record-
ed among the Land Records of Bal-
timore County in Liber K.H. 10, 27
S.W. 11-11-21

Being the property of Kimbel
Publication, Inc. as shown on plat filed
with the Zoning Department
January 11, 1961 at 11:00 A.M.

Public Hearing, Room 106, County
Office Building, 219 W. Chesapeake
Avenue, Towson, Maryland
on January 11, 1961 at 10:00 A.M.

WILLIAM K. HAMMOND
Zoning Commissioner
Baltimore County

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was
published in THE DUNDALK EAGLE, a weekly news-
paper published in Baltimore County, Maryland, once a week
for _____ consecutive weeks before the
_____ day of _____, 19____, that is to say,
the same was inserted in the issues of _____

THE JEFFERSONIAN,

By _____

PETITION FOR VARIANCE 12th Election District

NAME: _____
LOCATION: _____
DATE & TIME: _____
PUBLIC HEARING: _____
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a rear yard setback of 5 ft. instead of the required 10 ft.

The Zoning Regulation to be var-
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Containing 0.5277 acres of land
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Being all of that parcel of land
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Office Building, 219 W. Chesapeake
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WILLIAM K. HAMMOND
Zoning Commissioner
Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

19____

THIS IS TO CERTIFY that the annexed advertisement of
_____ was inserted in **The Dundalk Eagle**, a weekly news-
paper published in Baltimore County, Maryland, once a week
for _____ consecutive weeks before the
_____ day of _____, 19____, that is to say,
the same was inserted in the issues of _____

Kimbel Publication, Inc.

By _____ Publisher

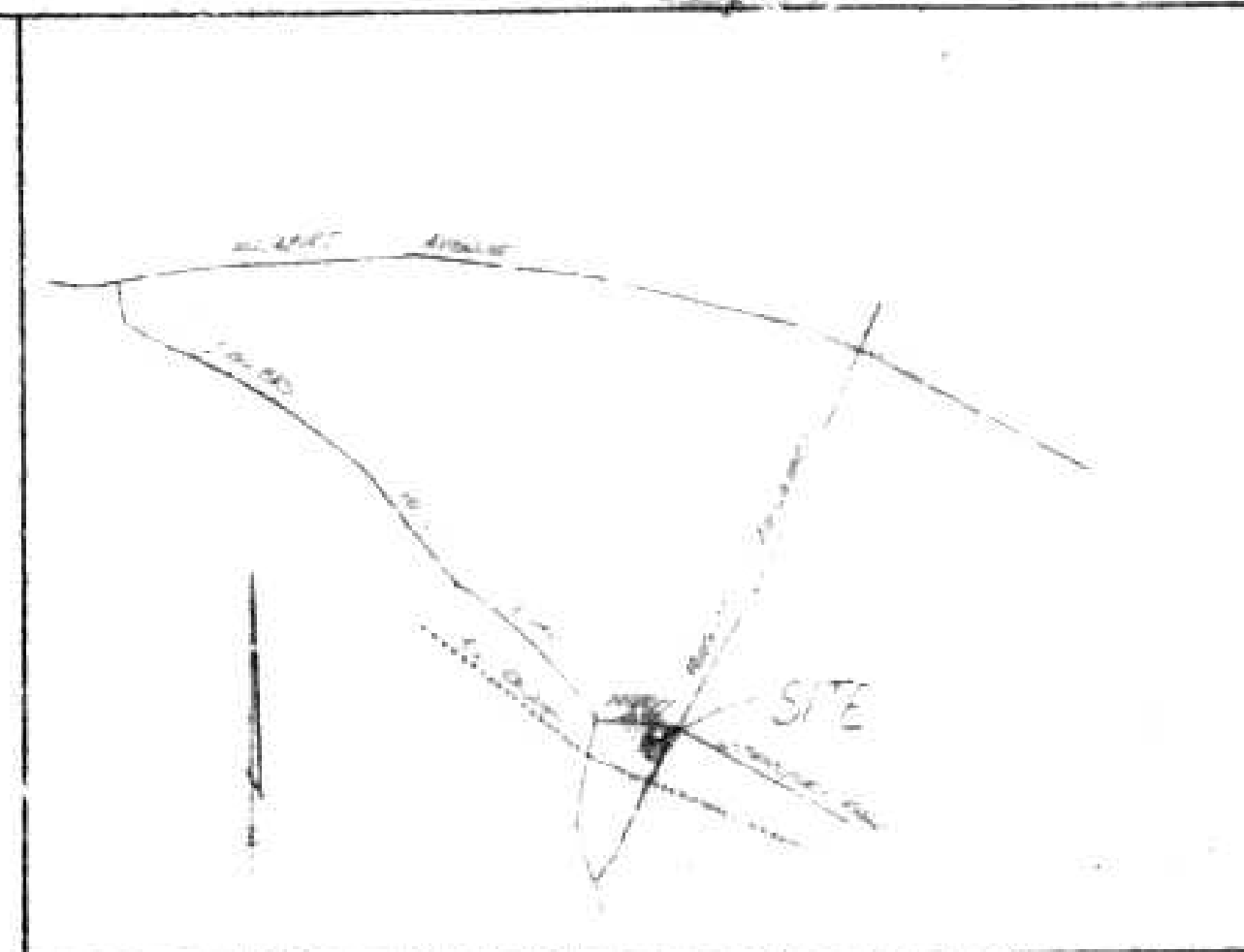
By _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District _____ Date of Posting _____
Poster for _____
Petitioner _____
Location of property _____
Location of signs _____
Remarks _____
Posted by _____ Date of return _____
Signature _____

Norman G. Beck 10/31/62

PETITIONER'S
EXHIBIT



LOCATION MAP
JAN 11, 1961



EXISTING SIGNS
Existing Zoning: BROS

AREA REQUIREMENTS

2 dispenser islands with 6 single dispenser pumps
capable of servicing 6 cars at any one time.

Total servicing spaces 6
Total servicing bays 2
Total bay capacities 8

Site area required - 3 x 1500 = 4500 (1,000 min.)
Proposed ancillary uses 1 thru 5
Additional area required None
Proposed combination uses None
Additional area required None
TOTAL AREA REQUIRED 15,000 square feet
TOTAL AREA OF TRACT 22,311 square feet

ANCILLARY USES

Vehicle repair services; but body & fender work
& painting are not permitted.

2. Sale of tires from vending machines.

3. Tire sales and installation.

4. Sale of small auto parts and accessories.

5. Minor accessory uses, such as restroom, sale of
motor oil, antifreeze and allied products.

PARKING

Parking spaces required = 1 per 300 square feet floor space
(1200 square feet) = 4
Parking spaces required = three spaces for each bay = 6
Parking spaces provided = 11 (All parking is to be set
back 8 ft. from street property line)

NOTES: (PRINT)

Number of driveways on front street = 2
Width of driveway = 14'0" (length of width)
Width of driveway = 12'12"

PLAT TO ACCOMPANY PETITION
NO. 2, 10/31/62, 10/31/62
NO. 2, 10/31/62, 10/31/62
NO. 2, 10/31/62, 10/31/62

MAP
38-76
SECTION
DISTRICT
DATE
TYPE
REMARKS
BY

CHRYSTIE FILLET