

N 44

8-1-11-SFH

PETITION FOR SPECIAL HEARING 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 non-conforming use for a service garage.

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:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

X. Marion J. Deering

(Type or Print Name)

Signature

Marcella M. Deering

(Type or Print Name)

Signature

MAP	22
DISTRICT	13
D-10	477
FILE	24
HEARING	24
BY	24
INITIAL	24
BY	24

Attorney for Petitioner:

John O. Hennegan, Esquire

(Type or Print Name)

Signature

809 Eastern Boulevard

Address

Baltimore, Maryland 21221

City and State

Attorney's Telephone No.: 686-8274

4324 Washington Boulevard

Address

Baltimore, Maryland 21227

City and State

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

John O. Hennegan, Esquire

Name

809 Eastern Boulevard / 686-8274

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 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 7th day of July, 1983, at 9:45 o'clock A.M.

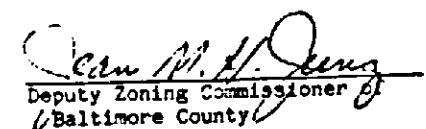

 Zoning Commissioner of Baltimore County.

ZCO-No. 1

(over)

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 that to approve a nonconforming use for a service garage and used car lot would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of August, 1983, that a nonconforming use for a service garage and used car lot, in accordance with the site plan prepared by Frank S. Lee, revised July 14, 1982, has existed and has been conducted on the subject property prior to the adoption of the Baltimore County Zoning Regulations and, as such, is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the approval of said plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.


 Deputy Zoning Commissioner of Baltimore County

The following
 copies
 in Baltimore
 84-11-SFH

PETITION FOR SPECIAL HEARING 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 non-conforming use for a service garage.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

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Attorney's Telephone No.:

Address

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

TO: Zoning Commissioner

FROM: Office of Planning and Zoning

SUBJECT: Marion J. Deering, et ux

Date: June 16, 1983

In view of the nature of this request, this office offers no comment.

cc: Arlene January

Shirley Hess

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

Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

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 2nd day of June, 1983.

William E. Hammond
Zoning Commissioner

Petitioner: Marion J. Deering, et ux

Petitioner's Attorney: John O. Hennegan, Esq.

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1983

COUNTY OFFICE BLDG.

111 W. Chesapeake Ave.

Towson, Maryland 21204

MEMBERS

Nicholas B. Commodari

Chairman

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

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

RE: Item No. 141 - Case No. 84-11-SPH
Petitioner - Marion J. Deering, et ux
Special Hearing Petition

Dear Mr. Hennegan:

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 clients' proposal to verify the non-conforming status of the existing service garage and used car lot, this hearing is required.

As you are aware, this property was the subject of a previous violation hearing (No. 83-75-V), and the final disposition of this case is dependent on the subject request.

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

NBC:bsc
Enclosures
cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

MICROFILMED



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 18, 1983

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

Re: Item #141 (1982-1983)
Property Owner: Marion J. & Marcella M. Deering
S/25 Washington Blvd. 96' S/W of Hammonds
Ferry Road
Acres: 0.90 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 exist and are not directly involved.

Washington Boulevard (Alternate U.S. 1) 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.

Hammonds Ferry Road, an existing public road, is proposed to be further improved in the future as a 44-foot closed section roadway on a 60-foot right-of-way, minimum, in this vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 141 (1982-1983).

Very truly yours,

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

RAM:EAM:FWR:ss
G-SE Key Sheet
15 x 16 SW 10 Pos. Sheets
SW 4 C Topo
102 Tax Map

MICROFILMED



Maryland Department of Transportation
State Highway Administration

Lawell K. Bridwell
Secretary
M. S. Caltrider
Administrator

January 28, 1983

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

Re: ZAC Meeting of 1-25-83
ITEM: #141
Property Owner: Marion J. & Marcella M. Deering
Location: S/E side Washington Blvd. (Route 1-S), 96' S/W of Hammonds Ferry Road
Existing Zoning: B.L. - C.S.-1 & M.L.-1M
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage.
Acres: 0.90
District: 13th

Dear Mr. Hammond:

On review of the site plan of December 10, 1982 and field inspection, the State Highway Administration offers the following comments.

If the site is found not to be a non-conforming use as a service garage and used car lot, the State Highway Administration will require the plan to be revised to show channelized improvements along the entire frontage of Washington Blvd. (Route 1-S).

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vid

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 505-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

MICROFILMED



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

STEPHEN E. COLLINS
DIRECTOR

February 28, 1983

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

ZAC - Meeting of January 25, 1983
Item Nos. 141, 142, and 143

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 141, 142, and 143.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cem

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact, that to approve a nonconforming use for a service garage and used car lot would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of August, 1983, that a nonconforming use for a service garage and used car lot, in accordance with the site plan prepared by Frank S. Lee, revised July 14, 1982, has existed and has been conducted on the subject property prior to the adoption of the Baltimore County Zoning Regulations and, as such, is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the approval of said plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

John M. Hession, III
Deputy Zoning Commissioner
Baltimore County

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
SE/S of Washington Blvd., 96'
SE of Hammonds Ferry Rd., 13th
District
MARION J. DEERING, et ux,
Petitioners
Case No. 84-11-SPH

ORDER TO ENTER APPEARANCE

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

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

I HEREBY CERTIFY that on this 21st day of June, 1983, a copy of the foregoing Order was mailed to John O. Hennegan, Esquire, 809 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioners.

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

BALTIMORE COUNTY DEPARTMENT OF HEALTH
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 141, Zoning Advisory Committee Meeting of Jan 25, 1983
Property Owner: Marion J. and Marcella M. Deering
Location: SE/S Washington Ave District 13
Water Supply: Public Sewage Disposal: No facilities exist

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 charbroiler 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.

SS 20 1082 (1)

Zoning Item # 141
Page 2

- () Any existing underground storage tanks containing gasoline, 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.
- (X) All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others: There are no sewage disposal facilities located onsite at present. The employees utilize sanitary facilities located in an adjacent building. Public sewer is not available to serve the property. The service garage must be equipped with approved sewage disposal facilities located onsite.

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

SS 20 1080 (2)

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Marion J. and Marcella M. Deering

Location: SE/S Washington Blvd. 96' S/W of Hammonds Ferry Road

Item No.: 141

Zoning Agenda: Meeting of January 25, 1983

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: *John J. Forrest* Noted and Approved.
Planning Group
Special Inspection Division
Fire Prevention Bureau
JN/mb /cm

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED LAESKJR
DIRECTOR

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

Dear Mr. Hammond

Comments on Item # 141 Zoning Advisory Committee Meeting January 25, 1983 are as follows:

Property Owner: Marion J. and Marcella M. Deering
Location: SE/S Washington Blvd. 96' S/W of Hammonds Ferry Road
Existing Zoning: B.L.-OS-1 & M.L.-1M
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage.

Address: 0.90
District: 13th

The items checked below are applicable:

- X.A. All structure shall conform to the Baltimore County Building Code 1981/Ordinances and Baltimore County Code for the Handicapped and Aged; and other applicable Codes.
- 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 not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal 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 resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table 1401, line 2, Section 1407 and Table 1402.
- F. Requested variances conflict with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.
- XI. Comments: It would appear Section 103.1 as amended and 119.3 would be applicable as to a non-conforming use. Should any new construction be proposed, it shall require compliance to Section 103.1.

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. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rcj
FORM 01-82

February 2, 1983

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 21, 1983

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

Z.A.C. Meeting of: January 25, 1983

RE: Item No: 141, 142, 143
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
Nick Petrovich, Assistant
Department of Planning

WNP/bp

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

ARNOLD JABLON
ZONING COMMISSIONER

August 26, 1983

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

RE: Petition for Special Hearing
SE/S of Washington Blvd., 96' SW
of Hammonds Ferry Rd. - 13th Election
District
Marion J. Deering, et ux - Petitioners
NO. 84-11-SPH (Item No. 141)

Dear Mr. Hennegan:

I have this date passed my Order 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

Attachments

cc: Ms. Theresa Lowry
Landowners Improvement Association
2517 Hammonds Ferry Road
Baltimore, Maryland 21227

Ms. Marie Cannon
2610 Myrtle Avenue
Baltimore, Maryland 21227

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

June 8, 1983

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

NOTICE OF HEARING

Re: Petition for Special Hearing
SE/3 Washington Blvd., 96' SW of
Hammonds Ferry Road
Marion J. Deering, et ux - Petitioners
Case No. 84-11-SPH

TIME: 9:45 A.M.

DATE: Thursday, July 7, 1983

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

TOWSON, MARYLAND

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

No. 111982

DATE: 1-11-83 ACCOUNT: R-01-15-000

AMOUNT: 100

RECEIVED: B.F.D. 1/11/83
FROM: Elmyra H. Deering, et ux
FOR: 3503 Washington Blvd.
2-1-78 041*****100001b 5115A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3350

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 22, 1983

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

Re: Petition for Special Hearing
SE/3 Washington Blvd., 96' SW of
Hammonds Ferry Rd.
Marion J. Deering, et ux - Petitioners
Case No. 84-11-SPH

Dear Mr. Hennegan:

This is to advise you that \$66.25 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
ZONING COMMISSIONER

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

No. 119417

DATE: 7/18/83 ACCOUNT: R-01-615-000

AMOUNT: \$66.25

RECEIVED: B. F. & B. Motors c/o J. Hennegan, Esquire
FROM: Advertising & Posting Case 84-11-SPH
FOR: (Marion J. Deering, et ux)

010*****86251c 5182A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-11-SPH

Date of Posting: June 17, 1983

District: 13th
Posted for: Special Hearing
Petitioner: Marion J. Deering, et ux
Location of property: SE/3 side of Washington Blvd. 96' SW of Hammonds Ferry Road
Location of Signs: Signs SE/3 side of Washington Blvd. Opposite 1701 West of Hammonds Ferry Road, and signs SW side of Hammonds Ferry Road, 96' West of Washington Blvd.
Remarks: 170' width of Washington Blvd.
Posted by: J. Deering
Number of Signs: 2

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

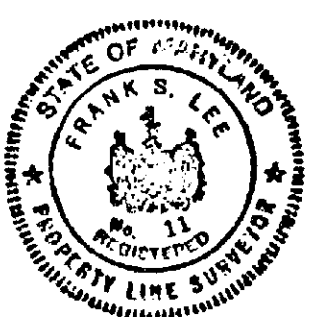
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

December 10, 1982

Non Conforming Use for Service Garage and Used Car Lot
No. 3303 Washington Blvd.
13th District Baltimore, County, Maryland

Beginning for the same on the southeast side of Washington Blvd. at the distance of 96 feet more or less measured southwesterly along the southeast side of Washington Blvd. from the west side of Hammonds Ferry Road, thence running and binding or the southeast side of Washington Blvd. South 50 degrees 06 minutes 33 seconds West 164.80 feet, thence leaving Washington Blvd for two lines of division as follows: South 33 degrees 30 minutes 35 seconds East 170.22 feet and North 78 degrees 03 minutes East 172.26 feet to the west side of Hammonds Ferry Road, thence binding on the west side of Hammonds Ferry Road by a line curving to the right with a radius of 2207.22 feet for a distance of 166.59 feet, thence leaving Hammonds Ferry Road for two lines of division as follows: South 43 degrees 53 minutes 52 seconds West 62.87 feet and North 35 degrees 31 minutes 38 seconds West 114 feet to the place of beginning.

Containing 0.90 acres of land more or less.



Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

June 16 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL HEARING
45345

was inserted in the following:

□ Catonsville Times
□ Arbutus Times

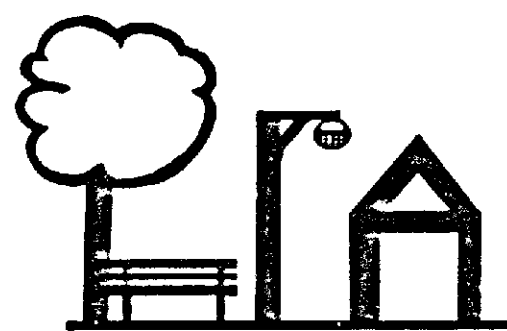
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 18 day of June 1982, that is to say,
the same was inserted in the issues of

June 16, 1983

PATUXENT PUBLISHING CORP.
By J. H. Haggerty

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

CERTIFICATE OF PUBLICATION OF



The Lansdowne Improvement Association

January 11, 1983

Whereas it may concern,

Upon Motion duly made, recorded and carried,
Resolved:

That the responsibility for review and
action on all zoning matters be placed on the Board of
Directors. That Thomas J. Deering, President of the Lansdowne
Improvement Association may speak on behalf of the
entire body.

This Resolution was adopted at the Annual,
January meeting of the Lansdowne Improvement
Association, and attested to by the Secretary,
Marie F. Connor.

Respectfully,
Marie F. Connor Secretary
Thomas J. Deering President

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 16, 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., on
one time before the 1st
day of July, 1982, the first publication
appearing on the 16th day of June
1983.

THE JEFFERSONIAN

L. L. Lusk, Jr.
Manager

Cost of Advertisement, \$ 24.25

PETITION FOR SPECIAL HEARING

13th Election District

ZONING: Petition for Special Hearing
LOCATION: Southeast side of Washington Boulevard, 96 ft. Southwest
of Hammonds Ferry Road
DATE & TIME: Thursday, July 7, 1983 at 9:45 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:

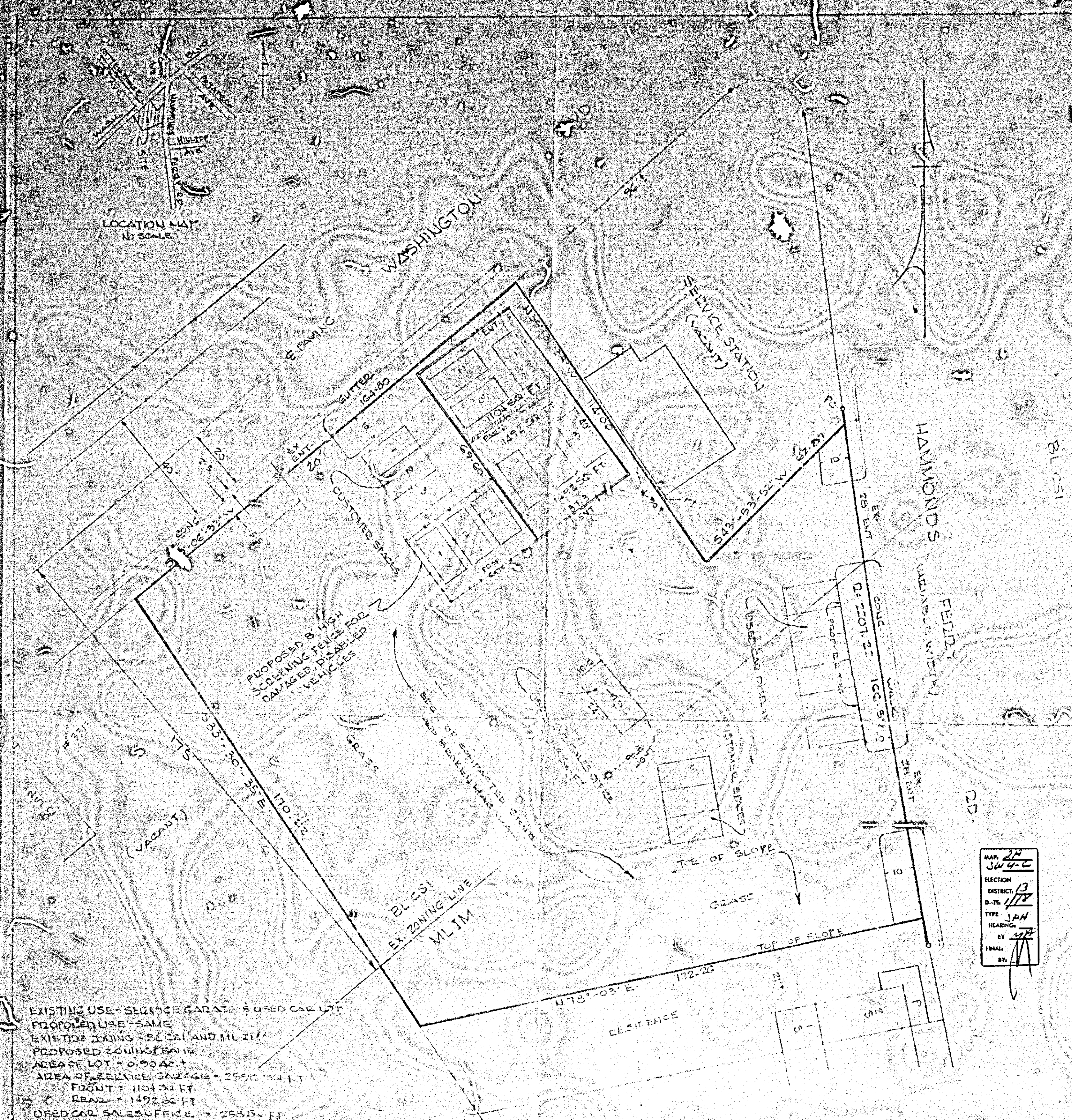
Petition for Special Hearing under Section 500.7 of the
Baltimore County Zoning Regulations, to determine
whether or not the Zoning Commissioner and/or Deputy
Zoning Commissioner should approve a nonconforming
use for a service garage and used car lot

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

Being the property of Marion J. Deering, et ux, as shown on plat plan filed with
the Zoning Department.

Hearing Date: Thursday, July 7, 1983 at 9:45 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



EXISTING USE - SERVICE GARAGE & USED CAR LOT
 PROPOSED USE - SAME
 EXISTING ZONING - BL-31 AND ML-1M
 PROPOSED ZONING - SAME
 AREA OF LOT - 0.90 AC.
 AREA OF SERVICE GARAGE - 2596 SQ. FT.
 FRONT - 1104.34 FT.
 DEPTH - 1492.32 FT.
 USED CAR SALES OFFICE - 2935 SQ. FT.

NO. OF SPACES REQ. (SERVICE GARAGE) (1/300) = 9 SPACES
 NO. OF SPACES PROVIDED (INSIDE & OUTSIDE) = 9 SPACES
 NO. OF SPACES REQ. (USED CAR LOT) (1/200) = 1 SPACE
 NO. OF SPACES PROVIDED = 3 SPACES

PETITIONER'S EXHIBIT

PLAT TO ACCOMPANY PETITION FOR A
 USE CONFORMING USE FOR A SERVICE
 GARAGE GARAGE AND USED CAR LOT

No. 3303 WASHINGTON BOULEVARD
 13TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 20' DATE: 12-10-82

OWNED BY
 JOHN FENDLAY
 5709 EDMONDSON AVE
 BALTIMORE, MD. 21233
 747-1253

ROBERT J. ROMACKA
 ATTORNEY AT LAW
 809 EASTERN BOULEVARD
 (GREENBELT OFFICE BUILDING)
 GREENBELT, MARYLAND 21031

ASSOCIATES
 CHARLES E. FORD, III
 JOHN B. GONTRUM
 JOHN D. HENNEGAN
 ALFRED M. WALFERT

July 15, 1983

Ms. Jean Jung
 OFFICE OF PLANNING & ZONING
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Reference: Revised Site Plan
 3303 Washington Boulevard
 Case Number 84-11-SPH

Dear Ms. Jung:

Enclosed, per your request, you will find the revised site plan. In addition, I am forwarding a copy to Theresa Lowry and John Fendlay for their comments.

If you, Ms. Lowry or Mr. Fendlay have any questions concerning the revised site plan, please do not hesitate to contact me.

Very truly yours,
John G. Hennegan
 John G. Hennegan

JOH/dlw
 Enclosure

cc: Ms. Theresa Lowry
 Mr. John Fendlay

*9/5/89 please to Lowry
 allowed until Aug 22 to respond
 9/24/89 to Mr. Hennegan - is answer
 of response would proceed*

