

PETITION FOR SPECIAL HEARING 83-233-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a service garage by special exception in a M.L. Zone that is not in an I.M. district and/or is not part of a planned industrial park of 25 acres in net area.

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

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

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

MARTIN J. BURKE, SR.
(Type or Print Name)
Signature: *Martin J. Burke, Sr.*

Address
City and State

Attorney for Petitioner:

JOHN GRASON TURNBULL, II
(Type or Print Name)
Signature: *John Grason Turnbull, II*
Address: 1345 Washington Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 828-0700

Legal Owner(s):

MARGARET E. HICKEY
(Type or Print Name)
Signature: *Margaret E. Hickey*

Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of March, 1983, 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 14th day of April, 1983, at 9:30 o'clock A.M.

John Grason Turnbull, II
Zoning Commissioner of Baltimore County.

ZCC - No. 1 (over)

PETITION FOR SPECIAL EXCEPTION 83-233-XSPH

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 in an existing M.L. Zone.

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:

MARTIN J. BURKE, SR.
(Type or Print Name)
Signature: *Martin J. Burke, Sr.*

Address: 3932 Washington Boulevard
City and State: Baltimore, Maryland 21227

Attorney for Petitioner:

JOHN GRASON TURNBULL, II
(Type or Print Name)
Signature: *John Grason Turnbull, II*
Address: 1345 Washington Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 828-0700

Legal Owner(s):

MARGARET E. HICKEY
(Type or Print Name)
Signature: *Margaret E. Hickey*

Address: 1613 Sulphur Spring Road
City and State: Baltimore, Maryland 21227

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of March, 1983, 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 14th day of April, 1983, at 9:30 o'clock A.M.

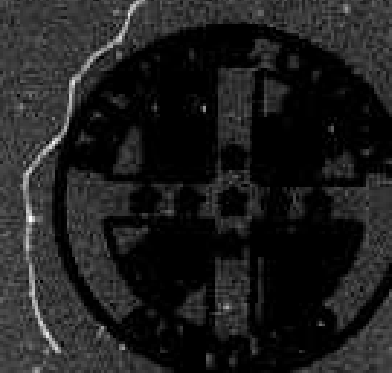
John Grason Turnbull, II
Zoning Commissioner of Baltimore County.

ZCC - No. 1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 1, 1983

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

John Grason Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

RE: Item No. 185 - Case No. 83-233-XSPH
Petitioner - Margaret E. Hickey
Special Exception & Special Hearing
Petitions

Dear Mr. Turnbull:

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 proposal to determine whether the existing use, i.e., service garage can be located in an M.L. zone that is not in an I.M. (Industrial, Major) district or in a planned industrial park of at least 25 acres, as stated in Section 253.2B of the zoning regulations, the special hearing is required. While the special exception is included in the event that the special hearing is granted, this property is the subject of a zoning violation case (No. C-82-80), which is being held in abeyance pending the outcome of this hearing.

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

Enclosures
cc: John C. Coolahan, Esquire
1345 Stevens Avenue
Baltimore, Maryland 21227
Development Design Group, Ltd.
1107 Kenilworth Drive
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 14, 1982

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

Re: Item #185 (1981-1982)
Property Owner: Margaret E. Hickey
N/WS Washington Blvd. 336.3' E. of centerline of
Sulphur Spring Rd.
Acres: 0.15 District: 13th

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.

Baltimore Beltway (I-695) and Washington Boulevard (Alt. U.S. 1) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 185 (1981-1982).

Very truly yours,

Robert A. Morrow, P.E.
ROBERT A. MORROW, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:SS

cc: Jack Wimbley

6-SV Key Sheet
19 & 20 SW 12 Pos. Sheets
SW & C Topo
109 Tax Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

April 2, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of March 23, 1982
ITEM: #185
Property Owner: Margaret E. Hickey
Location: NW/8 Old Washington Blvd., Route 888-4
336.3' E. of Centerline of Sulphur Spring Road
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a service garage.
Acres: 0.15
District: 13th

Dear Mr. Hammond:

The property is located near the end of a short, low volume, section of highway. Considering this and the fact that the business is existing, no entrance improvements are required, however, there is a sign on the State right of way that must be removed.

We wish to bring to your attention that there appears to be a parking problem, as seven vehicles were parked on the roadway that were obviously connected with the business.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JM:maw

By: John E. Meyers

cc: Mr. J. Wimbley
Mr. G. Wirtman

My telephone number is (301) 659-1350

Teletype for long-distance or special
7655 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 P717



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

STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

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

RE: Item No. 185 - ZAC - Meeting of March 23, 1982
Property Owner: Margaret E. Hickey
Location: NW/8 Washington Blvd. 335.3' E. of Centerline of Sulphur Spring Road
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a Service Garage
Acres: 0.15
District: 13th

Dear Mr. Hammond:

The subject site presently exists as a service garage and actually the road labeled Washington Boulevard is used as a service drive and is the old roadbed of Washington Boulevard.

The six spaces in front of the building do exist. However, the three spaces for employee parking do not and some regrading would be required.

Parking is presently occurring on the Public Street rather than the parking spaces shown.

Very truly yours,

C. Christopher Glomioso
C. Christopher Glomioso
Assistant Traffic Engineer
Planning & Design

CEM/bza

cc - Mr. Jack Wimbley
Current Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE RESPONSE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 29, 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 # 172 - Salvatore & Deborah A. Presoketti
- Item # 174 - North Park Associated
- Item # 179 - Abell Communications
- Item # 184 - Dorothy M. Markel
- Item # 185 - Margaret E. Hickey
- Item # 189 - Robert J. Romack, Jr.
- Item # 191 - Richard W. Ater
- Item # 192 - Vernon E. & Patricia A. Hodges
- Item # 195 - William E. & Jeanette M. Tammey
- Item # 197 - Leonard Gordon
- Item # 199 - Charles & Mary L. Gebhard
- Item # 200 - Raymond A. & Linda M. DuVall
- Item # 202 - William T. & Irene F. McKeever
- Item # 203 - Sheldon S. & Freya H. Satalsky
- Item # 207 - James J. Ward, III
- Item # 209 - Charles E. & Ora P. Michael
- Item # 213 - Frank A. & Rosemarie Luca
- Item # 218 - Leonard & JoAnne Yaker
- Item # 220 - Joseph Christopher Glomioso
- Item # 221 - R M H Company
- Item # 222 - Belair Beltway Partnership

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

1JF/rth

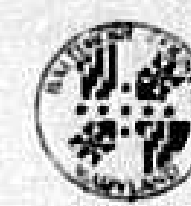
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

1. The petitioner herein seeks approval, by special exception, of a service garage in a M.L. Zone not within an I.M. district and/or part of a planned industrial park of 25 acres in net area.
2. Section 253.5 provides that where Section 253 conflicts with Section 270, Section 253 shall control.
3. Section 253.2.B clearly indicates that a service garage is permitted by special exception in a M.L. Zone only when located "...in a planned industrial park at least 25 acres in net area or in an I.M. district..." (emphasis added)
4. The subject property fails to meet the requirements of Section 253.2.B.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 4th day of August, 1983, that a service garage is not permitted in a M.L. Zone unless located within an I.M. district or a planned industrial park at least 25 acres in net area and, as such, the Petition for Special Hearing is hereby DENIED.

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

April 26, 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: Margaret E. Hickey

Location: NW/8 Washington Blvd. 336.3' E. of centerline of Sulphur Spring Road

Item No.: 185 Zoning Agenda: Meeting of March 23, 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 as _____

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Building shall be in accordance with NFPA 30-1976.

(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: *George M. H. Hammond* Approved: _____

Planning Group _____
Special Inspection Division _____

JH/mh'cm

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nicholas Commodari
Planning & Zoning Date: April 1, 1983

FROM: Building Plans Review
Zoning Advisory Committee

SUBJECT: Meeting of March 23, 1982

Item #183	Standard Comments
Item #184	Standard Comments
Item #185	No Comments
Item #186	See Comments
Item #187	Standard Comments
Item #188	Standard Comments
Item #189	Standard Comments
Item #190	Standard Comments
Item #191	See Comments
Item #192	See Comments
Item #193	No Comments - No Drawings
Item #194	See Comments
Item #195	See Comments
Item #196	See Comments
Item #197	Standard Comments

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

djl

MICROFILMED

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent Towson, Maryland - 21204

Date: March 30, 1982

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

Z.A.C. Meeting of: March 23, 1982

RE: Item No: 181, 182, 183, 184, 185, 186, 187, 188, 189
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

NNP/bp

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
NW/8 Washington Blvd., 336.3' : OF BALTIMORE COUNTY
E of Centerline of Sulphur Spring Rd.,
13th District :

MARGARET T. HICKEY, Petitioner : Case No. 83-233-XSPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 note 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 21st day of March, 1983, a copy of the foregoing Order was mailed to John Grason Turnbull, II, Esquire, 706 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner; Mr. Martin J. Burke, Sr., 3832 Washington Boulevard, Baltimore, Maryland 21227, Lessee; and John C. Coolahan, Esquire, 1345 Stevens Avenue, Baltimore, Maryland 21227, who requested notification.

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

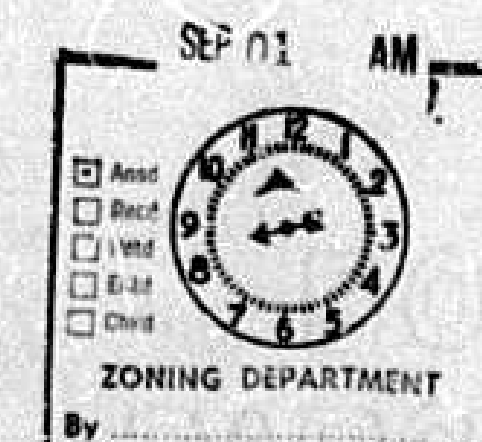
MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
PETITION FOR SPECIAL HEARING * ZONING COMMISSIONER
NW/8 Washington Blvd., 336.3' *
E of Centerline of Sulphur *
Spring Rd., 13th District * OF BALTIMORE COUNTY
MARGARET E. HICKEY, Petitioner * Case No. 83-233-XSPH

ORDER FOR APPEAL

Please enter an appeal on behalf of Martin J. Burke, Sr. unto the Board of Appeals for Baltimore County.

I HEREBY CERTIFY that on this 1st day of September, 1983, a copy of the foregoing Order for Appeal was mailed to John W. Hession, III, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.



LAW OFFICE
TURNBULL, MIX & FARMER
706 WASHINGTON AVENUE
TOWSON, MD 21204
494-2188

MICROFILMED

IN THE MATTER OF THE APPLICATION OF MARGARET T. HICKEY FOR SPECIAL EXCEPTION AND SPECIAL HEARING NW/8 WASHINGTON BLVD. 336.3' E OF SULPHUR SPRING ROAD 13th DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY NO. 83-233-XSPH

ORDER OF DISMISSAL

This case comes before the Board on petition for a special hearing to approve a service garage in an M.L. zone and a special exception for a service garage in an existing M.L. zone. The subject property is located on the northwest side of Washington Boulevard 336.3 feet northeast of Sulphur Spring Road, in the Thirteenth Election District of Baltimore County. On August 4, 1983, the Deputy Zoning Commissioner denied the requested petition.

At the hearing before the Board counsel for Petitioner requested a continuance, stating that the property in question was to be made an issue on the 1984 comprehensive zoning maps. This request for a continuance was denied by the Board.

People's Counsel then made a Motion to Dismiss the petition because there were no provisions in the Baltimore County Zoning Regulations to permit a service garage in an M.L. zone unless it had applied thereto a proper District. Since this property does not meet the requirements as stated in the Baltimore County Zoning Regulations, the Board granted People's Counsel's Motion to Dismiss the case.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 23rd day of February, 1984, by the County Board of Appeals, ORDERED that the Motion to Dismiss the case be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules

MICROFILMED

PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION

13th Election District

ZONING: Petition for Special Hearing and Special Exception
 LOCATION: Northwest side of Washington Boulevard, 336.3 ft. Northeast of the centerline of Sulphur Spring Road
 DATE & TIME: Thursday, April 14, 1983 at 9:30 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 Hearing under Section 509.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a service garage by Special Exception in an M.L. zone, that is not in an I.M. District and/or is not part of a planned industrial park of 25 acres in net area and Special Exception for a service garage in an existing M.L. zone

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

Being the property of Margaret T. Hickey, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 14, 1983 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
 Zoning Commissioner
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 Zoning Petition No. 82-233-11-5ph
 SUBJECT: Margaret T. Hickey
 Date: March 22, 1983

It is this office's opinion that the special exception requested by the petitioner cannot be granted.

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

NEG:JGH:slc

cc: Arlene January
 Shirley Hess

LAW OFFICES
 TURNBULL, MIX & FARMER
 706 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

JOHN GRASON TURNBULL, II
 G. WARREN MIX
 JAMES H. FARMER
 DOUGLAS T. RACHKE

PHONE 828-0700
 PHONE 828-1517

JOHN GRASON TURNBULL, II
 COUNSEL

December 20, 1982

Mr. Nick Commodari
 Zoning Office
 County Courts Building
 401 Bosley Avenue
 Towson, Maryland 21204

Re: Martin J. Burke
 Petition for Special Hearing
 MARGARET T. HICKEY
 Case No. 185

Dear Mr. Commodari:

This letter is sent to you for the purpose of clarifying the mix-up on the Petition for Special Exceptions as opposed to the Petition for Special Hearing wherein Mrs. Hickey's middle initial was "E" on one and "T" on the other.

Apparently, when the Petition for Special Exceptions was prepared her name was typed from a lease that showed her as "E". When I prepared the Petition for Special Hearing her name was taken from the Deed of the property which clearly indicates that her middle initial is "T".

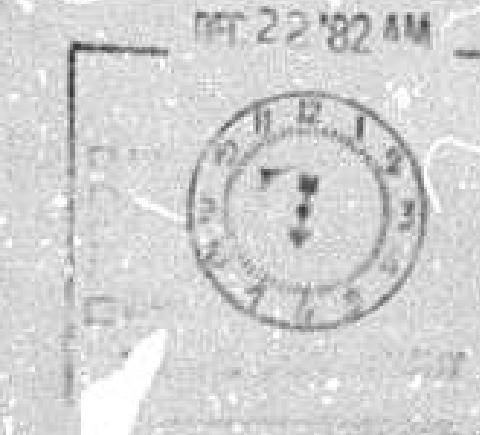
The Petition for Special Exceptions should be amended to reflect a "T", and I trust this letter will clear up any confusion.

Thank you for your cooperation.

Very truly yours,
 TURNBULL, MIX & FARMER

John Grason Turnbull, II
 John Grason Turnbull, II

JGT/jh



LAW OFFICES
 TURNBULL, MIX & FARMER
 706 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204

JOHN GRASON TURNBULL, II
 G. WARREN MIX
 JAMES H. FARMER
 DOUGLAS T. RACHKE

PHONE 828-0700
 PHONE 828-1517

JOHN GRASON TURNBULL, II
 COUNSEL

Mar. 24, 1983

Ms. Jean Jung
 Department Zoning Commissioners
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Petition for Special Exception
 Petition for Special Hearing
 NW/4 Washington Blvd.
 83-233XSPH
 MARGARET T. HICKEY

Dear Ms. Jung:

Please accept this letter as an informal Memorandum with regard to the above matter. Unfortunately, the two cases which I intend to cite you with according to a special exception for a service garage in an ML zone were deemed by Mr. Williams to be in an IM District. Therefore, since my client's property is not in an IM District that would not be similar but I would argue to you that the total ramifications surrounding this case should be sufficient reason and justification for the granting of our Petition. We are surrounded by ML zoning, and border an IM District and the use of the property is certainly comparable with the adjacent uses.

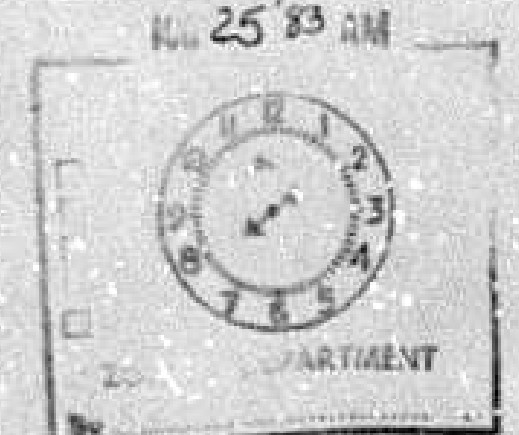
I would hope that you would see fit to grant this request.

Very truly yours,

TURNBULL, MIX & FARMER

John Grason Turnbull, II
 John Grason Turnbull, II

JGT/jh



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

ARNOLD JABLON
 ZONING COMMISSIONER

August 4, 1983

John Grason Turnbull, II, Esquire
 706 Washington Avenue
 Towson, Maryland 21204

RE: Petitions for Special Exception and Special Hearing
 NW/4 of Washington Blvd., 336.3' NE of the center line of Sulphur Spring Rd. - 13th Election District
 Margaret T. Hickey - Petitioner
 NO. 83-233-XSPH (Item No. 185)

Dear Mr. Turnbull:

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

Very truly yours,

John M.H. Jung
 JOHN M.H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

cc: John C. Coolahan, Esquire
 1345 Stevens Avenue
 Baltimore, Maryland 21227

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

494-3180

County Board of Appeals

Room 219, Court House
 Towson, Maryland 21204
 November 17, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 83-233-XSPH MARGARET T. HICKEY
 NW/4 Washington Blvd., 336.3' NE of the c/l of Sulphur Spring Road
 13th District
 SH-to approve a service garage in an ML zone
 SE-for a service garage in an existing ML zone
 8/4/83 - OZC's Order - DENIED

ASSIGNED FOR: WEDNESDAY, FEBRUARY 8, 1984, at 10 a.m.

cc: John C. Turnbull, II, Esq. Counsel for Petitioner
 Margaret Hickey Petitioner
 Martin Burke, Sr. Lessee
 John G. Coolahan, Esq. Counsel for Protestants OCT 11-23-83
 J. W. Hessian, Esq. People's Counsel
 N. Gerber
 J. Howell
 A. Jablon
 J. Jung
 J. Dyer

June Holmen, Secy.

OFFICE:
 247-2445

RESIDENCE:
 242-9924

JOHN CARROLL COOLAHAN
 ATTORNEY AT LAW
 1345 STEVENS AVENUE
 BALTIMORE, MARYLAND 21227

November 23, 1983

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

Gentlemen:

Under date of November 17, 1983 I received a Notice from your Board that this case had been set for Assignment on February 8, 1984 at 10:00 a.m. I am listed in your Notice of Assignment as Counsel for Protestants.

This is to advise that I do not represent any Protestants in this matter, nor have I ever, to my recollection, entered an appearance in this matter. I have represented Mrs. Margaret T. Hickey in her legal matters, but do not represent her in this case as she is represented by John G. Turnbull, II, Esquire.

Please put this letter in your records and have your records corrected with regard to my name as far as Counsel for Protestants is concerned.

Very truly yours,

John Carroll Coolahan
 John Carroll Coolahan

JCC:mim

cc: John C. Turnbull, II, Esquire
 John W. Hessian, Esquire

11/17/83 - Following were notified of hearing set for Wed. Feb. 8, 1984, at 10 a.m.:

J. Turnbull, Esq.
 M. T. Hickey
 L. J. Burke, Sr.
 J. C. Coolahan, Esq.
 J. Hessian
 N. Gerber
 J. Howell
 A. Jablon
 J. Jung
 J. Dyer



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3183
February 23, 1984

John Grason Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

Re: Case No. 83-233-XSPH
Margaret T. Hickey

Dear Mr. Turnbull:

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,

Edith T. Eisenhart
Edith T. Eisenhart,
Adm. Secretary

Encl.

cc: Margaret T. Hickey
Martin J. Burke, Sr.
Phyllis C. Friedman
N. E. Gerber
J. C. Hoswell
A. Janlon
J. Jung
J. E. Dyer

John Grason Turnbull, II, Esquire
706 Washington Ave
Towson, Md. 21204

John C. Coolahan, Esquire
1345 Stevens Ave
Baltimore, Md. 21217

Development Design Group, Ltd.
1107 Knottworth Drive
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 10th day of March, 1984.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Margaret Hickey

Petitioner's Attorney John Grason Turnbull, II Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

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

No. 121528

DATE 9/22/83 ACCOUNT R-01-615-000

AMOUNT \$180.00

RECEIVED FROM John Grason Turnbull, II, Esquire
FOR Appeal fee on Case #83-233-XSPH
(Margaret Hickey)

C 012-***1400010 8228A

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

83-233-XSPH

District 13th Date of Posting 3-25-84
Posted for: Special Hearing and Special Exception
Petitioner: Margaret T. Hickey
Location of property: NW/4 of Washington Blvd. 336.3' NE of the
Centerline of Sulphur Spring Road
Location of Sign: in front window of 3332 Washington Blvd.
Location sign north end of Washington Blvd. approx 345' NE of the
Centerline of Sulphur Spring Road
Remarks: None
Posted by: A. J. Dyer Date of return: 3-31-84
Signature
Number of Signs: 3

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

83-233-XSPH

District 13th Date of Posting October 3, 1983
Posted for: Appeal
Petitioner: Margaret T. Hickey
Location of property: NW/4 of Washington Blvd. 336.3' NE of the
Centerline of Sulphur Spring Road
Location of Sign: Front window of 3332 Washington Blvd. / location
sign NW/4 of Washington Blvd. approx 345' NE of the Centerline of
Sulphur Spring Road
Remarks: None
Posted by: A. J. Dyer Date of return: October 7, 1983
Signature
Number of Signs: 2

PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION 13th District

ZONING: Petition for Special Hearing and Special Exception
LOCATION: Northwest side of Washington Boulevard, 333.3' NE of the centerline of Sulphur Spring Road
DATE & TIME: Thursday, April 14, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 128, 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 Hearing under Section 200.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a special exception by Special Exception in an M.L. zone, that is not in an L.M. District and/or is not part of a planned unit development or a park or a school site and Special Exception for a service garage in an L.M. zone.

All land parcels of land in the Thirteenth District of Baltimore County.

Intending for the place of a pool on the northwestern side of Washington Boulevard, said pool being 20' x 30' x 4' deep and 300.3 feet wide, or less from the intersection of the centerline of Washington Boulevard and Sulphur Spring Road, running through the center of the northwestern side of said Washington Boulevard (1) North 47°30' East 68.21 feet, thence bearing said South and running the line of the lot line, corner, (2) North 47°30' West 100 feet, (3) South 47°30' West 87 feet, and (4) South 47°30' East 70.06 feet to the place of beginning.

Containing 0.13 acres of land more or less.

This description is prepared for purposes of zoning orientation only. Being the property of Margaret T. Hickey, as shown on plat plan filed with the zoning Department. Hearing Date: Thursday, April 14, 1983 at 9:30 A.M.
Public Hearing - Room 128, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Mar. 24.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on each~~ one time ~~before the 14th~~ before the 14th day of April, 19 83, the ~~69th~~ publication appearing on the 24th day of March, 19 82.

THE JEFFERSONIAN

L. Frank Simpson
Manager

Cost of Advertisement, \$ 26.75

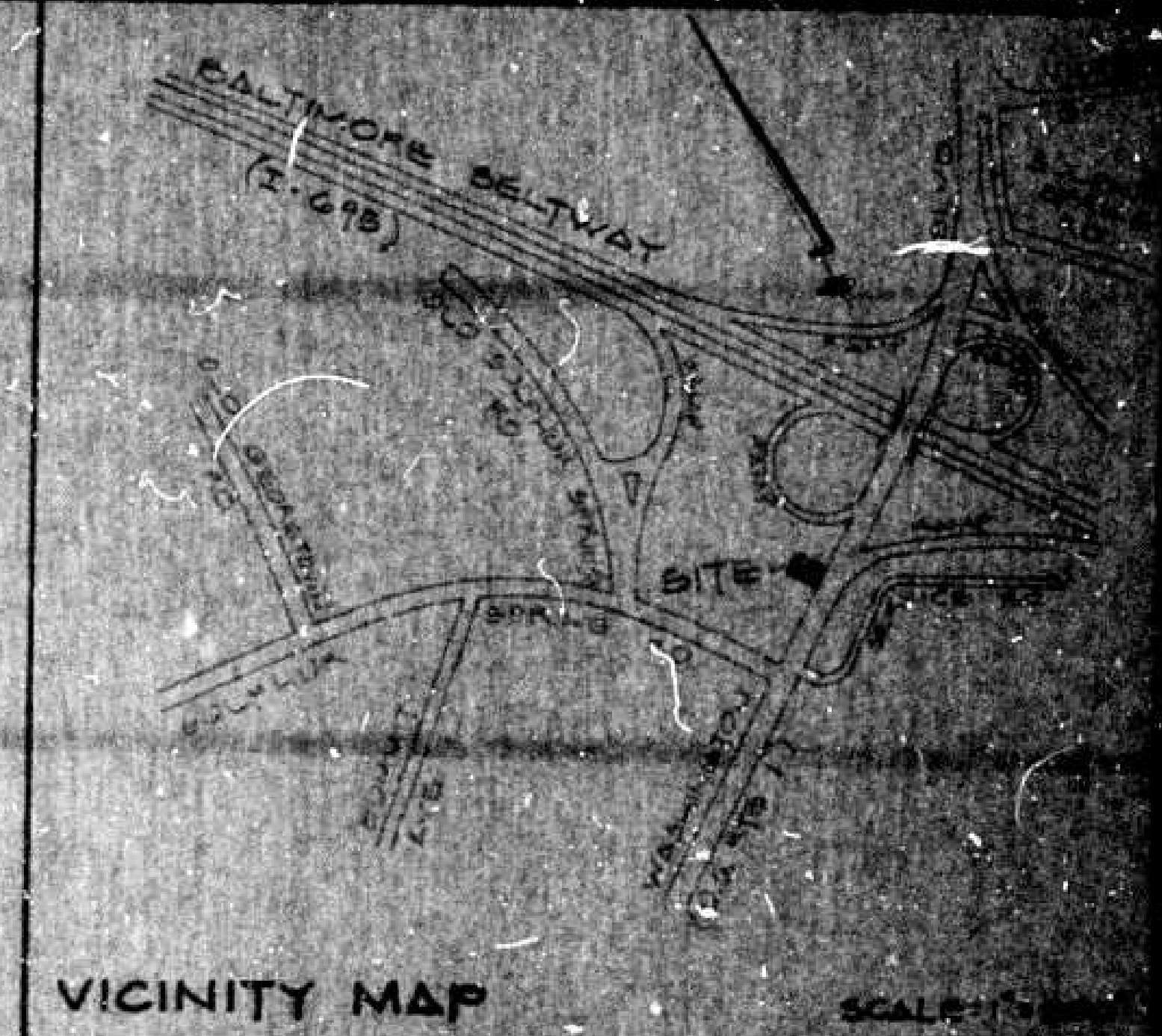
83-233-XSPH

13th Dist.

NW/4 Washington Blvd., 336.3' NE of the Centerline of Sulphur Spring Rd.

Margaret T. Hickey

1 SIGN and
1 LOCATION SIGN



VICINITY MAP SCALE: 1" = 100'

GENERAL NOTES:

- 1) AREA SUBJECT SITE TO BE ACQUIRED
- 2) EXISTING ZONING SUBJECT SITE: ML-1
- 3) PROPOSED USE: SERVICE GARAGE - AUTOMOTIVE PAINTING, RECONDITIONING, BODY AND FENDER WORK
- 4) PROPOSED USE: SERVICE GARAGE - AUTOMOTIVE PAINTING, RECONDITIONING, BODY AND FENDER WORK
- 5) UTILITIES: PUBLIC WATER AND SEWER FACILITIES SHOWN ON EXISTING BUILDING
- 6) THERE ARE NO EXTERIOR IMPROVEMENTS PROPOSED AT THIS TIME
- 7) HOURS OF OPERATION: 8:00 AM TO 5:00 PM, 5 DAYS/ WEEK (SUNDAY, MONDAY, TUESDAY, WEDNESDAY, THURSDAY)
- 8) TYPE OF OPERATION: WORK PERFORMED ON VEHICLES INCLUDES: CONSISTS OF WAXING AND POLISHING, PAINTING, INTERIOR CLEANING, AND BODY WORK RELATED TO REPAIRING
- 9) INTERIOR OF BUILDING CONSISTS OF: OFFICE AND VEHICLE WORK AREA AND MATERIAL STORAGE AREA
- 10) THERE WILL BE NO OUTSIDE STORAGE OF DAMAGED OR DAMAGING VEHICLES.

PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION FOR A SERVICE GARAGE IN AN EXISTING ML ZONE #3832 WASHINGTON BOULEVARD

BALTIMORE COUNTY, MD SCALE: 1" = 20'

ELECTION DISTRICT NO. 10 DATE PREPARED BY: March 1983

PARKING TABULATION:

BASED ON 1 PARKING SPACE PER EACH 300 SQ. FT. OF TOTAL FLOOR AREA

OFFICE AREA	573 SQ. FT.
SERVICE AREA	2800 SQ. FT.
TOTAL	3373 SQ. FT. (11.25) PARKING SPACES REQUIRED

PARKING PROPOSED:	
OUTSIDE SPACES FOR CUSTOMERS & EMPLOYEES	3 SPACES
INSIDE SPACES (MAXIMUM)	11 SPACES
TOTAL PARKING PROPOSED	14 SPACES

PETITIONER'S EXHIBIT

DEVELOPMENT DESIGN GROUP
HIDEWOOD BUILDING
SUITE 100
1107 KENNEDY DRIVE
TOWSON, MARYLAND 21204

