

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 Deputy Zoning Commissioner of Baltimore County, this 17th day of May, 1983, that the Petition for Special Exception for a service garage in a B.L. Zone, in accordance with the site plan prepared by Jerome Shuman, dated January 12, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Additional landscaping/planters shall be installed in stages between the building and Harford Road to be completed within three years from the date of this Order.
2. A revised site plan shall be submitted for approval by the Maryland Department of Transportation, 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.

Dean M. H. Perry
Deputy Zoning Commissioner of
Baltimore County

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

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of May, 1983, that a nonconforming use for a portion of the 58'x90' residential lot located at the rear of 8306-8308 Harford Road for the parking of damaged cars awaiting repair will not adversely affect the health, safety, and general welfare of the community, and, therefore,

1. Damaged or disabled vehicles on the premises for service related activities shall be parked only on the 35'x43' parcel described as follows:

Beginning at the intersection of the zoning line and the South 48° 30' East 60' line and binding 43 feet in a northwest direction along the property line, thence by a new line of division North 41° 30' East 35 feet, so as to allow a 15 foot grassed buffer strip, thence South 48° 30' East 43 feet, thence binding on the zoning line 35 feet in a southwest direction to the point of beginning.

2. An 8 foot stockade fence shall be installed and maintained along the lines described as follows:

Beginning at the intersection of the zoning line and the South 48° 30' East 60' line and binding 43 feet in a northwest direction along the property line, thence by a new line of division North 41° 30' East 35 feet, so as to allow a 15 foot grassed buffer strip, thence South 48° 30' East 43 feet, thence binding on the zoning line 35 feet in a northwest direction to intersect the North 48° 30' West 187.48' line.

3. The remainder of the D.R. (Density, Residential) 5.5 zoned property shall have a 36 inch chain link fence installed described as follows:

ORDER RECEIVED FOR FILING

DATE May 17, 1983
BY Robert J. Romadka
ADMINISTRATIVE ASSISTANT

Item No. 73 - Case No. 83-219-XSPH
Petitioner - Helmut G. Rau, et ux
Special Exception & Special Hearing
Page 2

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Jerome Shuman
4790 Byron Road
Baltimore, Md. 21208



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

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

Re: Item #73 (1982-1983)
Property Owner: Helmut G. & Theresa C. Rau
NW/8 Harford Rd. 101.71' N/E from centerline of
Emerald Road
Acres: 5736 sq. ft. District: 9th

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:

Baltimore County highway and utility improvements are not directly involved.

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 73 (1982-1983).

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

RAN:EAM:FWR:pmj
cc: Jack Wimbley
N-SE Key Sheet
30 & 31 NE 15 Pos. Sheets
NE 5 D Topo
81 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 83-219-XSPH
Helmut G. Rau, et ux

Date: March 16, 1983

This office is of the opinion that a service garage would be an appropriate use at this location; however, the area proposed for storage of damaged vehicles might be excessive when viewed in terms of an ordinary service garage operation. It is suggested that this aspect be considered as to whether or not it would be appropriate in view of the adjacent residences.

If this petition is granted, it is suggested that the order be conditioned to require landscaping between the stockade fence and the adjacent residential properties.

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

NEG:JGH:hc

cc: Arlene January
Shirley Hess



Maryland Department of Transportation

State Highway Administration

Louise K. Brinkman
Secretary
M. S. Chisholm
Administrator

October 20, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Dear Mr. Hammond:

Re: ZAC Meeting of 10-19-82
ITEM: #73.
Property Owner: Helmut G. & Theresa C. Rau
Location: NW/8 Harford Rd. (Route 147) 101.71' N/E from centerline of Emerald Road
Existing Zoning: B.L. & D.R. 5.5
Proposed Zoning: Special Hearing to approve a non-conforming use of residential lot at the rear for the parking of damaged cars awaiting repairs. Special exception for service garage and use of the adjacent lot for parking in conjunction with the operation of the service garage.
Acres: 5736 sq. ft.
District: 9th

On review of the site plan of September 21, 1982 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

1. The existing 42' wide depressed entrances on the northwest side of Harford Road into the site.
2. The location of the existing C&P pole #26, 36' northeast of the existing entrance.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
365-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5083 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. / Baltimore, Maryland 21202-0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1983

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

NICHOLAS B. COMMODARI
Chairman

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

Robert J. Romadka, Esquire
John O. Hernandez, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Item No. 73 - Case No. 83-219-XSPH
Petitioner - Helmut G. Rau, et ux
Special Exception & Special Hearing

Gentlemen:

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, currently improved with the facilities of Parville Body and Fender, is located on the northwest side of Harford Road northeast of Emerald Road in the 9th Election District. Commercial properties exist along both sides of Harford Road, while dwellings exist to the rear of this property.

As you are aware, this property was the subject of a violation hearing (Case No. 83-53-V), which is being withheld an order pending the outcome of this hearing. The special exception is required to legalize the existing use and expansion to the north, while the special hearing is included in order to prove that the storage area for disabled vehicles to the rear is nonconforming.

In view of the fact that revised site plans were submitted that satisfy the comments of the State Highway Administration, I scheduled this petition for a hearing.

October 20, 1982

Mr. W. Hammond

3. The reconstruction of a 30' depressed concrete entrance to meet existing S.H.A. standards as shown on the "red lined" plan.
4. Label the plan and construct the curb in back of the existing R/W line as S.H.A. type "A" concrete curb.
5. Nose down curb at the back of existing sidewalk.
6. Replace or repair all deteriorated gutter and sidewalk along the Harford Road frontage of the site.

It is required that the plan be revised prior to a hearing date, all work wit in the S.H.A. R/W must be through an access permit from the State Highway Administration with the posting of a bond to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Jerome Shuman
4790 Byron Road
Baltimore, Md. 21208

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

November 19, 1982

HARRY J. PISTEL, P.E.
DIRECTOR

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

Re: Item #73 (1982-1983)
Property Owner: Helmut G. & Theresa C. Rau
NW/4 Harford Rd. 101.71' N/E from centerline of
Emerald Road
Acres: 5736 sq. ft. District: 9th

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:

Baltimore County highway and utility improvements are not directly involved.

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject of the standards, specifications and approval of the State in addition to those of Baltimore County.

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

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 from improper grading or improper installation of drainage facilities would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 73 (1982-1983).

Very truly yours,

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

RAH:FMH:pmv
cc: Jack Wimbley
N-SE Kay Sheet
30 & 31 NE 15 Pos. Sheets
NE & D Topo
81 Tax Map

Maryland Department of Transportation
State Highway Administration

Louise E. O'Connell
Secretary
H. S. Gable
Assistant

October 20, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: IAC Meeting of 10-19-82
ITEM: #73.
Property Owner: Helmut G. & Theresa C. Rau
Location: NW/4 Harford Rd. (Route 147) 101.71' N/E from centerline of Emerald Road
Existing Zoning: B.L. & D.R. 5.5
Proposed Zoning: Special Hearing to approve a non-conforming use of residential lot at the rear for the parking of damaged cars awaiting repairs. Special exception for service garage and use of the adjacent lot for parking in conjunction with the operation of the service garage.
Acres: 5736 sq. ft.
District: 9th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan of September 21, 1982 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

1. The existing 42' wide depressed entrances on the northwest side of Harford Road into the site.
2. The location of the existing C&P pole #26, 35'± northeast of the existing entrance.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
382-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-485-5052 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 / 0717

October 20, 1982

Mr. W. Hammond

3. The reconstruction of a 30' depressed concrete entrance to meet existing S.H.A. standards as shown on the "red lined" plan.
4. Label the plan and construct the curb in back of the existing R/W line as S.H.A. type "A" concrete curb.
5. Move down curb at the back of existing sidewalk.
6. Replace or repair all deteriorated curb, gutter and sidewalk along the Harford Road frontage of the site.

It is requested that the plan be revised prior to a hearing date, all work within the S.H.A. R/W must be through an access permit from the State Highway Administration with the posting of a bond to guarantee construction.

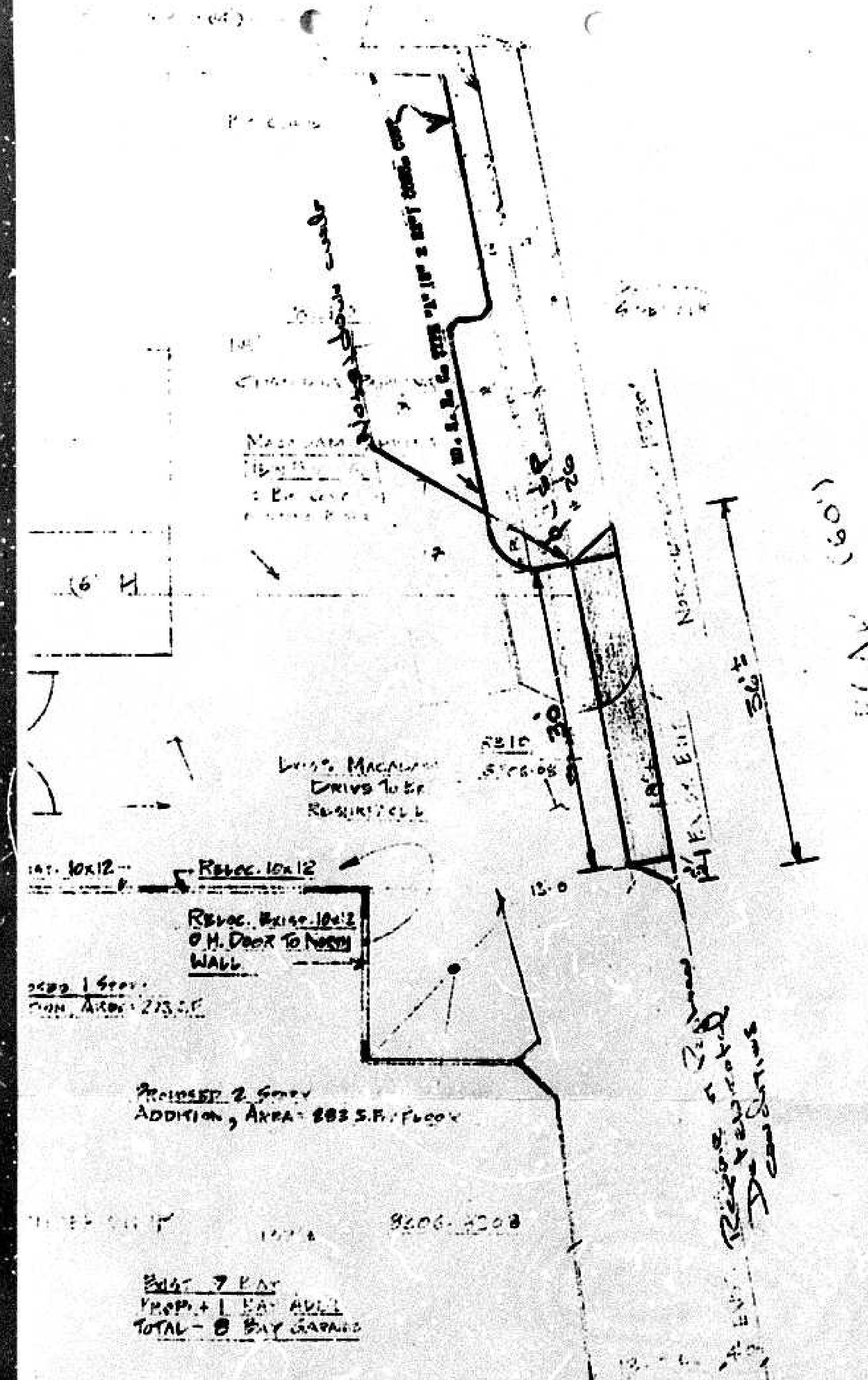
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:vr

cc: Mr. J. Wimbley

- 2 -



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7300

December 20, 1982

PAUL H. RENCKE
C/O

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: Helmut G. and Theresa C. Rau

Location: NW/4 Harford Road 101.71' N/E from centerline of Emerald Road

Item No.: 73

Zoning Agenda: Meeting of October 19, 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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

- () 5. The buildings and structures existing or proposed on the site shall comply with 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: *George M. Wagoner*
Planning Group
Special Inspection Division

JK/mh/cn

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 73 Zoning Advisory Committee Hearing are as follows:

Property Owner: Helmut G. & Theresa C. Rau
Location: NW/4 Harford Road 101.71' N/E from centerline of Emerald Road
Existing Zoning: B.L. & D.R. 5.5
Proposed Zoning: See attached page

James
Citations

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1-72/ General 1011 and State of Maryland Code for the Building and Safety and other applicable Codes.
- B. A building and other structures 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 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' of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-6" of lot lines. A fireproof door is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 101.
- F. Required variance conflicts with the Baltimore County Building Code, Section 1-72/ General 1011.
- G. A change of occupancy shall be applied for, along with an attention permit application, and the required code of changes indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can proceed on the above structure, please have the owner, then the architect or engineer in Maryland Architect or Engineer certify to this office, that the structure for which a permit is being applied for is in compliance with the weight/load requirements of Table 101 and the required construction, Section 107 and Table 101.

2. 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 (Plan Room) at 111 West Chesapeake Ave., 21201.

Very truly yours,
Charles E. Shuman
Charles E. Shuman, Chief
Plan Review

CL:GW:vr
Page 01-82

Page 2

Proposed Zoning: Special Hearing to approve a non-conforming use of residential lot at the rear for the parking of damaged cars awaiting repairs. Special Exception for service garage and use of the adjacent lot for parking in conjunction with the operation of the service garage.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

December 29, 1982

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

Re: -ZAC- Meeting of October 19, 1982
Item Nos. 64, 65, 67, 68, 69, 70, 72, and 73.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments
for item numbers 64, 65, 67, 68, 69, 70, 72, and 73.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: October 26, 1982
FROM: 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 #22 - Simon B. & Esther P. Weiner
- Item #2 - James R. & Corille Myrick
- Item #4 - Joseph E. Seipp, D.D.S.
- Item #8 - Herbert E.W. & Mary V. Basler
- Item #6 - Donald Ellis
- Item #50 - Wayne Sullivan
- Item #52 - Quality House, Inc.
- Item #55 - Roy & Margaret Bolyard
- Item #56 - Earl R. & Janice C. Jackson, Jr.
- Item #58 - Paul Goodman
- Item #59 - Dorothy Haines
- Item #60 - Margaret Beale, et al
- Item #61 - Primo & Elise A. China
- Item #63 - Chrysler Overseas Capital Corp.
- Item #64 - Daniel A. & Janice B. Agostino
- Item #47 - Francis W. & Victoria A. Rippel
- Item #63 - D. C. & Elizabeth Poling
- Item #70 - Sarah & Martin Lazarus, L.P.T.
- Item #71 - Roscoe Vandevander
- Item #72 - Jean C. Young, et al
- Item #73 - Helmut G. & Theresa V. Rau

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/fth

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dube, Superintendent

Towson, Maryland - 21204

Date: October 20, 1982

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

Z.A.C. Meeting of: October 19, 1982

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich, Assistant
Department of Planning

WP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: March 16, 1983
FROM: Norman E. Gerber, Director
SUBJECT: Zoning Petition No. 83-219-XSPH
Helmut G. Rau, et ux

This office is of the opinion that a service garage would be an appropriate
use at this location; however, the area proposed for storage of damaged vehicles
might be excessive when viewed in terms of an ordinary service garage operation.
It is suggested that this aspect be considered as to whether or not it would be
appropriate in view of the adjacent residences.

If this petition is granted, it is suggested that the order be conditioned to
require landscaping between the stockade fence and the adjacent residential properties.

Norman E. Gerber per J. H. Jung
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

PETITIONER'S
EXHIBIT 2



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 11, 1983

Robert J. Hennegan, Esquire
John C. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petitions for Special Exception & Special Hearing
NW/S of Harford Rd., 101.71' NE of
Emerald Rd.
Helmut G. Rau, et ux - Petitioners
Case No. 83-219-XSPH

Dear Sirs:

This is to advise you that \$77.69 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

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

9th Election District

ZONING: Petition for Special Exception and Special Hearing
LOCATION: Northwest side of Harford Road, 101.71 ft. Northeast of
Emerald Road
DATE & TIME: Thursday, March 24, 1983 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 use of
the adjacent lot for parking in conjunction with the operation of
the service station; Special Hearing under Section 500.7 of the
Baltimore County Zoning Regulations to determine whether or
not the Zoning Commissioner and/or Deputy Zoning Commissioner
should approve a nonconforming use of residential lot at the rear
of 8306-8308 Harford Road for the parking of damaged cars
awaiting repairs

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

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

Hearing Date: Thursday, March 24, 1983 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

7 January 12, 1983

Robert J. Hennegan, Esquire
John C. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petitions for Special Exception and Special Hearing
NW/S of Harford Rd., 101.71' NE of Emerald Rd.
Helmut G. Rau, et ux - Petitioners
Case No. 83-219-XSPH

TIME: 11:00 A.M.

DATE: Thursday, March 24, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: James H. Deems
5918 Emerald Road - 64
Baltimore, Maryland 21234

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

DATE: 3/11/83 AMOUNT: R-01-615-000

RECEIVED: Jack Hennegan - Rem property

FOR: Item 73

AMOUNT: 2200.00

00400002060015 51224

VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 17, 1983

John C. Hennegan, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: Petitions for Special Exception and Special Hearing
NW/S of Harford Rd., 101.71' NE
of Emerald Rd. - 9th Election
District
Helmut G. Rau, et ux - Petitioners
NO. 83-219-XSPH (Item No. 73)

Dear Mr. Hennegan:

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: Mr. James H. Deems
2912 Emerald Road
Baltimore, Maryland 21234

Ms. Marjorie MacCubbin
2919 Onyx Road
Baltimore, Maryland 21234

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

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

DATE: April 7, 1983 AMOUNT: R-01-615-000

RECEIVED: Helmut G. Rau et ux John Hennegan, Esquire

FOR: Advertising & Posting Case 83-219-XSPH

AMOUNT: \$77.69

00400002060015 50714

VALIDATION OR SIGNATURE OF CASHIER

June 16, 1983

John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

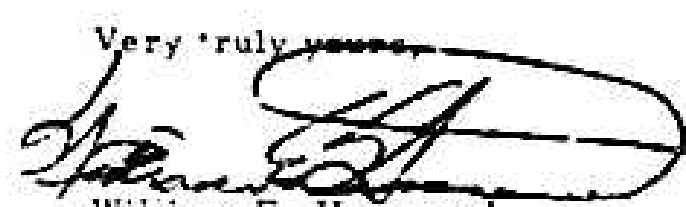
Re: Petitions for Special Exception and
Special Hearing
NW/5 of Harford Rd., 101.71' NE
of Emerald Rd.
Helmut G. Rau, et ux - Petitioner's
Case No. 83-219-XSPH

Dear Mr. Hennegan:

Please be advised that an appeal has been filed by John W. Hessian, III,
Esquire, People's Counsel, from the decision rendered by the Deputy Zoning
Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is
scheduled by the County Board of Appeals.

Very truly yours,


William E. Hammond
Zoning Commissioner

WEH:aj

cc: Mr. James H. Deoms
2912 Emerald Road
Baltimore, Maryland 21234

Ms. Marjorie MacCubbin
2917 Onyx Road
Baltimore, Maryland 21214

494-2180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
July 12, 1983

John W. Hessian, Esq.
People's Counsel
Court House
Towson, Md. 21204

Dear Mr. Hessian:

Re: Case No. 83-219-XSPH
Helmut G. Rau, et ux

Enclosed herewith is a copy of the Order of Dismissal
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,


Jane Holmen, Secretary

Encl.
cc: Robt. J. Romadka and
John O. Hennegan
Helmut G. Rau, et ux
James H. Deoms
Marjorie MacCubbin
N. E. Gerber
J. Jung
J. Howell
J. Dyer
W. Hammond

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
TOWSON, MARYLAND 21204
1983 MARYLAND 21204

June 27, 1983

Peter Max Zimmerman, Esquire, Deputy
People's Counsel for Baltimore County
Room 223, Court House
Towson, Maryland 21204

RE: Helmut G. Rau, et ux, Petitioners
Case #83-219-XSPH

Dear Mr. Zimmerman:

Per my telephone conversation with you last week, please
accept this letter as further confirmation to you that my client,
Helmut G. Rau, at the time of his zoning hearing before Deputy
Zoning Commissioner, Jean Jung, did not request nor receive per-
mission from the Zoning Commissioner to dismantle any vehicles
there on his premises located at 8310 Harford Road.

Mr. Rau had filed a Special Exception for a service
garage and petition for the purpose of providing
a legal non-conforming use on a portion of the rear of his property
now zoned residential for the storage of cars only. As I stated
to you, Mr. Rau has been in service garage work since the early
1950's and does not dismantle any vehicles for the purpose of
selling or using parts. Mr. Rau stated that it is not his intention
to do this in the future.

I would therefore appreciate your reviewing this matter
with Mr. Hessian and if you are satisfied with my letter of explana-
tion, then you will withdraw the People's Counsel appeal against
Mr. Rau at this time.

I will therefore look forward to hearing from you in this
matter.

Very truly yours,

Robert J. Romadka

RJR/mew
cc: Mr. Helmut G. Rau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 5, 1983

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

John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

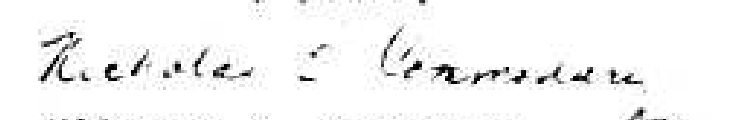
RE: Item No. 73

Petitioner - Helmut G. Rau, et ux
Special Hearing & Special Exception

Dear Mr. Hennegan:

The above referenced matter cannot be scheduled
for a hearing until revised plans are submitted. I
will await your further action in this matter.

Very truly yours,


NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: Jerome Shuman
4790 Byron Road
Baltimore, Maryland 21208

DESCRIPTION FOR SPECIAL EXCEPTION & SPECIAL HEARING

BEGINNING on the northwest side of Harford Road at the distance of
101.71 feet northeasterly from the corner formed by the intersection of
the northwest side of Harford Road with the northeast side of Emerald Road
and running thence with assumed bearings of North 30° 00' East 137.30' to
the northeast corner of the property, thence North 48° 30' West 187.48' to
the northwest corner of the property, thence at right angles South 41° 30'
West 90.0' to the northeast outline of Lot 70 and 57 on the plat of the
land belonging to Canton Company of Baltimore, thence at right angles
South 48° 30' East 60.00' to the southeast outline of Lot 57 of said plat,
thence at right angles South 41° 30' West 45.00 feet to the northeast outline
of Lot No. 56 and thence, at right angles, South 48° 30' East 152.48 feet
to the place of beginning.

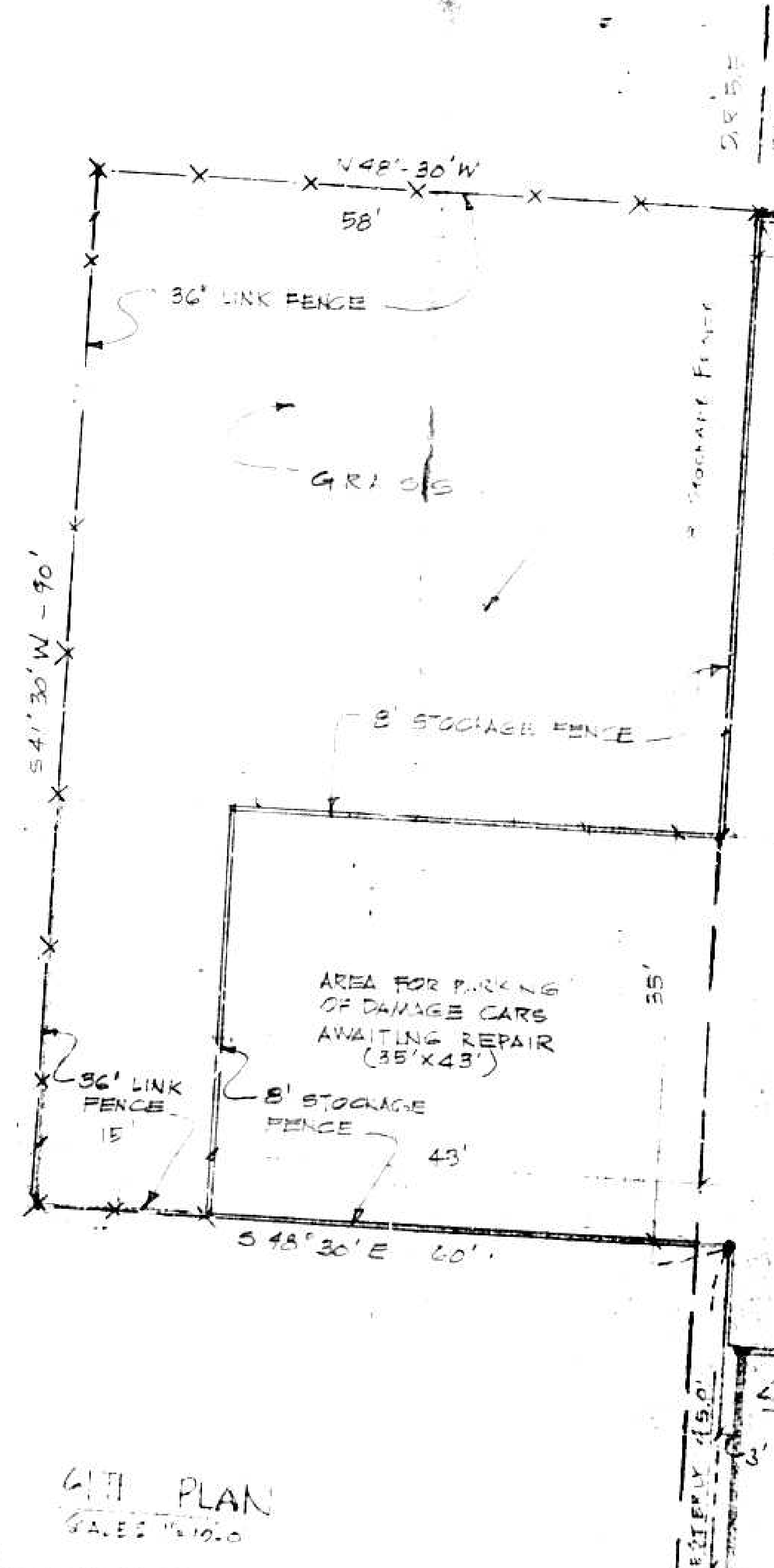
Special exception includes all of the above described area zoned B.L.

Special hearing includes all of the above described area zoned DR 5.5.



Received 2/15/83
#73

83-219-XSPH



Robert J. Romadka, Esquire
John O. Hennegan, Esquire
809 Eastern Blvd.
Baltimore, Md. 21221

Jerome Shuman
4790 Byron Road
Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

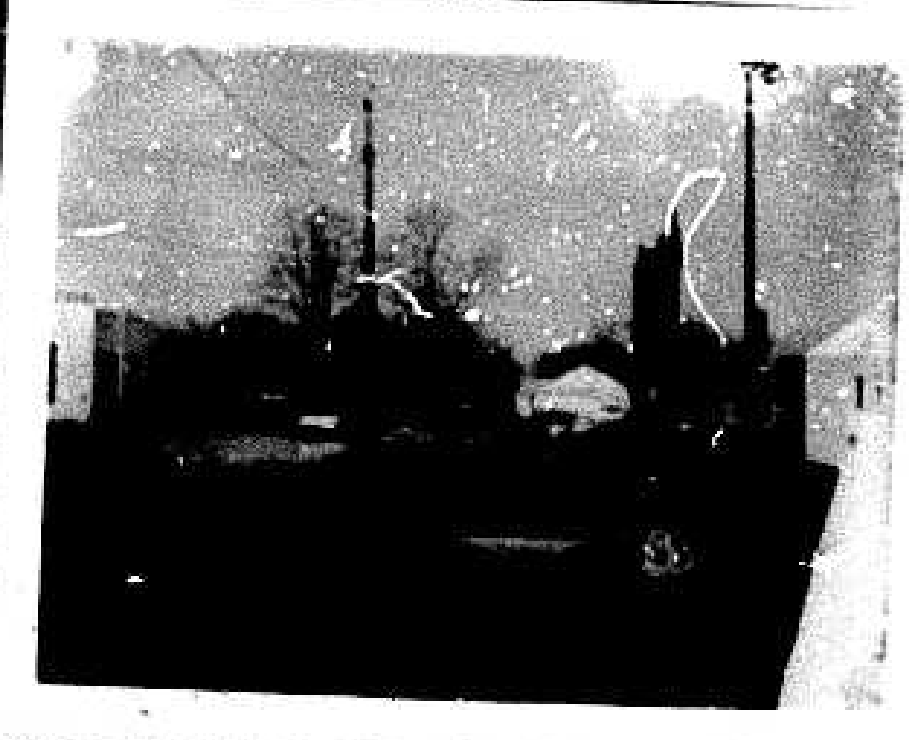
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day
of February, 1983


WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Helmut G. Rau, et ux

Petitioner's Attorney Romadka/Hennegan, Esq. Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 2/15/83
Posted for: Romadka/Hennegan
Petitioner: Helmut G. Rau, et ux
Location of property: 8310 Harford Rd., Towson, Md. 21204
Location of Signs: Front & Rear of Property (Facing Harford Rd.)
Remarks: None
Posted by: [Signature] Date of return: 2/18/83
Number of Signs: 4

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
83-219-XSPH

SONING: Petition for Special Exception and Special Hearing
LOCATION: Northwest side of Harford Road, 101.71' E. Northwest of Emerald Road
DATE & TIME: Thursday, March 24, 1983 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.

Purpose: For Special Exception for a service garage and use of the adjacent lot for parking in conjunction with the operation of the service station. Special Hearing under Section 880.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a reconsidering use of residential lot at the rear of 100-8000 Harford Road for the parking of damaged cars awaiting repair.

All that parcel of land in the Ninth District of Baltimore County, Maryland, on the northwest side of Harford Road at the distance of 101.71 feet northeasterly from the corner formed by the intersection of the northwest side of Harford Road with the northeast side of Emerald Road and running thence with assumed bearings of North 26° 00' East 157.50' to the northeast corner of the property, thence North 48° 30' West 157.65' to the northwest corner of the property, thence at right angles South 41° 30' West 80.0' to the northeast outline of Lot 70 and 57 on the plat of the land belonging to Canton Company of Baltimore, thence at right angles South 42° 30' East 80.00' to the northeast outline of Lot 57 and said plat, thence at right angles South 41° 30' West 25.00 feet to the northeast outline of Lot No. 54 and thence, at right angles, South 48° 30' East 152.50 feet to the place of beginning.

Special exception includes all of the above described area zoned R.L. Special hearing includes all of the above described area, zoned D.R. 5.1.

Being the property of Helmut G. Rau, et ux, as shown on plat plan filed with the Zoning Department, Hearing Date: Thursday, March 24, 1983 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. JAMMOND,
 Zoning Commissioner
 Of Baltimore County
 Mar. 2.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 3, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time, before the 24th day of March, 1983, the publication appearing on the 3rd day of March, 1983.

THE JEFFERSONIAN

L. Frank Sierstein
 Manager.

Cost of Advertisement: \$2.00

Petition For Special Exception And Special Hearing

SONING: Petition for Special Exception and Special Hearing
LOCATION: Northwest side of Harford Road, 101.71' E. Northwest of Emerald Road
DATE & TIME: Thursday, March 24, 1983 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.

Purpose: For Special Exception for a service garage and use of the adjacent lot for parking in conjunction with the operation of the service station. Special Hearing under Section 880.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a reconsidering use of residential lot at the rear of 100-8000 Harford Road for the parking of damaged cars awaiting repair.

All that parcel of land in the Ninth District of Baltimore County, Maryland, on the northwest side of Harford Road at the distance of 101.71 feet northeasterly from the corner formed by the intersection of the northwest side of Harford Road with the northeast side of Emerald Road and running thence with assumed bearings of North 26° 00' East 157.50' to the northeast corner of the property, thence North 48° 30' West 157.65' to the northwest corner of the property, thence at right angles South 41° 30' West 80.0' to the northeast outline of Lot 70 and 57 on the plat of the land belonging to Canton Company of Baltimore, thence at right angles South 42° 30' East 80.00' to the northeast outline of Lot 57 and said plat, thence at right angles South 41° 30' West 25.00 feet to the northeast outline of Lot No. 54 and thence, at right angles, South 48° 30' East 152.50 feet to the place of beginning.

Special exception includes all of the above described area zoned R.L. Special hearing includes all of the above described area zoned D.R. 5.1.

Being the property of Helmut G. Rau, et ux, as shown on plat plan filed with the Zoning Department, Hearing Date: Thursday, March 24, 1983 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. JAMMOND,
 Zoning Commissioner
 Of Baltimore County
 Mar. 2.

The Times

Middle River, MD., March 2, 1983

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 3rd day of March, 1983.

Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th
 Date of Posting: 3/16/83
 Posted for: Helmut G. Rau, et ux, Special Hearing
 Petitioner: Helmut G. Rau, et ux
 Location of property: Northwest side of Harford Road, 101.71' E. Northwest of Emerald Road
 Location of Signs: 2 signs on Harford Road
 Remarks:
 Posted by: *William E. Jammond*
 Signature: _____ Date of return: 3/14/83
 Number of Signs: 2

Protestants in attendance

RICHARD FOREMAN 2809 Emerald Rd
 Margene MacCubbin 2919 Onyx Rd
 John M. MacCubbin 2915 Onyx Rd
 Henry J. Katspahl 2917 Onyx Rd
 Grace E. Katspahl 2912 Emerald Rd
 James H. Katspahl 2912 Emerald Rd
 all gone 3/23/83



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

No. 117650

DATE 5/15/83 ACCOUNT R-01-615-000

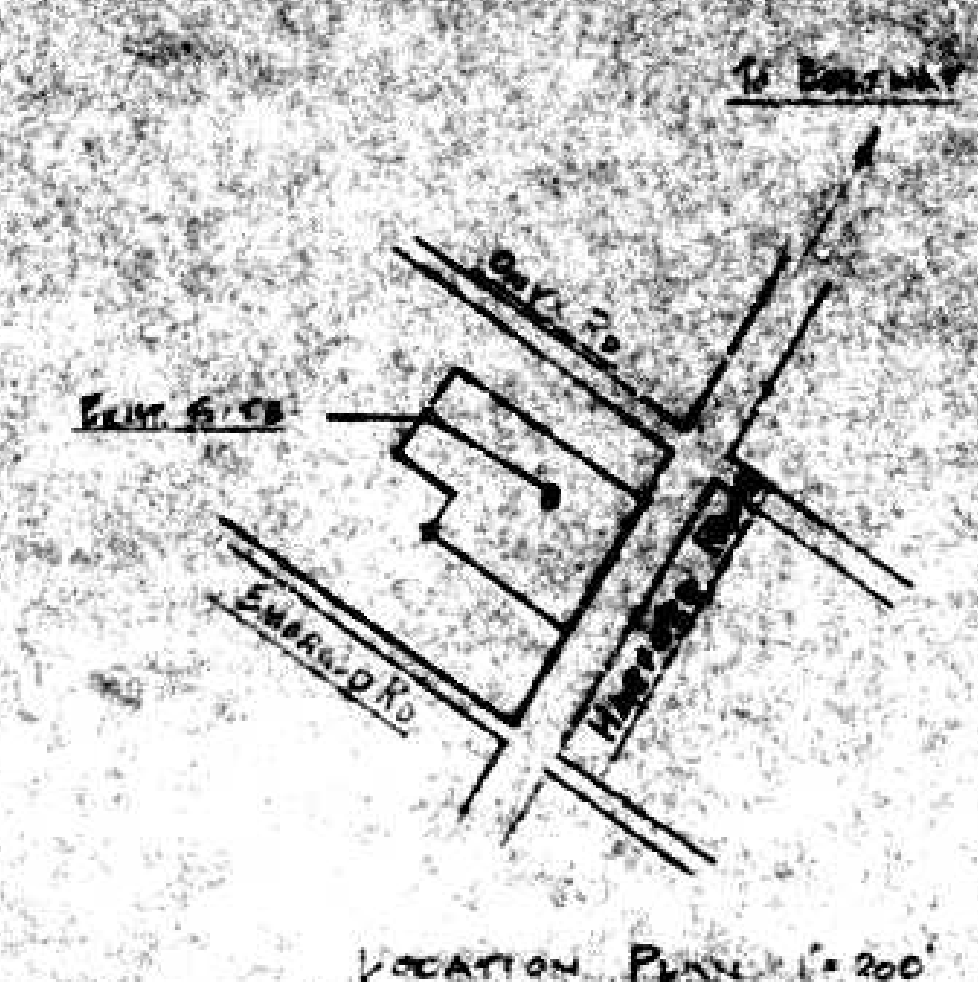
AMOUNT \$185.00

RECEIVED FROM People's Counsel

FOR Appeal fee on Case #83-219-XSPH
 (Helmut G. Rau, et ux)

6 076*****10850-5 812A

VALIDATION OR SIGNATURE OF CASHIER



LOCATION PLAN 1"=200'

BUILDING AREA
 EXIST. 1ST FLOOR - 1047 SF
 2ND FLOOR - 699 SF
 TOTAL FLOOR AREA - 1746 SF
 TOTAL AREA - 6304 SF

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 10/1/83
 BY: [Signature]
 DATE: 10/1/83
 83-219
 C-1369-83

NOTE: FRONT OR
 S. SIDE OF LOT TO BE
 OPEN TO PUBLIC
 ALONG HARFORD ROAD FRONTAGE
 AT DISCRETION OF ST. HENRI

GENERAL NOTES
 1. ANY LOT OR LOT PORTION TO BE
 OPEN TO PUBLIC SHALL BE
 OPEN TO PUBLIC TO THE LOT AND
 STREET ADJACENT
 2. LOT 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

EXISTING DISTRICT - 3
 1. EXISTING 1ST FLOOR SHOP
 2. EXISTING 2ND FLOOR
 3. EXISTING 3RD FLOOR
 4. EXISTING 4TH FLOOR
 5. EXISTING 5TH FLOOR
 6. EXISTING 6TH FLOOR
 7. EXISTING 7TH FLOOR
 8. EXISTING 8TH FLOOR
 9. EXISTING 9TH FLOOR
 10. EXISTING 10TH FLOOR
 11. EXISTING 11TH FLOOR
 12. EXISTING 12TH FLOOR
 13. EXISTING 13TH FLOOR
 14. EXISTING 14TH FLOOR
 15. EXISTING 15TH FLOOR
 16. EXISTING 16TH FLOOR
 17. EXISTING 17TH FLOOR
 18. EXISTING 18TH FLOOR
 19. EXISTING 19TH FLOOR
 20. EXISTING 20TH FLOOR
 21. EXISTING 21TH FLOOR
 22. EXISTING 22TH FLOOR
 23. EXISTING 23TH FLOOR
 24. EXISTING 24TH FLOOR
 25. EXISTING 25TH FLOOR
 26. EXISTING 26TH FLOOR
 27. EXISTING 27TH FLOOR
 28. EXISTING 28TH FLOOR
 29. EXISTING 29TH FLOOR
 30. EXISTING 30TH FLOOR
 31. EXISTING 31TH FLOOR
 32. EXISTING 32TH FLOOR
 33. EXISTING 33TH FLOOR
 34. EXISTING 34TH FLOOR
 35. EXISTING 35TH FLOOR
 36. EXISTING 36TH FLOOR
 37. EXISTING 37TH FLOOR
 38. EXISTING 38TH FLOOR
 39. EXISTING 39TH FLOOR
 40. EXISTING 40TH FLOOR
 41. EXISTING 41TH FLOOR
 42. EXISTING 42TH FLOOR
 43. EXISTING 43TH FLOOR
 44. EXISTING 44TH FLOOR
 45. EXISTING 45TH FLOOR
 46. EXISTING 46TH FLOOR
 47. EXISTING 47TH FLOOR
 48. EXISTING 48TH FLOOR
 49. EXISTING 49TH FLOOR
 50. EXISTING 50TH FLOOR
 51. EXISTING 51TH FLOOR
 52. EXISTING 52TH FLOOR
 53. EXISTING 53TH FLOOR
 54. EXISTING 54TH FLOOR
 55. EXISTING 55TH FLOOR
 56. EXISTING 56TH FLOOR
 57. EXISTING 57TH FLOOR
 58. EXISTING 58TH FLOOR
 59. EXISTING 59TH FLOOR
 60. EXISTING 60TH FLOOR
 61. EXISTING 61TH FLOOR
 62. EXISTING 62TH FLOOR
 63. EXISTING 63TH FLOOR
 64. EXISTING 64TH FLOOR
 65. EXISTING 65TH FLOOR
 66. EXISTING 66TH FLOOR
 67. EXISTING 67TH FLOOR
 68. EXISTING 68TH FLOOR
 69. EXISTING 69TH FLOOR
 70. EXISTING 70TH FLOOR
 71. EXISTING 71TH FLOOR
 72. EXISTING 72TH FLOOR
 73. EXISTING 73TH FLOOR
 74. EXISTING 74TH FLOOR
 75. EXISTING 75TH FLOOR
 76. EXISTING 76TH FLOOR
 77. EXISTING 77TH FLOOR
 78. EXISTING 78TH FLOOR
 79. EXISTING 79TH FLOOR
 80. EXISTING 80TH FLOOR
 81. EXISTING 81TH FLOOR
 82. EXISTING 82TH FLOOR
 83. EXISTING 83TH FLOOR
 84. EXISTING 84TH FLOOR
 85. EXISTING 85TH FLOOR
 86. EXISTING 86TH FLOOR
 87. EXISTING 87TH FLOOR
 88. EXISTING 88TH FLOOR
 89. EXISTING 89TH FLOOR
 90. EXISTING 90TH FLOOR
 91. EXISTING 91TH FLOOR
 92. EXISTING 92TH FLOOR
 93. EXISTING 93TH FLOOR
 94. EXISTING 94TH FLOOR
 95. EXISTING 95TH FLOOR
 96. EXISTING 96TH FLOOR
 97. EXISTING 97TH FLOOR
 98. EXISTING 98TH FLOOR
 99. EXISTING 99TH FLOOR
 100. EXISTING 100TH FLOOR

SPECIAL EXCEPTION FOR
 SERVICE GARAGE - USE OF
 ADJACENT LOT FOR PARKING

SPECIAL HEARING FOR
 NON-CONFORMING USE OF
 PARKING IN RESIDENTIAL AREA
 AT REAR OF LOT AND ADJACENT
 VACANT LOT 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PARKVILLE BODY & FENDER SHOP
 8006 - 8010 HARFORD ROAD

